City Council Regular Meeting

Thursday, January 28, 2021
6:00 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER
arizona
Community of Innovation

From left to right: Councilmember Matt Orlando, Councilmember Rene' Lopez, Vice Mayor Mark Stewart, Mayor Kevin Hartke, Councilmember OD Harris, Councilmember Christine Ellis, Councilmember Terry Roe

Our Vision

We are a world-class City that provides an exceptional quality of life.

Our Brand

A safe community that connects people, chooses innovation and inspires excellence.

Our Goals

City Council Strategic Policy Goals

1. Being the most connected City
2. Being a leader in trust and transparency
3. Maintaining fiscal sustainability
4. Attracting a range of private sector businesses
5. Fostering a contemporary culture that embraces unity
6. Being safe and beautiful

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the handler City Council will hold a REGULAR MEETING open to the public on Thursday, January 28, 2021, at 6 p.m., in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office a 480-782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Regular Meeting Agenda

Call to Order

Roll Call

Invocation - Pratibha Somaiya, Bhaktivedanta Cultural Center

Pledge of Allegiance

Scheduled Public Appearances

1. Citizen Bond Exploratory Committee Update – Chairman Boyd Dunn

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the governing body, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

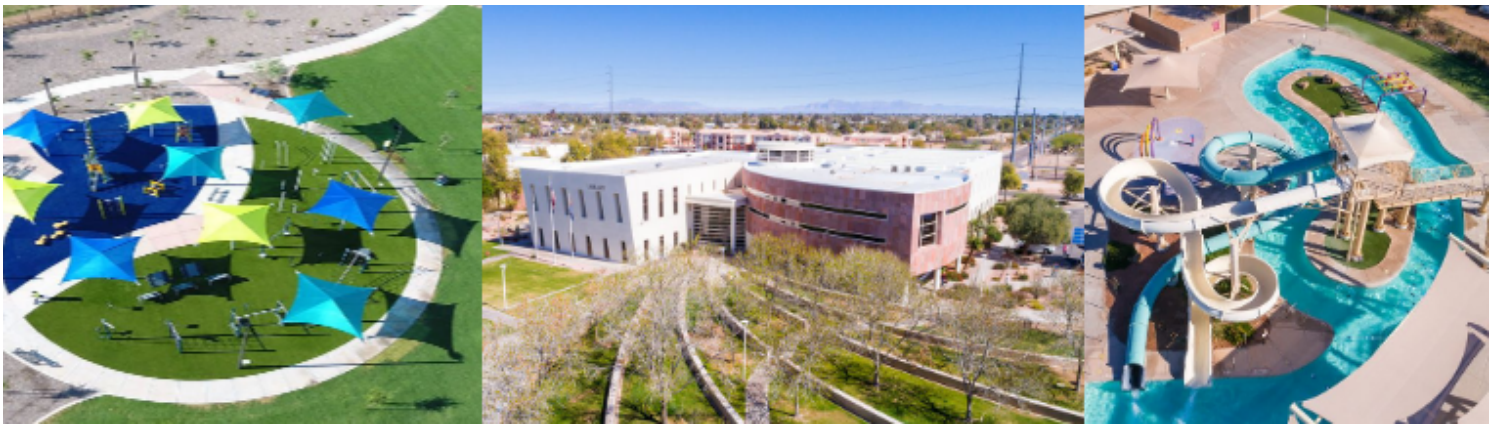
City Clerk

1. **January 2021 Council Minutes**
   Move to approve the Council meeting minutes of the Regular Meeting of January 14, 2021 and the Special Meeting of January 14, 2021.

Council Focus Area(s):

2. **Board and Commission Appointments.**
   Move City Council approve the appointments to the Historic Preservation Commission.

   Council Focus Area(s):



Community Services

3. **Purchase of Fitness Equipment for Tumbleweed Recreation Center**
   Move City Council approve the purchase of fitness equipment, from Life Fitness, LLC, utilizing Sourcewell Contract No. 081120-LFF, in the amount of $94,838.42.

   Council Focus Area(s):

4. **Professional Services Agreement with Environmental Planning Group, LLC, for Lantana Ranch Park Phase I Improvements Post Design Services**
   Move City Council award Professional Services Agreement No. PR1905.270 to Environmental Planning Group, LLC, for the Lantana Ranch Park Phase I Improvements Post-Design Services, in an amount not to exceed $38,184.

   Council Focus Area(s):

5. **Construction Contract No. PR1905.401 with Nickle Contracting, LLC, for Lantana Ranch Park Phase I Improvements**
   Move City Council award Construction Contract No. PR1905.401 to Nickle Contracting, LLC, for the Lantana Ranch Park Phase I Improvements, in an amount not to exceed $3,372,663.20.

   Council Focus Area(s):

6. **Professional Services Agreement with Dibble CM, LLC, for Lantana Ranch Park Phase I Improvements Construction Management Services**

Move City Council award Professional Services Agreement No. PR1905.451 to Dibble CM, LLC, for the Lantana Ranch Park Phase I Improvements Construction Management Services, in an amount not to exceed $169,150.

Council Focus Area(s):

7. **Agreement No. CS0-670-4172, Amendment No. 1, with Ewing Irrigation and Landscape Supply, Inc., for Irrigation Supplies**

Move City Council approve Agreement No. CS0-670-4172, Amendment No. 1, with Ewing Irrigation and Landscape Supply, Inc., for irrigation supplies, in an amount not to exceed $350,000, for one year, April 1, 2021, through March 31, 2022.

Council Focus Area(s):

Development Services

8. **Replat, PLT20-0031, Chandler Crossing Amended**

Move City Council approve Replat PLT20-0031, Chandler Crossing, located at the northeast corner of Arizona Avenue and Chandler Heights Road, Amended as recommended by Development Services Staff.

Council Focus Area(s):

9. **Adoption of Resolution No. 5432, Introduction of Ordinance No. 4954, Preliminary Development Plan, and Preliminary Plat Approval, PLH20-0066/PLH20-0028/PLT20-0032 Hudson Crossings**

Area Plan

Move City Council adopt Resolution No. 5432 Chandler Airpark Area Plan amendment, PLH20-0066, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway as recommended by Planning and Zoning Commission.

Rezoning

Move City Council introduce and tentatively adopt Ordinance No.4954 approving PLH20-0028 Hudson Crossings, Rezoning from PAD multi-family to PAD single family for a single family development, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH20-0028 Hudson Crossings for subdivision

layout and building architecture, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Plat

Move City Council approve Preliminary Plat PLT20-0032 Hudson Crossings, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the condition recommended by Planning and Zoning Commission.

Council Focus Area(s):

10. **Preliminary Plat, PLT20-0029/ and Final Plat, PLT20-0030 Lotus Project**

Move City Council approve Preliminary Plat, PLT20-0029 and Final Plat, PLT20-0030 Lotus Project located at the southwest corner of Roosevelt Avenue and Frye Road (north side of the Loop 202 Santan Freeway and approximately 1/4 of a mile west of Kyrene Road) as recommended by Planning and Zoning Commission and Planning staff.

Council Focus Area(s):

11. **Adoption of Resolution No. 5433, Introduction of Ordinance No. 4955, and Preliminary Development Plan, PLH20-0047/PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion**

Area Plan

Move City Council adopt Resolution No.5433 Downtown Ocotillo Area Plan amendment, PLH20-0047, located east of the southeast corner of Queen Creek and Price roads as recommended by the Planning and Zoning Commission.

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4955 approving PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion, Rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial, located east of the southeast corner of Queen Creek and Price roads subject to the conditions as recommended by the Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion for site layout and building architecture, located east of the southeast corner of Queen Creek and Price roads subject to the conditions as recommended by the Planning and Zoning Commission.

Council Focus Area(s):

12. **Introduction and Tentative Adoption of Ordinance No. 4959, PLH20-0049 1st Pet Veterinary Centers**

Move City Council introduce and tentatively adopt Ordinance No. 4959 approving PLH20-0049 1st Pet Veterinary Centers, Rezoning from Planned Area Development (PAD) to Planned Area Development Amended, adding veterinary clinic and like uses, located at 1257 W. Warner Road (West of the Southwest corner of Alma School and Warner Roads), subject to the conditions as recommended by the Planning and Zoning Commission.

Council Focus Area(s):

13. **Introduction of Ordinance No. 4958, Preliminary Development Plan and Preliminary Plat, PLH19-0063/PLT19-0055 Elux at McQueen**

Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 4958 approving PLH19-0063 Elux at McQueen, Rezoning from AG-1 to PAD for multi-family residential located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the conditions as recommended by the Planning and Zoning Commission.
Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH19-0063 Elux at McQueen for site layout and building architecture located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the conditions as recommended by the Planning and Zoning Commission.
Preliminary Plat
Move City Council approve Preliminary Plat PLT19-0055 Elux at McQueen located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the condition recommended by the Planning and Zoning Commission.

Council Focus Area(s):

14. **Preliminary Plat, PLT20-0033 Queen Creek Commerce Center**

Move City Council approve Preliminary Plat PLT20-0033 Queen Creek Commerce Center located at the southwest corner of Queen Creek Road and Hamilton Street, as recommended by Planning and Zoning Commission.

Council Focus Area(s):

Information Technology

15. **Purchase of Cisco Smartnet**

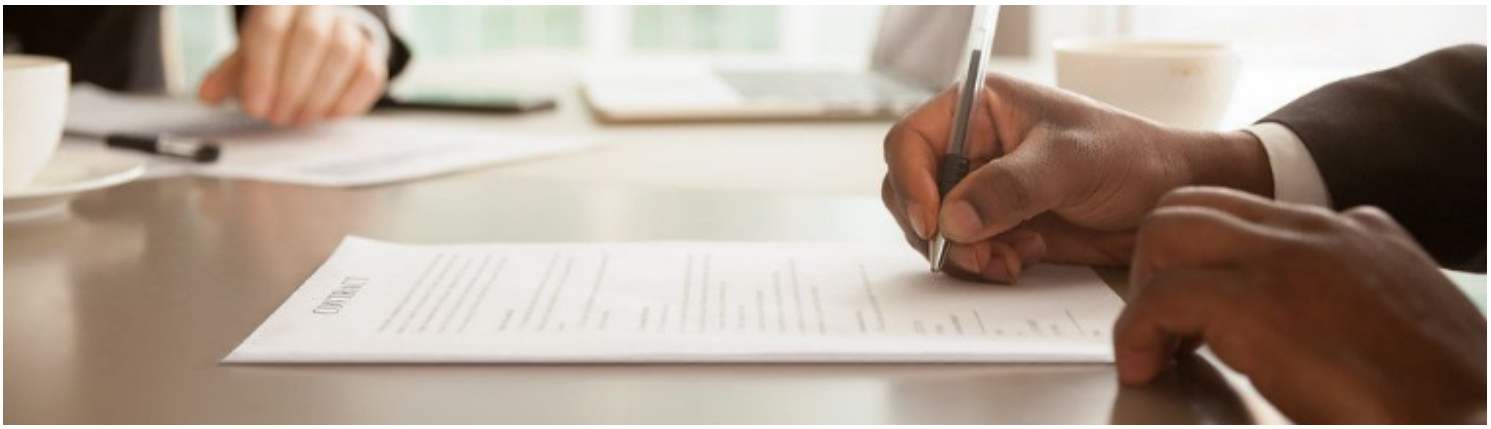
Move City Council approve the utilization of 1GPA's Contract No. 16-11PV-05, for the purchase of Cisco Smartnet, from NTT America Solutions, Inc., in the amount of $123,971.

Council Focus Area(s):

16. **Agreement No. IT9-208-4034, Amendment No. 1, with CCG Systems, Inc., dba FASTER Asset Solutions for the Fleet Management System**

Move that City Council approve Agreement No. IT9-208-4034, Amendment No.1, with CCG Systems Inc., dba FASTER Asset Solutions, for the fleet management system, in the amount of $93,352, for the period of one year, beginning September 30, 2020, through September 29, 2021.

Council Focus Area(s):



Management Services

17. **Claims Report for the Quarter Ending December 31, 2020**

Move to accept the claims report for the quarter ending December 31, 2020, which is on file in the City Clerk's office.

Council Focus Area(s):

18. **New License Series 10, Beer and Wine Store Liquor License application, for Quiktrip Corporation, dba Quiktrip #450**

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 126582, a Series 10, Beer and Wine Store, for Perry Charles Huellmantel, Agent, Quiktrip Corporation, dba Quiktrip #450, located at 175 N. McQueen Road, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 300221 L10.

Council Focus Area(s):

19. **License Series 10, Beer and Wine Store Liquor License application, for MRK Family LLC, dba 7-Eleven #27215E**

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job no.125538, Series 10, Beer and Wine Store Liquor License, for Myo Aung Yacoob, Agent, MRK Family LLC, dba 7-Eleven #27215E, located at 2025 W. Warner Road, and approval of the City of Chandler Series 10, Beer and Wine Store Liquor License No. 300274 L10.

Council Focus Area(s):

20. **New License Series 12, Restaurant Liquor License application, for AZPG Ray LLC, dba AZ Pho and Grill**

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 128161, a Series 12, Restaurant Liquor License, for Thanh Trang Nguyen, Agent, AZPG Ray LLC, dba AZ Pho and Grill, located at 885 N. 54th Street, Suite 5, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 300264 L12.

Council Focus Area(s):

Police Department

21. **Agreement No. PD8-968-3913, Amendment No. 2, with ACT Towing, LLC, dba All City Towing, for Police Towing**

Move City Council approve Agreement No. PD8-968-3913, Amendment No. 2, with ACT Towing dba All City Towing, for police towing, for the period of January 1, 2021, through December 31, 2022

Council Focus Area(s):

Public Works and Utilities

22. **Agreement No. PW0-745-4183, Amendment No. 1, with M.R. Tanner Development and Construction, Inc., for Street Repaving, Surface Seals, and Repair Services**

Move City Council approve Agreement No. PW0-745-4183, Amendment No. 1, with M.R. Tanner Development and Construction, Inc., for street repaving, surface seals, and repair services, in an amount not to exceed $7,600,000, for a one-year term, May 1, 2021, through April 30, 2022.

Council Focus Area(s):

23. **Purchase of Hot Mix Asphalt Materials**

Move City Council approve the purchase of hot mix asphalt materials from Vulcan Materials Company, utilizing City of Tempe Contract No. T19-143-01, in an amount not to exceed $150,000.

Council Focus Area(s):

24. **Introduction of Ordinance No. 4953 Granting an Irrigation Easement to Salt River Project Agricultural Improvement and Power District**

Move City Council introduce and tentatively adopt Ordinance No. 4953 granting an irrigation easement to Salt River Project Agricultural Improvement and Power District at the northwest corner of Arizona Avenue and Queen Creek Road, at no cost, to formalize an existing United States Government undefined irrigation easement at this location.

Council Focus Area(s):

25. **Introduction of Ordinance No. 4956 Granting Three (3) Irrigation Easements to Roosevelt Water Conservation District**

Move City Council introduce and tentatively adopt Ordinance No. 4956 granting three (3) irrigation easements to the Roosevelt Water Conservation District (RWCD) within portions of Chandler Heights Road on either side of the Cooper Road intersection, at no cost, to accommodate the Cooper Road Improvement Project, from Alamosa Drive to Riggs Road.

Council Focus Area(s):

26. **Purchase of an XBroom Street Sweeper**

Move City Council approve the purchase of an XBroom Street Sweeper from Nescon, LLC, utilizing Maricopa County Contract No. 190170-S, in the amount of $293,185.26.

Council Focus Area(s):

27. **Introduction of Ordinance No. 4948 Adopting Updated Versions of Previously Adopted Public Works Design and Construction Standards**

Move City Council introduce and tentatively adopt Ordinance No. 4948 adopting updated versions of previously adopted Public Works design and construction standards and amending Chapter 43, Section 43-5, Subsections 43-4.5.A, 43-4.5.B, 43-4.5.C, 43-4.5.D, 43-4.5.E, 43-4.5.G, and 43-4.5.I of the Code of the City of Chandler, relating to the adoption of these updated design and construction standards.

Council Focus Area(s):

Briefing

28. **Councilmember Orlando Requests a Briefing on COVID-19 Vaccinations**

Informational

29. **Regular Meeting Minutes of the November 18, 2020, Planning and Zoning Commission**

    Council Focus Area(s):

30. **Study Session Minutes of the November 18, 2020, Planning and Zoning Commission Meeting**

    Council Focus Area(s):

Unscheduled Appearances

Current Events

1. Mayor's Announcements
2. Council's Announcements
3. City Manager's Announcements

Adjourn

ITEM 1

CHANDLER arizona
Community of Innovation

City Council Memorandum **City Clerk's Office** **Memo No.** 21-002

Date:	January 28, 2021
To:	Mayor and Council
From:	Dana DeLong, City Clerk
Subject:	January 2021 Council Minutes

Proposed Motion:

Move to approve the Council meeting minutes of the Regular Meeting of January 14, 2021 and the Special Meeting of January 14, 2021.

Background/Discussion

Attached for approval are the City Council minutes for the meetings held on January 14, 2021.

Attachments

January 14, 2021 Regular Meeting Minutes
January 14, 2021 Special Meeting Minutes

unofficial

CITY OF CHANDLER COUNCIL MEETING MINUTES
Regular Meeting
Thursday, January 14, 2021

MINUTES OF THE REGULAR MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the City of Chandler Council Chambers, 88 E. Chicago St., Chandler, Arizona, on Thursday, January 14, 2021.

THE MEETING WAS CALLED TO ORDER BY MAYOR KEVIN HARTKE AT 6:00 P.M.

The following members answered roll call:

Kevin Hartke	Mayor
René Lopez	Vice Mayor
Mark Stewart	Councilmember
Jeremy McClymonds	Councilmember
Sam Huang	Councilmember
Terry Roe	Councilmember
Matt Orlando	Councilmember

Also in attendance:

Marsha Reed	City Manager
Joshua Wright	Assistant City Manager
Debra Stapleton	Assistant City Manager
Kelly Schwab	City Attorney
Dana DeLong	City Clerk

MAYOR HARTKE announced that Chandler Police Officer Tyler Britt passed away from COVID-19 and asked for a moment of silence.

INVOCATION: The invocation was given by Pastor Victor Hardy, Congregational Church of the Valley.

POSTING OF COLORS: Chandler Police and Fire Honor Guard

PLEDGE OF ALLEGIANCE: Councilmember McClymonds led the Pledge of Allegiance.

CONSENT AGENDA – MOTION AND VOTE

COUNCILMEMBER McCLYMONDS MOVED TO APPROVE THE CONSENT AGENDA, OF THE JANUARY 14, 2021, CITY COUNCIL MEETING; SECONDED BY COUNCILMEMBER HUANG.

MOTION TO APPROVE THE CONSENT AGENDA CARRIED UNANIMOUSLY (7-0) WITH THE EXCEPTION OF CONSENT AGENDA ITEM NO. 5 WHICH CARRIED BY MAJORITY (6-1) COUNCILMEMBER STEWART DISSENTING.

CONSENT AGENDA ITEMS

1. Approval of Minutes
   Move to approve the Council meeting minutes of the Special Meeting of December 7, 2020; Study Session of December 7, 2020; Regular Meeting of December 7, 2020; Work Session of December 10, 2020; Regular Meeting of December 10, 2020; Special Meeting of December 10, 2020; Special Meeting - Legislative Breakfast of December 10, 2020; Special Meeting of December 28, 2020.

2. New License Series 12, Restaurant Liquor License, for 3G Culinary Concepts LLC, dba High Tide Seafood Restaurant
   Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 125420, a Series 12, Restaurant Liquor License, for Theresa June Morse, Agent, 3G Culinary Concepts LLC, dba High Tide Seafood Restaurant, located at 5045 S. Gilbert Road, Suite 1, and approval of the City of Chandler series 12, Restaurant Liquor License No. 300186 L12.

   BACKGROUND FROM COUNCIL MEMO:
   The following application for a liquor license was posted for hearing on January 14, 2021. The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

3. New License Series 12, Restaurant Liquor License, for Pita Jungle Chandler Heights LLC, dba Pita Jungle
   Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No.126572, a Series 12, Restaurant Liquor License, for Fouad Khodr, Agent, Pita Jungle Chandler Heights LLC, dba Pita Jungle, located at 5025 S. Gilbert Road, Suite 8, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 300213 L12.

   BACKGROUND FROM COUNCIL MEMO:
   The following application for a liquor license was posted for hearing on January 14, 2021. The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

4. License Series 12, Restaurant Liquor License, for RAJ K LLC, dba Pizza Twist
   Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 126443, a Series 12, Restaurant Liquor License, for Rajwinder Kaur Raike, Agent, RAJ K LLC, dba Pizza Twist, located at 3950 W Ray Road, Suite 1, and approval of the City of Chandler Series 12, Restaurant Liquor License No. 300226 L12.

   BACKGROUND FROM COUNCIL MEMO:
   The following application for a liquor license was posted for hearing on January 14, 2021. The Police Department reports no objections to the issuance of this license, and no written protests pursuant to

A.R.S. 4-201(B) have been received. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

5. Final Adoption of Ordinance 4951 Amending Chapter 30 - Neighborhood Preservation of the City Code

Move City Council approve final adoption of Ordinance No. 4951, amending Chapter 30 – Neighborhood Preservation of the City Code and providing for the repeal of conflicting ordinances, severability, and penalties.

BACKGROUND FROM COUNCIL MEMO:

In alignment with the Council Strategic Framework and as a result of feedback from residents suggesting a need to improve the current ordinance, staff is recommending the adoption of the proposed Property Maintenance Ordinance. This ordinance repeals and replaces the existing Neighborhood Preservation Code which has not had a significant update since 2007 and is vital to the long-term sustainability of Chandler neighborhoods by promoting aesthetics, safety, and community vitality. Customized for the City of Chandler, the proposed Property Maintenance Ordinance incorporates best practices from other cities, promotes transparency and provides better clarity through considerably more detailed and concise language. Over the last 6 months, the City relaxed compliance efforts in the wake of the pandemic.

Staff will continue its long-standing proactive and educational approach with neighborhoods and strives to seek voluntary compliance whenever possible. Various housekeeping changes were made to the code to assist residents in their understanding of the ordinance. The following includes the substantive changes in the proposed ordinance:

- Increases the required height of tree canopies from 13.5 feet to 15 feet over streets and from 7 feet to 8 feet over sidewalks;
- Prohibits dirt yards that are visible from public rights-of-way;
- Adds the requirement that walls and fence be uniform and compatible in addition to the current requirement that they not be dilapidated;
- Addresses vehicles displayed for sale on private property including requiring that any vehicle displayed for sale be registered to the owner/occupant of the property, no more than one vehicle to be displayed for sale at a time, and no more than three vehicles to be displayed for sale within a calendar year;
- Requires vehicle covers to be made exclusively for the purpose of covering vehicles and prohibits covering vehicles with tarps, sheets, and other materials;
- Provides the ability, working in conjunction with the Building Official and Fire Marshal, to condemn and prohibit entry into unsafe structures;
- Adds the ability, working in conjunction with the Building Official and Fire Marshal, to require the demolition of dilapidated structures;
- Provides the ability to more effectively address cases of building without a permit and provides remedies to address situations where un-permitted construction continues;
- Updates the administrative abatement process reducing the average number of days to complete an abatement from 100 days to just over 60 days providing quicker relief for affected neighborhoods;
- Reduces fees associated with the administrative abatement process by replacing the current fee schedule with a more fair and equitable flat fee of 25% of the contract abatement cost; and

- Sets a civil fine schedule of $250 fine for first code violation, $500 fine for second code violation, $750 fine for third code violation within a 24-month period for those individuals found responsible in Municipal Court. Currently, less than 1% of all code enforcement cases result in a citation to appear in court.

Staff presented the proposed ordinance to the Community Services, Economic Development, Neighborhood Resources, and Cultural Development Council Subcommittee and received direction to move forward on October 12, 2020. Staff then presented the proposed ordinance to the Neighborhood Advisory Committee at a special meeting held on October 26, 2020. During that meeting, the Neighborhood Advisory Committee unanimously voted to recommend the proposed ordinance to the City Council for adoption. The public was provided the opportunity to review and comment on the proposed ordinance through an online public comment form that was open from October 20 - November 20, 2020. Approximately 67 comments were received. Those comments have been summarized and can be reviewed in the attached comment matrix.

This Ordinance was tentatively introduced at the December 10, 2020, City Council meeting.

6. Final Adoption of Ordinance No. 4950 Granting a Non-Exclusive Power Distribution Easement to Salt River Project

Move City Council approve final adoption of Ordinance No. 4950, granting a non-exclusive power distribution easement to Salt River Project (SRP), at no cost, to accommodate the development of Lantana Ranch Park at McQueen and Appleby roads.

BACKGROUND FROM COUNCIL MEMO:
Salt River Project (SRP) has requested that the City grant a non-exclusive power distribution easement along the north side of Appleby Road, east of McQueen Road, to provide power service to the future first phase of Lantana Ranch Park. The park project is currently finalizing design and is scheduled to begin construction in spring 2021. Since this request is for City facilities, the easement will be granted to SRP at no cost. Staff has reviewed and approved the easement and legal description for the requested easement.

This Ordinance was introduced and tentatively adopted on December 10, 2020.

<u>Presentation of Gifts to Outgoing Councilmembers Followed By Remarks</u>
MAYOR HARTKE presented a gift to Councilmember Huang and thanked him for his service.

COUNCILMEMBER ORLANDO said Councilmember Huang has a lot of heart and really wants to make Chandler a better place and respected that a lot. Councilmember Orlando said Councilmember Huang had many ideas and enjoyed the different perspectives.

COUNCILMEMBER ROE said they have become friends over the years and Councilmember Huang has worked very hard for the community and was not likely to be swayed easily. Councilmember Roe said it is a great accomplishment to come from another country to start a new life and then serve on the Council.

VICE MAYOR LOPEZ said Councilmember Huang showed a lot of perseverance and thanked him for his service.

COUNCILMEMBER McCLYMONDS said it was a pleasure serving with Councilmember Huang and said he had accomplished so much.

COUNCILMEMBER STEWART said Councilmember Huang bravery to continues to fight for the things he believes in even when others do not agree.

MARSHA REED, City Manager, presented a gift to Councilmember Huang and thanked him for his service. Ms. Reed said she appreciates the questions, thoughtful conversations, and all he has done for Chandler.

COUNCILMEMBER HUANG made remarks about his time on Council and said he enjoyed working with the other Councilmembers. Councilmember Huang said he has a passion for the City and still believes in the United States and they would continue to do better and better.

MAYOR HARTKE presented a gift to Councilmember McClymonds and thanked him for his service.

COUNCILMEMBER STEWART said it has been great to work with Councilmember McClymonds and for stepping up to fill the position on Council. Councilmember Stewart said his background was exactly what the City needed during the pandemic.

VICE MAYOR LOPEZ said Councilmember McClymonds was selected to join Council because of his passion for the City and has always considered the people of Chandler especially as they have made difficult decisions. Vice Mayor Lopez said Councilmember McClymonds is an asset to the City.

COUNCILMEMBER HUANG said Councilmember McClymonds has a lot of patience and it has been great working with him on Council.

COUNCILMEMBER ROE said Councilmember McClymonds came onto Council and came up to speed quickly and his expertise in finance has been beneficial to the City. Councilmember Roe and Councilmember McClymonds has done a lot of charity work in the City and appreciated his passion.

COUNCILMEMBER ORLANDO said Councilmember McClymonds has a lot of enthusiasm and passion in everything he does. Councilmember Orlando said he appreciates everything Councilmember McClymonds has done for the City.

MS. REED presented a gift to Councilmember McClymonds and thanked him for his service. Ms. Reed said she appreciates the passion he has brought to the City and all he has done for the citizens and businesses.

COUNCILMEMBER McCLYMONDS said he is excited to see what the next chapter holds. Councilmember McClymonds said he has worked to improve the quality of life for Chandler and made remarks about his time on Council. Councilmember McClymonds thanked Council for their work and thanked Team Chandler and wished the City Manager a great retirement.

ADJOURNMENT: The meeting was adjourned at 6:42 p.m.

ATTEST: _____ _____

City Clerk Mayor

Approval Date of Minutes: January 28, 2021

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the City Council of Chandler, Arizona, held on the 14th day of January, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of January, 2021.

_____
City Clerk

unofficial

CITY OF CHANDLER COUNCIL MEETING MINUTES

Special Meeting

Thursday, January 14, 2021

INSTALLATION OF NEWLY ELECTED COUNCILMEMBERS AND INTRODUCTION OF GUESTS

1. Councilmember Ellis

MAYOR HARTKE noted that there were dignitaries from Haiti attending virtually in support of Councilmember Ellis.

CHRISTINE ELLIS was joined by her family and was given the Oath of Office by Reverend Bradley Davis.

2. Councilmember Stewart

MARK STEWART was joined by his family and was given the Oath of Office by Pastor Victor Hardy.

3. Councilmember Harris

OD HARRIS was joined by his family and was given the Oath of Office by Dr. Charles Johnson.

CALL TO ORDER OF THE NEW COUNCIL

MINUTES OF THE SPECIAL MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held on Thursday, January 14, 2021, in the Council Chambers, Council Conference Room, 88 E. Chicago Street, Chandler, Arizona

THE MEETING WAS CALLED TO ORDER BY MAYOR KEVIN HARTKE AT 6:46 P.M.

The following members were present:

Kevin Hartke	Mayor
René Lopez	Vice-Mayor
Mark Stewart	Councilmember
OD Harris	Councilmember
Christine Ellis	Councilmember
Terry Roe	Councilmember
Matt Orlando	Councilmember

Staff present: Marsha Reed, City Manager; Josh Wright, Assistant City Manager; Debra Stapleton, Assistant City manager; Kelly Schwab, City Attorney; Dana DeLong, City Clerk.

INVOCATION: Apostle Marie Mosley, Glory House International Church

ACTION

1. Election of Vice Mayor
   Move that the Council elect a Vice Mayor of the Council with a term beginning January 15, 2021, and ending January 13, 2022.

MAYOR HARTKE MOVED TO ELECT MARK STEWART AS VICE MAYOR FOR A TERM BEGINNING JANUARY 15, 2021 AND ENDING JANUARY 13, 2022; SECONDED BY VICE MAYOR LOPEZ.

MOTION TO ELECT MARK STEWART AS VICE MAYOR CARRIED UNANIMOUSLY (7-0)

CURRENT EVENTS

1. Mayor's Announcements

MAYOR HARTKE thanked Vice Mayor Lopez for serving as Vice Mayor.

MAYOR HARTKE announced a new program called CIVIC to introduce residents to how the City works and that there have been 68 people who have applied. Mayor Hartke encouraged residents to serve on boards and commissions.

2. Council's Announcements

COUNCILMEMBER STEWART thanked his family for their support and was grateful to continue to serve the people of the community.

COUNCILMEMBER HARRIS thanked his family for their support. Councilmember Harris said there is not one group of people who needs representation, but all people need representation and he would work to do that. Councilmember Harris said Council would do their best job to serve the residents of the City.

VICE MAYOR LOPEZ congratulated Vice Mayor Stewart and the new Councilmembers.

VICE MAYOR LOPEZ announced the Multicultural Festival would be held virtually and the International Film Festival would be held at the end of the month. Vice Mayor Lopez encouraged residents to attend.

COUNCILMEMBER ELLIS said it was surreal to be the first black woman to sit on the Chandler City Council. Councilmember Ellis said she was excited to work and push Chandler forward and looked forward to working with other Councilmembers. Councilmember Ellis said that the Council would be

there for the residents as COVID-19 continues and that help would come soon. Councilmember Ellis thanked her family and the community for their support.

COUNCILMEMBER ROE welcomed the new Councilmembers and saw they had great enthusiasm. Councilmember Roe said 2021 is a chance for a new beginning and they would have a great year. Councilmember Roe thanked staff for their work.

COUNCILMEMBER ORLANDO welcomed the new Councilmembers and looked forward to working with the Council.

3. City Manager's Announcements

MARSHA REED, City Manager, thanked Vice Mayor Lopez for his work as Vice Mayor. Ms. Reed congratulated Vice Mayor Stewart on his new role on Council. Ms. Reed welcomed Councilmember Harris and Councilmember Ellis and looked forward to working with them.

ADJOURNMENT: The Special Meeting was adjourned at approximately 7:19 P.M.

ATTEST: _____ _____
City Clerk Mayor

Approval Date of Minutes: January 28, 2021

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the City Council of Chandler, Arizona, held on the 14th day of January, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of January, 2021.

_____
City Clerk

ITEM 2

CHANDLER arizona
Community of Innovation

City Council Memorandum **City Clerk's Office** **Memo No.** 21-003

Date:	January 28, 2021
To:	Vice Mayor and City Council
From:	Mayor Kevin Hartke
Subject:	Board and Commission Appointments

Proposed Motion:

Move City Council approve the appointments to the Historic Preservation Commission.

Historic Preservation Commission

Appoint Cheryl Bell
Appoint Erika Finbraaten
Appoint Kevin Weight

CHANDLER arizona
Community of Innovation

City Council Memorandum **Community Services** **Memo No.** N/A

Date: January 28, 2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Andy Bass, Community Services Director
From: Joseph Petrella, Recreation Manager
Subject: Purchase of Fitness Equipment for Tumbleweed Recreation Center

Proposed Motion:

Move City Council approve the purchase of fitness equipment, from Life Fitness, LLC, utilizing Sourcewell Contract No. 081120-LFF, in the amount of $94,838.42.

Background/Discussion:

Twelve pieces of cardio equipment are being purchased at Tumbleweed Recreation Center (TRC) as recommended in the cardio and strength equipment replacement plan. The pieces of equipment being purchased include five treadmills, three power mills, two upper body ADA pieces, and two zero impact running motion machines. The pieces of equipment being purchased are a part of the Life Fitness, Octane Fitness, and SciFit cardio commercial series. The new pieces of equipment will replace models that have high usage hours and require frequent repairs. The TRC will also receive a trade-in credit of $6,700 for the twelve pieces of equipment that are being replaced. The expected delivery date is early April 2021.

Evaluation:

Sourcewell competitively solicited and awarded a contract for fitness equipment to Life Fitness, LLC. Sourcewell has designated Advanced Exercise Equipment, Inc., as its local authorized distributor. The City has a current Intergovernmental Agreement with Sourcewell allowing for the cooperative use of its contracts.

Staff recommends cooperative use of this contract because the Sourcewell contract provides uniform competitive pricing discounts of up to 35%, highly-detailed support services, warranty conditions, and free training. These conditions protect the City's investment and further ensure years of full operation and service. The Sourcewell contract is valid through October 1, 2024.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
401.4580.6419.0.6PR634	General Government Capital Project	Fitness Equipment	$94,838.42	Y

CHANDLER arizona
Community of Innovation

City Council Memorandum **Community Services** **Memo No.** CP21-067

Date: January 28, 2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Andy Bass, Community Services Director
Andrew Goh, Capital Projects Manager
From: Hafiz Noor, Engineering Project Manager
Subject: Professional Services Agreement No. PR1905.270 with Environmental Planning Group, LLC, for Lantana Ranch Park Phase I Improvements Post Design Services

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Proposed Motion:

Move City Council award Professional Services Agreement No. PR1905.270 to Environmental Planning Group, LLC, for the Lantana Ranch Park Phase I Improvements Post-Design Services, in an amount not to exceed $38,184.

Background/Discussion:

This project is for Phase I improvements to Lantana Ranch Park, located at the southeast corner of Queen Creek and McQueen roads to provide open space turf areas, lighted multi-use courts, shaded aviation-themed playground, outdoor fitness equipment, lighted walkways, and park amenities.

The project scope of work includes any design clarifications or modifications with the designer of record for seamless and continued coordination with utilities, other agencies, bidders, the contractor and the construction management firm before and during construction of this project. The scope also includes attendance at construction meetings, review of shop drawings and submittals, environmental services, and preparation of final as-built drawings. The contract completion time is 180 calendar days following Notice to Proceed.

A related Construction Contract with Nickle Contracting, LLC, and a related Professional Services Agreement with Dibble CM, LLC, for the Lantana Ranch Park Phase I Improvements, are also scheduled for this City Council meeting.

Evaluation:

The City's selection process was conducted in accordance with City policy and procedure and State law. Staff recommends approval of this agreement with Environmental Planning Group, LLC, based on qualifications, relevant firm experience, team experience, project understanding, and project approach.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N

427.4580.6210.0.6PR629	Parks SE Impact Fees	Lantana Ranch Park Site	$38,184	Y	

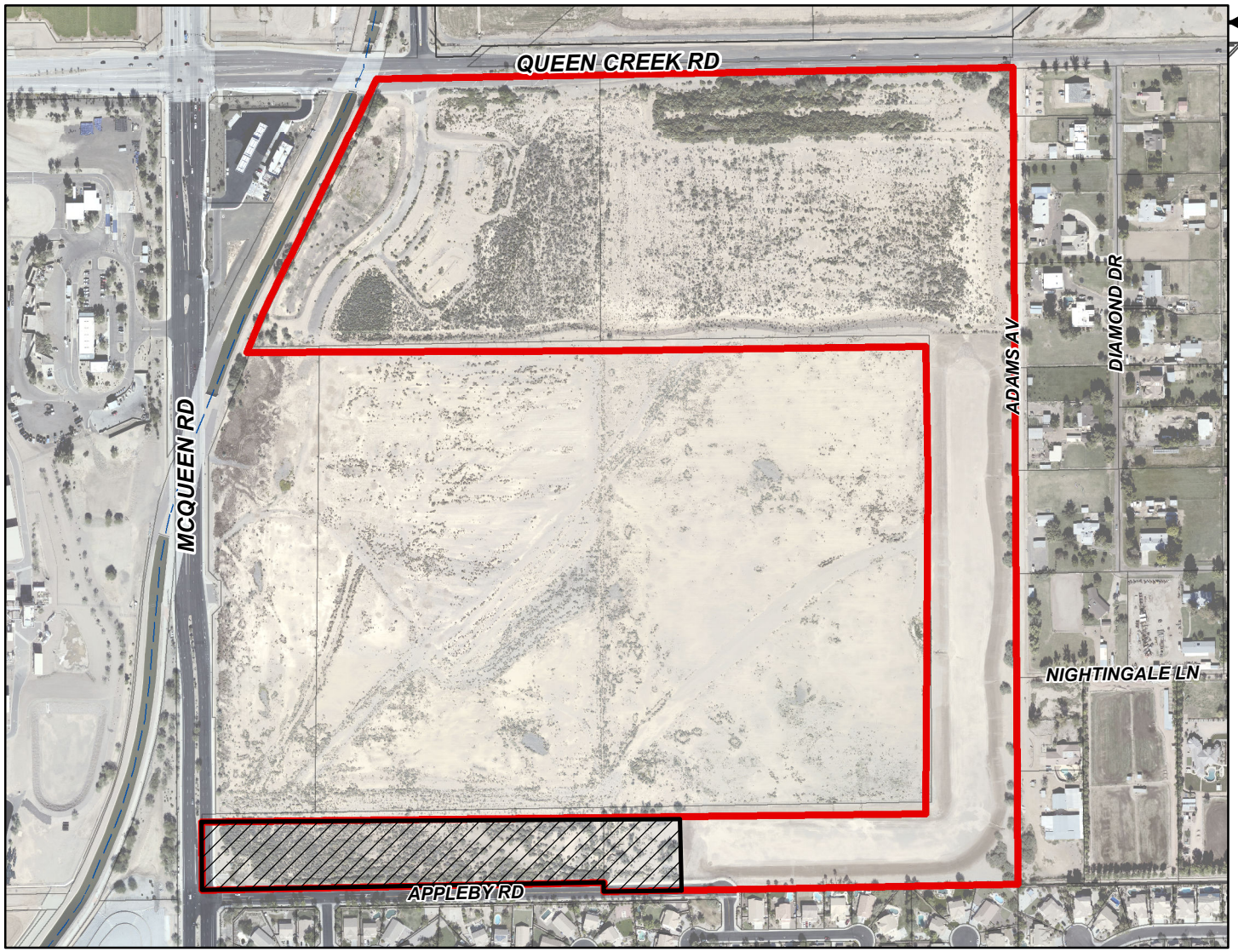
Attachments

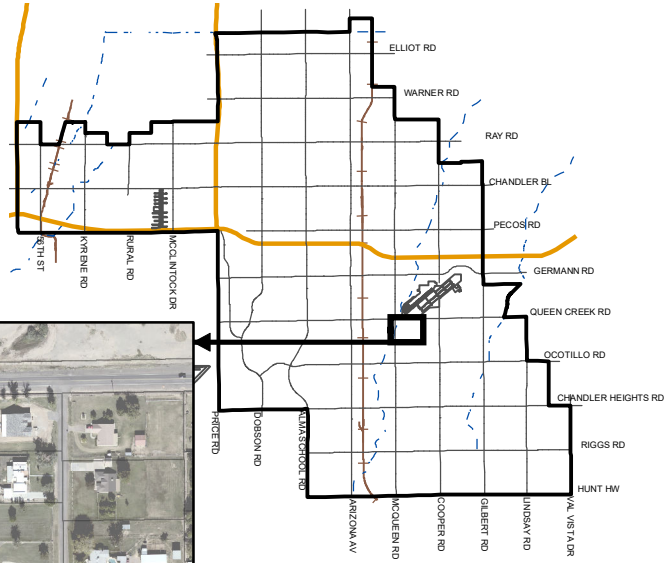
Location Map
Agreement

LANTANA RANCH PARK PHASE I IMPROVEMENTS

POST DESIGN SERVICES

PROJECT NO. PR1905.270





MEMO NO. CP21-067

PROJECT SITE PHASE 1

LANTANA RANCH PARK SITE

NTS

ChanGIS

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PROFESSIONAL SERVICES AGREEMENT
Post-Design Services
LANTANA RANCH PARK PHASE I IMPROVEMENTS

Project No. PR1905.270

Council Date: January 28, 2021 Item No.

THIS AGREEMENT ("Agreement") is made and entered into on the _____ day of_____, 202____ ("Effective Date"), by and between City of Chandler, an Arizona municipal corporation, ("City"), and **Environmental Planning Group, LLC**, a Delaware limited liability company, ("Consultant") (City and Consultant may individually be referred to as "Party" and collectively referred to as "Parties").

RECITALS

A. City proposes to engage Consultant to provide Select Agreement Type for **LANTANA RANCH PARK PHASE I IMPROVEMENTS** project as more fully described in **Exhibit "A"**, which is attached to and made a part of this Agreement by this reference.

B. Consultant is ready, willing, and able to provide the services described in **Exhibit "A"** for the compensation and fees set forth and as described in **Exhibit "B"**, which is attached to and made a part of this Agreement by this reference.

C. City desires to contract with Consultant to provide these services under the terms and conditions set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and the mutual promises contained in this Agreement, City and Consultant agree as follows:

SECTION I--CONSULTANT'S SERVICES

Consultant must perform the services described in **Exhibit "A"** to City's satisfaction within the terms and conditions of this Agreement and within the care and skill that a person who provides similar services in Chandler, Arizona exercises under similar conditions. All work or services furnished by Consultant under this Agreement must be performed in a skilled and workmanlike manner. All fixtures, furnishings, and equipment furnished by Consultant as part of the work or services under this Agreement must be new, or the latest model, and of the most suitable grade and quality for the intended purpose of the work or service.

SECTION II--PERIOD OF SERVICE

Consultant must perform the services described in **Exhibit "A"** for the term of this Agreement. Unless amended in writing by the Parties, the Agreement term expires **180** calendar days after the Notice to Proceed (NTP) Date.

SECTION III--PAYMENT OF COMPENSATION AND FEES

Unless amended in writing by the Parties, Consultant's compensation and fees as more fully described in **Exhibit "B"** for performance of the services approved and accepted by City under this Agreement must not exceed **$38,184** for the full term of the Agreement. Consultant may not increase any compensation or fees under this Agreement without the City's prior written consent. Consultant must submit monthly requests for payment of services approved and accepted during the previous billing period and must include, as applicable, detailed invoices and receipts, a narrative description of the tasks accomplished during the billing period, a list of any deliverables submitted, and any subconsultant's or supplier's actual requests for payment plus similar narrative and listing of their work. Consultant must submit an Application and Certification for Payment Sheet with the monthly request for payment to: CapitalProjects.Payables@chandleraz.gov. Payment for those services negotiated as a lump sum will be made in accordance with the percentage of the work completed during the preceding billing period. Services negotiated as a not-to-exceed fee will be paid in accordance with the work effort expended on the service during the preceding month. All requests for payment must be submitted to City for review and approval. City will make payment for approved and accepted services within 30 calendar days of City's receipt of the request for payment. Consultant bears all responsibility and liability for any and all tax obligations that result from Consultant's performance under this Agreement.

SECTION IV--CITY'S OBLIGATIONS

As part of Consultant's services under this Agreement, City will provide furnished items, services, or obligations as detailed in **Exhibit "D"**.

SECTION V--GENERAL CONDITIONS

5.1 Notices. Unless otherwise provided herein, demands under this Agreement must be in writing and will be deemed to have been duly given and received either (a) on the date of service if personally served on the party to whom notice is to be given, or (b) on the third day after the date of the postmark of deposit by first class United States mail, registered or certified, postage prepaid and properly addressed as follows:

To City:	City of Chandler Public Works & Utilities Department Attn: City Engineer P.O. Box 4008, Mail Stop 407 Chandler, AZ 85244-4008

With a Copy to:	Project Manager City of Chandler Public Works & Utilities Department P.O. Box 4008, Mail Stop 407 Chandler, AZ 85244-4008
To Consultant:	Mr. John Griffin Environmental Planning Group, LLC 4141 N. 32nd St., Ste. 102 Phoenix, AZ 85018

5.2 Records/Audit. Records of Consultant's direct personnel payroll, reimbursable expenses pertaining to this Agreement and records of accounts between City and Consultant must be kept on the basis of generally accepted accounting principles and must be made available to City and its auditors for up to three years following City's final acceptance of the services under this Agreement. City, its authorized representative, or any federal agency, reserves the right to audit Consultant's records to verify the accuracy and appropriateness of all cost and pricing data, including data used to negotiate this Agreement and any amendments. City reserves the right to decrease the total amount of Agreement price or payments made under this Agreement or request reimbursement from Consultant following final contract payment on this Agreement if, upon audit of Consultant's records, the audit discloses Consultant has provided false, misleading, or inaccurate cost and pricing data. Consultant will include a similar provision in all of its contracts with subconsultants who provide services under the Agreement to ensure that City, its authorized representative, or the appropriate federal agency, has access to the subconsultants' records to verify the accuracy of all cost and pricing data. City reserves the right to decrease Contract price or payments made on this Agreement or request reimbursement from Consultant following final payment on this Agreement if the above provision is not included in subconsultant agreements, and one or more subconsultants refuse to allow City to audit their records to verify the accuracy and appropriateness of all cost and pricing data. If, following an audit of this Agreement, the audit discloses Consultant has provided false, misleading, or inaccurate cost and pricing data, and the cost discrepancies exceed 1% of the total Agreement billings, Consultant will be liable for reimbursement of the reasonable, actual cost of the audit.

5.3 Alteration in Character of Work. Whenever an alteration in the character of work results in a substantial change in this Agreement, thereby materially increasing or decreasing the scope of services, cost of performance, or Project schedule, the work will be performed as directed by City. However, before any modified work is started, a written amendment must be approved and executed by City and Consultant. Such amendment must not be effective until approved by City. Additions to, modifications, or deletions from this Agreement as provided herein may be made, and the compensation to be paid to Consultant may accordingly be adjusted by mutual agreement of the Parties. It is distinctly understood and agreed that no claim for extra services or materials furnished by Consultant will be allowed by City except as provided herein, nor must Consultant do any work or furnish any materials not covered by this Agreement unless such work is first authorized in writing. Any such work or materials furnished by Consultant without prior written authorization will be at Consultant's own risk, cost, and expense, and Consultant hereby agrees that without

written authorization Consultant will make no claim for compensation for such work or materials furnished.

5.4 Termination. City and Consultant hereby agree to the full performance of the covenants contained herein, except that City reserves the right, at its discretion and without cause, to terminate or abandon any service provided for in this Agreement, or abandon any portion of the Project for which services have been performed by Consultant. In the event City abandons or suspends the services, or any part of the services as provided in this Agreement, City will notify Consultant in writing and immediately after receiving such notice, Consultant must discontinue advancing the work specified under this Agreement. Upon such termination, abandonment, or suspension, Consultant must deliver to City all drawings, plans, specifications, special provisions, estimates and other work entirely or partially completed, together with all unused materials supplied by City. Consultant must appraise the work Consultant has completed and submit Consultant's appraisal to City for evaluation. City may inspect Consultant's work to appraise the work completed. Consultant will receive compensation in full for services performed to the date of such termination. The fee will be paid in accordance with Section Ill of this Agreement, and as mutually agreed upon by Consultant and City. If there is no mutual agreement on payment, the final determination will be made in accordance with the "Disputes" provision in this Agreement. However, in no event may the fee exceed the fee set forth in Section Ill of this Agreement nor as amended in accordance with Section "Alteration in Character of Work." City will make the final payment within 60 days after Consultant has delivered the last of the partially completed items and the Parties agree on the final fee. If City is found to have improperly terminated the Agreement for cause or default, the termination will be converted to a termination for convenience in accordance with the provisions of this Agreement.

5.5 Indemnification. To the extent permitted by law, the Consultant ("lndemnitor") must indemnify, save and hold harmless City and its officers, officials, agents and employees ("lndemnitee") from any and all claims, actions, liabilities, damages, losses or expenses (including court costs, attorneys' fees and costs of claim processing, investigation and litigation) ("Claims") caused or alleged to be caused, in whole or in part, by the wrongful, negligent or willful acts, or errors or omissions of Consultant or any of its owners, officers, directors, agents, employees, or subconsultants in connection with this Agreement. This indemnity includes any claim or amount arising out of or recovered under workers' compensation law or on account of the failure of Consultant to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. Consultant must indemnify lndemnitee from and against any and all Claims, except those arising solely from lndemnitee's own negligent or willful acts or omissions. Consultant is responsible for primary loss investigation, defense and judgment costs where this indemnification applies. In consideration of the award of this Agreement, Consultant agrees to waive all rights of subrogation against lndemnitee for losses arising from or related to this Agreement. The obligations of Consultant under this provision survive the termination or expiration of this Agreement.

5.6 Insurance Requirements. Consultant must procure insurance under the terms and conditions and for the amounts of coverage set forth in **Exhibit "C"** against claims that may arise from or relate to performance of the work under this Agreement by Consultant and its

agents, representatives, employees, and subconsultants. Consultant and any subconsultant must maintain this insurance until all of their obligations have been discharged, including any warranty periods under this Agreement. These insurance requirements are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement. City in no way warrants that the minimum limits stated in **Exhibit "C"** are sufficient to protect Consultant from liabilities that might arise out of the performance of the work under this Agreement by Consultant, Consultant's agents, representatives, employees, or subconsultants. Consultant is free to purchase such additional insurance as may be determined necessary.

5.7 Cooperation and Further Documentation. Consultant agrees to provide City such other duly executed documents as may be reasonably requested by City to implement the intent of this Agreement.

5.8 Successors and Assigns. City and Consultant each bind itself, its partners, successors, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, assigns, and legal representatives of such other party in respect to all covenants of this Agreement. Neither City nor Consultant may assign, sublet, or transfer its interest in this Agreement without the written consent of the other party. In no event may any contractual relation be created between any third party and City.

5.9 Disputes. In any dispute arising out of an interpretation of this Agreement or the duties required not disposed of by agreement between Consultant and City, the final determination at the administrative level will be made by City Engineer.

5.10 Completeness and Accuracy of Consultant's Work. Consultant must be responsible for the completeness and accuracy of Consultant's services, data, and other work prepared or compiled under Consultant's obligation under this Agreement and must correct, at Consultant's expense, all willful or negligent errors, omissions, or acts that may be discovered. Correction of errors disclosed and determined to exist during any construction of the project on architectural or engineering drawings and specifications must be accomplished by Consultant. The cost of the design necessary to correct those errors attributable to Consultant and any damage incurred by City as a result of additional construction costs caused by such engineering or architectural errors will be chargeable to Consultant and will not be considered a cost of the Work. The fact that City has accepted or approved Consultant's work will in no way relieve Consultant of any of Consultant's responsibilities.

5.11 Reporting. Written monthly reports, along with updated work schedules, will be made by Consultant in the format prescribed by City. These reports will be delivered to City per schedule. When requested by City, Consultant will attend Council meetings and provide finished documents including correspondence for Council action, supporting charts, graphs, drawings and colored slides of same.

5.12 Withholding Payment. City reserves the right to withhold funds from Consultant's payments up to the amount equal to the claims City may have against Consultant until such time that a settlement on those claims has been reached.

5.13 City's Right of Cancellation. The Parties acknowledge that this Agreement is subject to cancellation by City under the provisions of Section 38-511, Arizona Revised Statutes (A.R.S.).

5.14 Independent Consultant. For this Agreement Consultant constitutes an independent contractor. Any provisions in this Agreement that may appear to give City the right to direct Consultant as to the details of accomplishing the work or to exercise a measure of control over the work means that Consultant must follow the wishes of City as to the results of the work only. These results must comply with all applicable laws and ordinances.

5.15 Project Staffing. Prior to the start of any work under this Agreement, Consultant must submit to City detailed resumes of key personnel that will be involved in performing services prescribed in the Agreement. City hereby acknowledges its acceptance of such personnel to perform services under this Agreement. At any time hereafter that Consultant desires to change key personnel while performing under the Agreement, Consultant must submit the qualifications of the new personnel to City for prior approval. Key personnel include, but are not limited to, principals-in-charge, project manager, and project Consultant. Consultant will maintain an adequate and competent staff of qualified persons, as may be determined by City, throughout the performance of this Agreement to ensure acceptable and timely completion of the Scope of Services. If City objects, with reasonable cause, to any of Consultant's staff, Consultant must take prompt corrective action acceptable to City and, if required, remove such personnel from the Project and replace with new personnel agreed to by City.

5.16 Consultants or Subconsultants. Prior to beginning the work, Consultant must furnish City for approval the names of consultants or subconsultants to be used under this Agreement. Any subsequent changes are subject to City's written prior approval.

5.17 Force Majeure. If either party is delayed or prevented from the performance of any act required under this Agreement by reason of acts of God or other cause beyond the control and without fault of the Party (financial inability excepted), performance of that act may be excused, but only for the period of the delay, if the Party provides written notice to the other Party within ten days of such act. The time for performance of the act may be extended for a period equivalent to the period of delay from the date written notice is received by the other Party.

5.18 Compliance with Federal Laws. Consultant understands and acknowledges the applicability of the Americans with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989 to it. Consultant agrees to comply with these laws in performing this Agreement and to permit City to verify such compliance.

5.19 No Israel Boycott. By entering into this Agreement, Consultant certifies that Consultant is not currently engaged in, and agrees for the duration of the Agreement, not to engage in a boycott of Israel as defined by state statute.

5.20 Legal Worker Requirements. A.R.S. § 41-4401 prohibits City from awarding a contract to any consultant who fails, or whose subconsultants fail, to comply with A.R.S. § 23-214(A). Therefore, Consultant agrees Consultant and each subconsultant it uses warrants their

compliance with all federal immigration laws and regulations that relate to their employees and their compliance with § 23-214, subsection A. A breach of this warranty will be deemed a material breach of the Agreement and may be subject to penalties up to and including termination of the Agreement. City retains the legal right to inspect the papers of any Consultant's or subconsultant's employee who provides services under this Agreement to ensure that Consultant and subconsultants comply with the warranty under this provision.

5.21 Lawful Presence Requirement. A.R.S. §§ 1-501 and 1-502 prohibit City from awarding a contract to any natural person who cannot establish that such person is lawfully present in the United States. To establish lawful presence, a person must produce qualifying identification and sign a City-provided affidavit affirming that the identification provided is genuine. This requirement will be imposed at the time of contract award. This requirement does not apply to business organizations such as corporations, partnerships, or limited liability companies.

5.22 Covenant Against Contingent Fees. Consultant warrants that no person has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, and that no member of the Chandler City Council, or any City employee has any interest, financially, or otherwise, in Consultant's firm. For breach or violation of this warrant, City may annul this Agreement without liability or, at its discretion, to deduct from the Agreement price or consideration, the full amount of such commission, percentage, brokerage, or contingent fee.

5.23 Non-Waiver Provision. The failure of either Party to enforce any of the provisions of this Agreement or to require performance of the other Party of any of the provisions hereof must not be construed to be a waiver of such provisions, nor must it affect the validity of this Agreement or any part thereof, or the right of either Party to thereafter enforce each and every provision.

5.24 Disclosure of Information Adverse to City's Interests. To evaluate and avoid potential conflicts of interest, Consultant must provide written notice to City, as set forth in this Section, of any work or services performed by Consultant for third parties that may involve or be associated with any real property or personal property owned or leased by City. Such notice must be given 7 business days prior to commencement of the services by Consultant for a third party, or 7 business days prior to an adverse action as defined below. Written notice and disclosure must be sent in accordance with Section 6.7 above. An adverse action under this Agreement includes, but is not limited to: (a) using data as defined in the Agreement acquired in connection with this Agreement to assist a third party in pursuing administrative or judicial action against City; or (b) testifying or providing evidence on behalf of any person in connection with an administrative or judicial action against City; or (c) using data to produce income for Consultant or its employees independently of performing the services under this Agreement, without the prior written consent of City. Consultant represents that except for those persons, entities, and projects identified to City, the services performed by Consultant under this Agreement are not expected to create an interest with any person, entity, or third party project that is or may be adverse to City's interests. Consultant's failure to provide a written notice and disclosure of the information

as set forth in this Section constitute a material breach of this Agreement.

5.25 Data Confidentiality and Data Security. As used in the Agreement, "data" means all information, whether written or verbal, including plans, photographs, studies, investigations, audits, analyses, samples, reports, calculations, internal memos, meeting minutes, data field notes, work product, proposals, correspondence and any other similar documents or information prepared by, obtained by, or transmitted to Consultant or its subconsultants in the performance of this Agreement. The Parties agree that all data, regardless of form, including originals, images, and reproductions, prepared by, obtained by, or transmitted to Consultant or its subconsultants in connection with Consultant's or its subconsultant's performance of this Agreement is confidential and proprietary information belonging to City. Except as specifically provided in this Agreement, Consultant or its subconsultants must not divulge data to any third party without City's prior written consent. Consultant or its subconsultants must not use the data for any purposes except to perform the services required under this Agreement. These prohibitions do not apply to the following data provided to Consultant or its subconsultants have first given the required notice to City: (a) data which was known to Consultant or its subconsultants prior to its performance under this Consultant or its subconsultants by a third party, who to the best of Consultant's or its subconsultants' knowledge and belief, had the legal right to make such disclosure and Consultant or its subconsultants are not otherwise required to hold such data in confidence; or (c) data which is required to be disclosed by virtue of law, regulation, or court order, to which Consultant or its subconsultants are subject. In the event Consultant or its subconsultants are required or requested to disclose data to a third party, or any other information to which Consultant or its subconsultants became privy as a result of any other contract with City, Consultant must first notify City as set forth in this Section of the request or demand for the data. Consultant or its subconsultants must give City sufficient facts so that City can be given an opportunity to first give its consent or take such action that City may deem appropriate to protect such data or other information from disclosure. All data must continue to be subject to the confidentiality agreements of this Agreement. Consultant or its subconsultants assume all liability to maintain the confidentiality of the data in its possession and agrees to compensate City if any of the provisions of this Section are violated by Consultant, its employees, agents or subconsultants. Solely for the purposes of seeking injunctive relief, it is agreed that a breach of this Section must be deemed to cause irreparable harm that justifies injunctive relief in court. Consultant agrees that the requirements of this Section must be incorporated into all subagreements entered into by Consultant. A violation of this Section may result in immediate termination of this Agreement without notice.

5.26 Personal Identifying Information-Data Security. Personal identifying information, financial account information, or restricted City information, whether electronic format or hard copy, must be secured and protected at all times by Consultant or its subconsultants. At a minimum, Consultant or its subconsultants must encrypt or password-protect electronic files. This includes data saved to laptop computers, computerized devices, or removable storage devices. When personal identifying information, financial account information, or restricted City information, regardless of its format, is no longer necessary, the information must be redacted or destroyed through appropriate and secure methods that ensure the information cannot be viewed, accessed, or reconstructed. In the event that

data collected or obtained by Consultant or its subconsultants in connection with this Agreement is believed to have been compromised, Consultant or its subconsultants must immediately notify City contact. Consultant agrees to reimburse City for any costs incurred by City to investigate potential breaches of this data and, where applicable, the cost of notifying individuals who may be impacted by the breach. Consultant agrees that the requirements of this Section must be incorporated into all subcontracts entered into by Consultant. It is further agreed that a violation of this Section must be deemed to cause irreparable harm that justifies injunctive relief in court. A violation of this Section may result in immediate termination of this Agreement without notice. The obligations of Consultant or its subconsultants under this Section must survive the termination of this Agreement.

5.27 Jurisdiction and Venue. This Agreement is made under, and must be construed in accordance with and governed by the laws of the State of Arizona without regard to the conflicts or choice of law provisions thereof. Any action to enforce any provision of this Agreement or to obtain any remedy with respect hereto must be brought in the courts located in Maricopa County, Arizona, and for this purpose, each Party hereby expressly and irrevocably consents to the jurisdiction and venue of such court.

5.28 Survival. All warranties, representations, and indemnifications by Consultant must survive the completion or termination of this Agreement.

5.29 Modification. Except as expressly provided herein to the contrary, no supplement, modification, or amendment of any term of this Agreement will be deemed binding or effective unless in writing and signed by the Parties.

5.30 Severability. If any provision of this Agreement or the application to any person or circumstance may be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application will not be affected and will be enforceable to the fullest extent permitted by law.

5.31 Integration. This Agreement contains the full agreement of the Parties. Any prior or contemporaneous written or oral agreement between the Parties regarding the subject matter is merged and superseded.

5.32 Time is of the Essence. Time of each of the terms, covenants, and conditions of this Agreement is hereby expressly made of the essence.

5.33 Date of Performance. If the date of performance of any obligation or the last day of any time period provided for should fall on a Saturday, Sunday, or holiday for City, the obligation will be due and owing, and the time period will expire, on the first day after which is not a Saturday, Sunday or legal City holiday. Except as may otherwise be set forth in this Agreement, any performance provided for herein will be timely made if completed no later than 5:00 p.m. (Chandler time) on the day of performance.

5.34 Third Party Beneficiary. Nothing under this Agreement will be construed to give any rights or benefits in the Agreement to anyone other than City and Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and

exclusive benefit of City and Consultant and not for the benefit of any other party.

5.35 Conflict in Language. All work performed must conform to all applicable City of Chandler codes, ordinances, and requirements as outlined in this Agreement. If there is a conflict in interpretation between provisions in this Agreement and those in **Exhibit "A"**, the provisions in this Agreement prevail.

5.36 Document/Information Release. Documents and materials released to Consultant, which are identified by City as sensitive and confidential, are City's property. The document/material must be issued by and returned to City upon completion of the services under this Agreement. Consultant secondary distribution, disclosure, copying, or duplication in any manner is prohibited without City's prior written approval. The document/material must be kept secure at all times. This directive applies to all City documents, whether in photographic, printed, or electronic data format.

5.37 Exhibits. The following exhibits are made a part of this Agreement and are incorporated by reference:

Exhibit A - Scope of Services / Schedule
Exhibit B - Compensation and Fees
Exhibit C - Insurance Requirements
Exhibit D - Special Conditions
Exhibit E – Federal Requirements (if applicable)

5.38 Special Conditions. As part of the services Consultant provides under this Agreement, Consultant agrees to comply with and fully perform the special terms and conditions set forth in **Exhibit "D"**, which is attached to and made a part of this Agreement.

5.39 Non-Discrimination and Anti-Harassment Laws. Consultant must comply with all applicable City, state, and federal non-discrimination and anti-harassment laws, rules, and regulations.

5.40 Licenses and Permits. Beginning with the Effective Date and for the full term of this Agreement, Consultant must maintain all applicable City, state, and federal licenses and permits required to fully perform Consultant's services under this Agreement.

5.41 Warranties. Consultant must furnish a one-year warranty on all work and services performed under this Agreement. Consultant must furnish, or cause to be furnished, a two-year warranty on all fixtures, furnishings, and equipment furnished by Consultant, subconsultants or suppliers under this Agreement. Any defects in design, workmanship, or materials that do not comply with this Agreement must be corrected by Consultant (including, but not limited to, all parts and labor) at Consultant's sole cost and expense. All written warranties and redlines for as-built conditions must be delivered to City on or before City's final acceptance of Consultant's services under this Agreement.

5.42 Cooperative Purchasing Agreement (S.A.V.E. – Strategic Alliance for Volume Expenditures). In addition to City of Chandler and with the approval of Consultant, this

Agreement may be extended for use by other municipalities, school districts, and government agencies of the State. Any such usage by other entities must be in accordance with the ordinance, charter, or procurement rules and regulations of the respective political entity.

5.43 Budget Approval into Next Fiscal Year. This Agreement will commence on the Effective Date and continue in full force and effect until it is terminated or expires in accordance with the provisions of this Agreement. The Parties recognize that the continuation of this Agreement after the close of the City's fiscal year, which ends on June 30 of each year, is subject to the City Council's approval of a budget that includes an appropriation for this item as an expenditure. The City does not represent that this budget item will be actually adopted. This determination is solely made by the City Council.

SIGNATURE PAGE TO FOLLOW

This Agreement will be in full force and effect only when it has been approved and executed by the duly authorized City officials.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

"CITY"
CITY OF CHANDLER

_____
MAYOR

Recommended By:

_____
Andrew Goh, P.E.
Capital Projects Manager

APPROVED AS TO FORM:

_____
City Attorney

ATTEST:

_____
City Clerk Seal

"CONSULTANT"
Environmental Planning Group, LLC

David L Wilson 12/21/2020
Signature Date

DAVID L. WILSON
Print Name

SENIOR ASSOCIATE
Title

dwilson@epgllc.co
Email

EXHIBIT "A"
SCOPE OF SERVICES/SCHEDULE

December 10, 2020

City of Chandler
Attn: Hafiz Noor
Project Manager
215 E. Buffalo Street, Suite 101
Chandler, AZ 85244

Subject: RE: PR1905.401 Lantana Ranch Park Phase 1 Park Improvements Post-Design Services Revised Scope of Work and Fee Proposal

Mr. Noor:

Environmental Planning Group, LLC (EPG) appreciates this opportunity to submit the following scope of work (Exhibit A) and fee proposal to provide post-design service support and record drawing preparation for the Lantana Ranch Park Phase 1 project as requested. The proposal has been reformatted to use the provided City of Chandler templates.

EPG and our subconsultants will perform the additional work detailed for the fee of $38,184.00. This is shown in the task breakdown attached as Exhibit B.

We appreciate the opportunity to provide these services to you. If you have any questions, please call me at (602) 956-4370.

Sincerely,

John J. Griffin, PLA, ASLA
EPG | Landscape Architect

Enclosure

EXHIBIT "A"

POST DESIGN
SCOPE OF SERVICES

Project Description

Post Design services for the Lantana Ranch Park Phase 1 Improvements. Services include Engineering or Architectural Design Services during Construction to address issues and/or specialized technical products regarding the **designer of record**; and preparation of as-built record drawings. Construction Management will be performed by OTHERS, who will be responsible for managing the construction contract and regular field observations of the work. Environmental Planning Group, LLC., (CONSULTANT) will continue to serve as the prime design consultant providing post-design service support to the City of Chandler (CITY) through the construction contract duration for items related to the design. Dibble Engineering (Dibble), Carl Kominsky Landscape Architect, Inc. (Kominsky), Wright Engineering (WRIGHT), and Caruso Turley Scott (CTS) related post-design services as subconsultants (hereafter referenced as Subconsultants) to CONSULTANT and be responsible for post-design service support related to their portions of the design construction documents. CONSULTANT and the subconsultants will perform the following services on a time-and-materials basis not-to-exceed.

Schedule

The construction duration is anticipated to be 5 months from Contractor notice-to-proceed to final acceptance. Record drawing preparation is anticipated to occur immediately following CITY acceptance of the project and include a month for review of the redlines, preparation of the record drawings, CITY review of the PDF record drawings, preparation of the mylar prints, and delivery of the record drawing deliverables.

Project Tasks

1. PROJECT MANAGEMENT

A. Task 1.1 Project Management

i. CONSULTANT shall manage the work to be performed under this Scope of Work, including coordination with Subconsultants, monthly invoicing, and project close-out.

2. Engineering or Architectural Design Services During Construction

A. Task 2.1 Attend Construction Meetings, as needed

i. CONSULTANT shall attend construction meetings, as needed. CONSULTANT assumes attendance of four (4) construction meetings. Upon request from the CITY, CONSULTANT and Subconsultants will provide one or more persons to attend meetings, observe and comment on the work, and comment on site specific conditions exposed during construction. Additional meetings may require additional scope and associated fees if attendance at additional meetings will exceed the approved contract amount. CONSULTANT and Subconsultants will visit the site as determined necessary by the CITY and may be requested to review specific problem areas or render opinions on items that may affect critical features of the Project. This scope and fee proposal anticipate up to two (2) field site visits. Additional site visits may be performed as part of on-site construction meetings as requested by the CITY.

B. Task 2.2 Respond to Requests for Information (RFI's), as needed

i. CONSULTANT shall review, evaluate, and respond to any contractor Requests for Information (RFI's) forwarded by the CM Firm for design review. CONSULTANT assumes a maximum of four (4) RFI responses.

C. Task 2.3 Respond to Shop Drawing Submittals, as needed

i. CONSULTANT shall review, evaluate, and respond to Contractor Shop Drawing submittals forwarded by the CM Firm for design review. CONSULTANT shall review product and material submittals for conformance with the intent of the design. CONSULTANT assumes a maximum of fifteen (15) RFI submittals or shop drawings for review and response.

3. RECORD DRAWINGS

A. Task 3.1 Record Drawings

i. Transfer red-line comments to City's construction plans to create record drawings.

ii. Provide resident landscape architect and/or engineer stamp/certification on record drawings cover sheet. Ensure all required signatures on the cover sheet.

iii. Provide and deliver record drawings in mylar, paper and digital pdf format to the City as required for as-built submittal process at city permit counter.

Direct Costs

Costs incurred during the performance of the work will be reimbursed at cost. CONSULTANT anticipates the direct costs will include mileage, to be reimbursed at the current GSA rate, printing costs for the final mylar plans at $6 per sheet, and delivery costs.

ASSUMPTIONS, CLARIFICATIONS, AND EXCLUSIONS

1. Application fees for City reviews and permits will be paid by CITY.
2. Others are responsible for deferred submittals identified in the plans, structural or special inspections, permitting or permit fee payments, and required coordination with other departments within the CITY.
3. Any major revisions to plans or additional design requested by the CITY will be considered additional services.
4. Attendance or participation in agency, city council, or other similar meetings, or any other additional meetings beyond those specifically indicated within the scope of work, are not included within our scope of work; however, CONSULTANT is available to attend or participate in such meetings upon approval of additional service fees.
5. Any services outside the scope of work specifically identified above, including additional site visits, will be additional services and will be billed hourly at CONSULTANT's approved rates. CONSULTANT will receive authorization in writing prior to proceeding with additional work.
6. The Owner's Allowance will only be utilized with prior written approval from the City representative.

EXHIBIT "B"
COMPENSATION AND FEES

EXHIBIT "B"
POST DESIGN
SCOPE OF SERVICES
FEE SCHEDULE

Task	Description	Cost
1	**PROJECT MANAGEMENT**	
1.1	Project Management	$ 1,120.00
	SUBTOTAL TASK 1:	**$ 1,120.00**
2	**CONSTRUCTION MANAGEMENT**	
2.1	Weekly Construction Meetings	$ 3,800.00
2.2	Requests for Information (RFI)	$ 1,960.00
2.3	Shop Drawing Submittals	$ 1,800.00
	SUBTOTAL TASK 2:	**$ 7,560.00**
3	**RECORD DRAWINGS**	
3.1	Record Drawings	$ 3,805.00
	SUBTOTAL TASK 3:	**$ 3,805.00**
SUBCONSULTANTS		
Dibble Engineering		$ 6,192.00
Carl Kominsky, Landscape Architect, Inc.		$ 9,132.00
Wright Engineering		$ 3,030.00
Caruso Turley Scott		$ 3,000.00
	SUBTOTAL SUBCONSULTANTS:	**$ 21,354.00**
ALLOWANCES		
Direct Expense Allowance		$ 945.00
Owner's Allowance		$ 3,400.00
	SUBTOTAL ALLOWANCES:	**$ 4,345.00**
	PROJECT TOTAL:	**$ 38,184.00**

DIBBLE

7878 North 16th Street
Suite 300
Phoenix, Arizona 85020
p 602.957.1155
www.dibblecorp.com
Phoenix-Tucson-Goodyear-Denver-Mesa

October 22, 2020

John Griffin, PLA, ASLA
EPG
Senior Landscape Architect
4141 North 32nd Street, Suite 102
Phoenix, AZ 85018

RE: Lantana Ranch Park Phase I Improvements
Queen Creek Road & McQueen Road – SE Corner
Chandler, AZ
Survey & Civil Engineering Services Proposal

John,

Thank you for your consideration of additional services as described below to provide civil engineering services. This amendment has been prepared based on our understanding of the additional services requested to support the construction process of the Lantana Ranch Park project.

Description of additional services:

1.0 Limited Construction Administration (8-acres)
- Respond to Contractor requests for information (RFI's)
- Review civil related Contractor submittals and shop drawings
- Site observations/construction meetings (2 visits including one Punch List Walk)
- Create Punch List and final sign off

2.0 Record Drawings (8-acres)
- Prepare civil related Record Drawings based on Contractor mark-ups

FEES:

1.0	Limited Construction Administration	$4,994
2.0	Record Drawings (8-acres)	$1,198
		$6,192

Original Contract Fee	$ 43,514
Amendment #01	$ 3,000
Amendment #02	$ 6,192
Total Contract Fee	**$ 52,706**

STANDARD BILLING RATES (January 1, 2020)

Project Manager	$193.00
QA/QC Manager	$187.00
Project Engineer (PE)	$165.00
Assistant Project Engineer (EIT)	$134.00
Designer	$120.00
Land Surveyor Manager (RLS)	$179.00
Survey Technician	$99.00
Survey Crew	$190.00
Administrative Assistant	$82.00

Invoices will be submitted monthly based on the percentage of civil engineering services that are complete. These invoices will be due and payable upon receipt and will be considered past due if not paid within thirty days.

If you have any questions, please feel free to call us at (602) 957-1155.

Sincerely,
Dibble Engineering

Vu Nguyen, PE
Sr. Project Manager

Jeffrey L. McBride, PE
Vice President

If this amendment is acceptable, please so indicate by signing and dating below. The return of this signed document shall serve as our notice to proceed with this project and we can begin immediately.

_____
Name (Print), Title

_____ _____
Signature Date
EPG

SERVICES DURING CONSTRUCTION

SCOPE OF SERVICES

Lantana Ranch Park
PR1905.401.

Consultant, Carl Kominsky Landscape Architect, Inc., will provide services during construction for the Lantana Ranch project. Services shall include construction management assistance, general oversight assistance, project closeout inspection, and record drawings review for the (Reclaimed Irrigation System) work.

Project Tasks

1. PRE-CONSTRUCTION ASSISTANCE

1.1. Attend (virtually) and participate in the pre-construction conference for the purposes of establishing lines of communication, project protocol as well as answering design questions.

2. CONSTRUCTION MANAGMENT

2.1. Attend and participate in weekly construction meetings. Consultant assumes _2_ meetings.

2.2. Respond to RFI's and issue necessary interpretations and clarifications of the contract documents (within 36 hours).

2.3. Receive, evaluate, confirm/reject, log and return product data submittals (within 7 days). Consultant assumes a maximum of two Contractor re-submittals.

2.4. Receive, log, review and approve/disapprove Shop Drawings, calculations, samples, and test results (within 10 days). Consultant assumes a maximum of two Contractor re-submittals.

2.5. Perform site visits as requested during construction. During these visits, produce "field reports" documenting progress and issues. This effort does not include and is independent of special inspections. Anticipated site visits include:

a. Irrigation system and booster pump installation and review of all reclaimed / potable water crossings, Irrigation Controller and 2-wire grounding (1 visits)
b. Irrigation Controller and 2-wire grounding (1 visit)

2.6. Attend an inspection with the City to determine if project is substantially complete. Substantial completion inspection is to determine if the work is completed to the standard required by the contract documents. Prepare a preliminary punch list and provide to City.

2.7 Attend a final inspection with the City to develop the final punch list.

3. RECORD DRAWINGS

3.1. Review record drawings of the constructed work based on As-built information obtained from redlined drawings prepared by the contractor. The record drawings will be prepared by EPG

4. REIMBUSIBLE DIRECT EXPENSES- Allowable Federal Rate

Carl Kominsky Landscape Architect, Inc. (520) 740-0700
5609 N. Camino Del Sol, Tucson, AZ 85718 fax(520) 623-9747

October 20, 2020

Mr. John Griffin, RLA, ASLA
EPG
4141 N. 32nd Street Suite 102
Phoenix, Arizona 85018

Re: Lantana Ranch Park Improvements Ph. 1 Irrigation Design Services - Irrigation Post Design Services
PR1905.401

Dear John,

I'm pleased to submit this proposal for providing post design services. This proposal is a modification to our original agreement and all existing conditions extend to this proposal. The following services will be offered on a time and materials basis as requested by the City up to the limit of fees provided in this agreement and as shown in the attached SCOPE OF SERVICES and EXHIBIT B.

1. Attend a Pre–construction Conference with the Contractor (teleconference).
2. Review Contractor materials submittals.
3. Respond to Requests for Information during construction.
4. Review Record drawings based on information provided by the Contractor and prepared by EPG.
5. Provide observational site and weekly visits as requested.
6. Provide a visit for a substantial completion walk-thru and prepare a punch list.
7. Provide a visit for a final completion walk-thru and prepare a report.
8. Provide additional services as requested by the City up to the limit of fees.

Fees:

Fees and reimbursable expenses for Post Design Services will be based on a not to exceed amount of $9,132.00 as shown in EXHIBIT B and according to the following schedule:

Landscape Architect/ Irrigation Consultant	$104.00/Hr.
Mileage	Allowable Federal rate

Excluded Services:

This contract specifically assumes that permits for reclaimed water use are to be provided by others and are specifically excluded from this Scope of Service.

I very much look forward to working with you on this project.

Sincerely,

Carl Kominsky

Accepted: _____ Date: _____

WRIGHT engineering corporation
ELECTRICAL ENGINEERING & LIGHTING DESIGN

Additional Service Agreement
#19504-004

October 19, 2020

EPG
4141 N. 32nd Street, Ste 102
Phoenix, AZ 85018

Re: **Lantana Ranch Park Construction Services – WEC Project# 19504-004**

Attn: John Griffin

Contract amendment for Wright Engineering Corp. to complete additional services listed below:

1. Review all electrical equipment submittal packages for conformance to contract documents and provide written itemized submittal review and response letter.
2. Review all RFI's and Change Order requests and provide written itemized review and response letter.
3. Visit the site for up to (1) one progress and (1) final inspections of the electrical installation and prepare an inspection report / punch list.
4. Prepare Record Drawings of the electrical installation based on inspection information as well as contractor's marked up electrical plans.

Type of Billing:

Billed Hourly Not To Exceed: **$3,030.00**

Wright Engineering, Corp.	**EPG**
Signature: R. Scott Wright	Signature: _____
By: R. Scott Wright, P.E.	By: _____
Title: President	Title: _____
Date: October 19, 2020	Date: _____

October 20, 2020

Mr. John Griffin
EPG
4141 N 32nd Street
Phoenix, AZ 85018
T: (602) 956-4370
E: jgriffin@epgllc.co

CLIENT INFORMATION:

CLIENT PROJECT NO.

PROJECT MANAGER

OTHER

RE: City of Chandler Lantana Ranch Park – Phase 1
Construction Administration
Chandler, AZ
CTS Job No.:

Dear Mr. Wilson:

This will confirm our fee to provide Construction Administration services as required for the following structural scope based on the Construction Drawings provided by CTS:

- Post-tensioned sport court on grade for basketball and volleyball, approximately 6,600 square feet.
- Perimeter fence for the sport court.
- Cast-in-place concrete drainage diversion structure. (1 design element used in 1 location)
- One engineering site visit during construction.
- Preparation of Record drawings for the noted scope above only.

Our Construction Administration services will be based on time expended and billed at our current hourly rates, with the total fee Hourly Not to Exceed. The total fee is estimated Not to Exceed Three Thousand Dollars ($ 3,000.00).

Partner | Project Manager	$175.00	Structural Designer Struct I	$90.00
Associate | Project Manager	$150.00	Senior Special Inspector	$80.00
Senior Project Manager	$140.00	Special Inspector	$70.00
Project Manager	$130.00	Senior Structural Drafter	$90.00
Senior Structural Engineer	$120.00	Structural Drafter	$85.00
Registered Structural Engineer	$110.00	Clerical	$55.00
Structural Designer Struct II	$100.00		

Construction Administration services include shop drawing review and responding to RFI type clarifications. Redesign and field repair engineering would be considered outside the scope of basic services. If the project entails multiple bid packages, phasing, nonstandard foundations, or Building Information Modeling (BIM), the above budget shall be adjusted accordingly.

Reimbursable Expenses are included in this fee.

In rendering professional services Caruso Turley Scott (CTS) shall apply the skill and care ordinarily exercised by structural engineers at the time and place the services are rendered. Schedules and timely available information from the architect, owner and other design consultants contribute to the completeness of the structural drawings. As such, all projects should carry a contingency for potential coordination and value added items. It is recommended that final bids not be taken until city review comments and coordination comments have been incorporated. If documents are bid prior to city and coordination comments, the owner assumes the risk for associated additional costs. Client agrees that the liability of CTS, its agents and employees, in connection with services hereunder to the Client and to all persons having contractual relationships with them, resulting from any negligent acts, errors, and/or omissions of CTS, its agents, and/or employees is limited to the total fees actually paid by the Client to CTS for services rendered by CTS hereunder. As a consultant we shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, since these are solely the Contractor's rights and responsibilities.

At the commencement of engineering services, a "Preliminary Notification" may be forwarded to the property owner and/or tenant. The "Preliminary Notification" is not a lien, but state law requires the distribution of a "Preliminary Notification" issued at the commencement of engineering services to maintain the option of filing a lien for nonpayment of engineering services at a future date. This "preliminary notification" is customary and routine in the construction industry and informs the recipient of their legal rights and obligations. Payments for Services as described above shall be made upon the presentation of the Engineer's invoice based on time expended. Interest at 1.5% per month, compounded monthly, will be paid on all invoices after 30 days from billing date. In the event any portion of an account

CARUSO
TURLEY
SCOTT
structural
engineers

STRUCTURAL
SOLUTIONS

PARTNERS

Paul Scott, SE, PE
Sandra Herd, SE, PE, LEED AP
Chris Atkinson, SE, PE, LEED AP
Thomas Morris, SE, PE, LEED AP
Richard Dahlmann, SE, PE
Troy Turley, SE, PE, LEED AP
Brady Notbohm, SE, PE

PROFESSIONAL
REGISTRATION

50 States
Washington D.C.
Puerto Rico

1215 W. Rio Salado Pkwy.
Suite 200
Tempe, AZ 85281
480.774.1700
www.ctsaz.com

remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorney fees. In the event that any portion of the account remains unpaid 30 days after billing, this office may, without waiving any claim or right, and without liability whatsoever to the Client, suspend or terminate the performance of all services. If this contract meets with your approval, please sign, date and e-mail (bkelly@ctsaz.com) to our office for authorization to proceed.

Respectfully Submitted:
CARUSO TURLEY SCOTT

David Troxell, SE, PE
Project Manager

Accepted By:
EPG

Name: _____
Title: _____
Date: _____

IF ANOTHER PARTY IS RESPONSIBLE FOR PAYMENT
Please advise our office at 480.774.1700 for separate approval to proceed

EXHIBIT "C"
INSURANCE REQUIREMENTS

1. General.

1.1 At the same time as execution of this Agreement, Consultant must furnish City a certificate of insurance on a standard insurance industry ACORD form. The ACORD form must be issued by an insurance company authorized to transact business in the State of Arizona possessing a current A.M. Best, Inc. rating of A-7, or better and legally authorized to do business in the State of Arizona with policies and forms satisfactory to City. Provided, however, the A.M. Best rating requirement will not be deemed to apply to required Workers' Compensation coverage.

1.2 Consultant and any of its subconsultants must procure and maintain, until all of their obligations have been discharged, including any warranty periods under this Agreement are satisfied, the insurances set forth below.

1.3 The insurance requirements set forth below are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement.

1.4 City in no way warrants that the minimum insurance limits contained in this Agreement are sufficient to protect Consultant from liabilities that might arise out of the performance of the Agreement services under this Agreement by Consultant, its agents, representatives, employees, subconsultants, and Consultant is free to purchase any additional insurance as may be determined necessary.

1.5 Failure to demand evidence of full compliance with the insurance requirements in this Agreement or failure to identify any insurance deficiency will not relieve Consultant from, nor will it be considered a waiver of its obligation to maintain the required insurance at all times during the performance of this Agreement.

1.6 Use of subconsultants: If any work is subcontracted in any way, Consultant must execute a written contract with subconsultant containing the same Indemnification Clause and Insurance Requirements as City requires of Consultant in this Agreement. Consultant is responsible for executing the Agreement with the subconsultant and obtaining Certificates of Insurance and verifying the insurance requirements.

2. Minimum Scope and Limits of Insurance. Consultant must provide coverage with limits of liability not less than those stated below.

2.1 *Professional Liability.* If the Agreement is the subject of any professional services or work performed by Consultant, or if Consultant engages in any professional services or work adjunct or residual to performing the work under this Agreement, Consultant must maintain Professional Liability insurance covering errors and omissions arising out of the work or services performed by Consultant, or anyone employed by Consultant, or anyone whose acts, mistakes, errors and omissions Consultant is legally liable, with a liability limit of $1,000,000 each claim and $2,000,000 all claims. In the event the Professional Liability

insurance policy is written on a "claims made" basis, coverage must extend for 3 years past completion and acceptance of the work or services, and Consultant, or its selected Design Professional will submit Certificates of Insurance as evidence the required coverage is in effect. The Design Professional must annually submit Certificates of Insurance citing that the applicable coverage is in force and contains the required provisions for a 3 year period.

2.2 *Commercial General Liability-Occurrence Form.* Consultant must maintain "occurrence" form Commercial General Liability insurance with a limit of not less than $2,000,000 for each occurrence, $4,000,000 aggregate. Said insurance must also include coverage for products and completed operations, independent contractors, personal injury and advertising injury. If any Excess insurance is utilized to fulfill the requirements of this paragraph, the Excess insurance must be "follow form" equal or broader in coverage scope than underlying insurance.

2.3 *Automobile Liability-Any Auto or Owned, Hired and Non-Owned Vehicles*
Vehicle Liability: Consultant must maintain Business/Automobile Liability insurance with a limit of $1,000,000 each accident on Consultant owned, hired, and non-owned vehicles assigned to or used in the performance of Consultant's work or services under this Agreement. If any Excess or Umbrella insurance is utilized to fulfill the requirements of this paragraph, the Excess or Umbrella insurance must be "follow form" equal or broader in coverage scope than underlying insurance.

2.4 *Workers Compensation and Employers Liability Insurance:* Consultant must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Consultant employees engaged in the performance of work or services under this Agreement and must also maintain Employers' Liability insurance of not less than $1,000,000 for each accident and $1,000,000 disease for each employee.

3. Additional Policy Provisions Required.

3.1 *Self-Insured Retentions or Deductibles*. Any self-insured retentions and deductibles must be declared and approved by City. If not approved, City may require that the insurer reduce or eliminate any deductible or self-insured retentions with respect to City, its officers, officials, agents, employees, and volunteers.

3.1.1. Consultant's insurance must contain broad form contractual liability coverage.

3.1.2. Consultant's insurance coverage must be primary insurance with respect to City, its officers, officials, agents, and employees. Any insurance or self-insurance maintained by City, its officers, officials, agents, and employees will be in excess of the coverage provided by Consultant and must not contribute to it.

3.1.3. Consultant's insurance must apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

3.1.4. Coverage provided by Consultant must not be limited to the liability assumed under the indemnification provisions of this Agreement.

3.1.5. The policies must contain a severability of interest clause and waiver of subrogation against City, its officers, officials, agents, and employees, for losses arising from Work performed by Consultant for City.

3.1.6. Consultant, its successors and or assigns, are required to maintain Commercial General Liability insurance as specified in this Agreement for a minimum period of 3 years following completion and acceptance of the Work. Consultant must submit a Certificate of Insurance evidencing Commercial General Liability insurance during this 3 year period containing all the Agreement insurance requirements, including naming City of Chandler, its agents, representatives, officers, directors, officials and employees as Additional Insured as required.

3.1.7. If a Certificate of Insurance is submitted as verification of coverage, City will reasonably rely upon the Certificate of Insurance as evidence of coverage but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement.

3.2. *Insurance Cancellation During Term of Contract/Agreement.*

3.2.1. If any of the required policies expire during the life of this Agreement, Consultant must forward renewal or replacement Certificates to City within 10 days after the renewal date containing all the required insurance provisions.

3.2.2. Each insurance policy required by the insurance provisions of this Agreement must provide the required coverage and must not be suspended, voided or canceled except after thirty (30) days prior written notice has been given to City, except when cancellation is for non-payment of premium, then ten (10) days prior notice may be given. Such notice must be sent directly to Chandler Law-Risk Management Department, Post Office Box 4008, Mailstop 628, Chandler, Arizona 85225. If any insurance company refuses to provide the required notice, Consultant or its insurance broker must notify City of any cancellation, suspension, non-renewal of any insurance within seven (7) days of receipt of insurers' notification to that effect.

3.3 City as Additional Insured. The policies are to contain, or be endorsed to contain, the following provisions:

3.3.1. The Commercial General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions: City, its officers, officials, agents, and employees are additional insureds with respect to liability arising out of activities performed by, or on behalf of, Consultant including City's general supervision of Consultant; Products and Completed operations of Consultant; and automobiles owned, leased, hired, or borrowed by Consultant.

3.3.2. City, its officers, officials, agents, and employees must be additional insureds to the full limits of liability purchased by Consultant even if those limits of liability are in excess of those required by this Agreement.

EXHIBIT "D"
SPECIAL CONDITIONS

Standard Details and Specifications. Consultant must be familiar with City's latest revision of the MAG Specifications and MAG Standard Details as amended by City. City's current amendment to the MAG Specifications, part of City's Unified Development Manual, may be found and downloaded from City's website at http://www.chandleraz.gov/udm.

City Ownership of Project Documents. All work products (electronically or manually generated) including, but not limited to: plans, specifications, cost estimates, field notes, tracings, studies, investigations, design analyses, original drawings, original mylars, Computer Aided Drafting and Design (CADD) file diskettes which reflect all final drawings, and other related documents which are prepared in the performance of this Agreement (collectively referred to as "Documents") are to be and remain the property of City and are to be delivered to the Project Manager before the final payment is made to Consultant. In the event these Documents are altered, modified or adapted without the written consent of Consultant, which consent Consultant must not unreasonably withhold, City agrees to hold Consultant harmless to the extent permitted by law from the legal liability arising out of City's alteration, modification or adaptation of the Documents.

Re-use of Documents. The parties agree the documents, drawings, specifications and designs, although the property of City, are prepared for this specific project and are not intended nor represented by Consultant to be suitable for re-use for any other project. Any re-use without written verification or adaptation by Consultant for the specific purpose intended will be at City's sole risk and without liability or legal exposure to Consultant.

Patent Fees and Royalties. Consultant must pay all license fees and royalties and assume all costs incidental to the use, in the performance of the work or the incorporation in the work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product, or device is specified in the Agreement for use in the performance of the work and if, to the actual knowledge of City, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights will be disclosed by City in the Agreement. Consultant must defend, indemnify and hold harmless City and anyone directly or indirectly employed by City from and against all claims, damages, losses, and expenses (including attorneys' fees) arising out of any infringement of patent rights or copyrights incidental to the use in the performance of the work, or resulting from the incorporation in the work of any invention, design, process, product, or device not specified in the Agreement, and must defend all such claims in connection with any alleged infringement of such rights.

License to City for Reasonable Use. With this Agreement, Consultant and its subconsultants hereby grant a license to City, its agents, employees, and representatives for an indefinite period of time to reasonably use, make copies, and distribute as appropriate the Documents, works or deliverables developed or created as a result of the Project and this Agreement. This license also includes the making of derivative works.

Documents to Bear Seal. Consultant and its subconsultants must endorse by professional seal all plans, works, and deliverables prepared by each for this Agreement as required by state law.

ITEM 5

City Council Memorandum **Community Services** **Memo No.** CP21-066

Date: January 28, 2021

To: Mayor and Council

Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Andy Bass, Community Services Director
Andrew Goh, Capital Projects Manager

From: Hafiz Noor, Engineering Project Manager

Subject: Construction Contract No. PR1905.401 with Nickle Contracting, LLC, for Lantana Ranch Park Phase I Improvements

---

Proposed Motion:

Move City Council award Construction Contract No. PR1905.401 to Nickle Contracting, LLC, for the Lantana Ranch Park Phase I Improvements, in an amount not to exceed $3,372,663.20.

Background/Discussion:

On January 30, 2020, Community Services Department staff facilitated a public meeting to receive input from Chandler citizens regarding the design of the park. On November 17, 2020, staff conducted a follow-up meeting with the Lantana Ranch Home Owners Association to discuss parking options for the new park. On March 3, 2020, the City's Parks and Recreation Board unanimously approved the conceptual design for the park. All feedback received during the public outreach process has been supportive of the new park design.

This project is for Phase I improvements to Lantana Ranch Park, located at the southeast corner of Queen Creek and McQueen roads, to provide open space turf areas, lighted multi-use courts, shaded aviation-themed playground, outdoor fitness equipment, lighted walkways, and park amenities.

The project scope of work consists of construction of removals, grading, concrete sidewalks, curbing, gutters, storm drainage, lighting, fencing, irrigation, trees, shrubs, turf, signage, playground surface and equipment, exercise equipment, multi-court surfaces and equipment, and other park amenities, including seating, trash receptacles, bike racks, dog waste stations, picnic tables, ramada, drinking fountain, and flagpole. The construction contract time is 150 calendar days following Notice to Proceed.

A related Professional Services Agreement with Dibble CM, LLC, and a related Professional Services Agreement with Environmental Planning Group, LLC, for the Lantana Ranch Park Phase I Improvements, are also scheduled for this City Council meeting.

Evaluation:

Six (6) bids were opened on December 21, 2020.
The bid results were as follows:

Contractor	Bid Total

Nickle Contracting, LLC	$3,372,663.20
DNG Construction, LLC	$3,381,800.49
Low Mountain Construction, Inc.	$3,386,238.14
Stratton Builders	$3,831,112.50
Hunter Contracting Co.	$3,976,964.83
Haydon Building Corp.	$4,100,000.00

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
427.4580.6210.0.6PR629	Parks SE Impact Fees	Lantana Ranch Park Site	$3,372,663.20	Y

Attachments

Contract
Location Map
Conceptual plan

CITY OF CHANDLER, ARIZONA
PUBLIC WORKS & UTILITIES DEPARTMENT
CAPITAL PROJECTS DIVISION

CONSTRUCTION CONTRACT

LANTANA RANCH PARK PHASE I

CITY PROJECT NO.: PR1905.401

MAYOR
Kevin Hartke

VICE MAYOR
René Lopez

COUNCIL

Matt Orlando
Jeremy McClymonds
Terry Roe
Sam Huang
Mark Stewart

_____

Andrew Goh, P.E.
Capital Projects Manager

CITY OF CHANDLER, ARIZONA

LANTANA RANCH PARK PHASE I

CITY PROJECT NO.: PR1905.401

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CONSTRUCTION SERVICES CONTRACT
PROJECT NO.: PR1905.401

THIS CONTRACT is made and entered into on the _____ day of _____, 20____, by and between City of Chandler, an Arizona municipal corporation, hereinafter called "City" and the "Contractor" designated below (City and Contractor may individually be referred to as "Party" and collectively referred to as "Parties").

City and Contractor agree as follows:

ARTICLE 1 - PARTICIPANTS AND PROJECT

CITY: **City of Chandler**
Capital Projects Manager: Andrew Goh
Phone: 480-782-3343
Email: andrew.goh@chandleraz.gov

CITY: **City of Chandler**
Construction Project Manager: Paul Ahlas
Phone: 480-782-3328
Email: paul.ahlas@chandleraz.gov

CONTRACTOR: **Nickle Contracting, LLC**
6267 S. 157th Way, Gilbert, AZ 85298
Arizona ROC No.: 107971
Federal Tax ID No.: 860789492
Business Organization: Limited Liability Company
State Where Organized: Arizona
Contractor Representative: Ryan Nickle
Phone: 480-497-8857
Email: ryan@nicklecontracting.com

DESIGN PROFESSIONAL: **Environmental Planning Group, LLC**
4141 N. 32nd St., Ste. 102, Phoenix, AZ 85019
Design Professional Representative: John Griffin
Phone: 602-956-4370
Email: jgriffin@epgllc.co

PROJECT DESCRIPTION:

Existing tree removal and protection, clearing and grubbing, demolition and removal of portions of the e sidewalk and existing concrete drainage scuppers, site grading and new drainage improvements, sidewa hardscape improvements, landscape and turf planting, new automatic reclaimed water irrigation systen booster pump, new custom airport-themed playground, fitness equipment and play surfacing, picnic ramada structure, sports court, site lighting improvements, electrical connections for power service, a new bottle fille chiller and associated water service connection, and site amenities. The new turf and landscape areas v irrigated with reclaimed water from an existing 8" reclaimed water line located in McQueen Road.

PROJECT DESCRIPTION: Southeast corner of McQueen Road and Queen Creek Road.

ARTICLE 2 - CONTRACT DOCUMENTS

2.1 CONTRACT DOCUMENTS

The Contract between City and Contractor will consist of the following Contract Documents:

1. This Construction Services Contract and all of its Exhibits, including Project Plans and Technical Specifications.
2. General Conditions and General Conditions Appendices, incorporated by reference.
3. Project Specific Special Provisions as set forth in Exhibit A, incorporated by reference.
4. Project Bid Proposal.

2.2 In the event of any inconsistency, conflict, or ambiguity between or among the Contract Documents, the Contract Documents will take precedence as described in Section 14.1.4 of the General Conditions.

2.3 DEFINITIONS

The definitions in Section 2 of the General Conditions apply to all the Contract Documents, including this Agreement. Additional definitions or defined terms applicable to all the Contract Documents for this Project, if any, include the following:

N/A

ARTICLE 3 - CONSTRUCTION SERVICES

3.1 GENERAL

3.1.1 Scope of Work. All terms and conditions are set forth in the Contract. Any terms and conditions and exceptions noted in the Contractor's proposal or other documents do not apply unless agreed to in this Contract or an approved addendum.

3.1.2 Contractor agrees this is a Unit Price Contract. Contractor agrees at its own cost and expense, to do all Work necessary required to fully, timely and properly complete the construction of the Project in strict accordance with the Contract Documents in a good and workmanlike manner, free and clear of all claims, liens, and charges whatsoever, in the manner and under the conditions specified, within the Contract time.

3.1.3 Contractor must provide all of the labor and materials, and perform the Work in accordance with Section 4 of the General Conditions. Some, but not all, of the major

components of the Construction Services and the corresponding subsections of Section 4 of the General Conditions are set forth below.

3.1.4 At all times relevant to this Contract and performance of the Work, the Contactor must fully comply with all Laws, Regulations, or Legal Requirements applicable to City, the Project and the Contract, including, without limitation, those set forth on attached Exhibit A.

3.1.5 Contractor must perform the Work under this Contract using only those firms, team members and individuals designated by Contractor consistent with Contractor's accepted Bid, or otherwise, approved by City pursuant to the General Conditions. No other entities or individuals may be used without the prior written approval of the Project Manager.

3.1.6 Contractor must comply with all terms and conditions of the General Conditions.

3.1.7 In the event of a conflict between this Contract and the General Conditions or an exhibit hereto or appendix thereto, the terms of this Contract will control.

3.1.8 Ownership of Work Product. Notwithstanding anything to the contrary in this Contract, all Work Product prepared or otherwise created in connection with the performance of this Contract, including the Work, are to be and remain the property of City. For purposes of this provision, "Work Product" will include all designs, drawings, plans, specifications, ideas, renderings and other information or matter, in whatever form created (e.g., electronic or printed) and in all media now known or hereinafter created. All Work Product will be considered Work Made for Hire as defined in the United States Copyright Act 17 U.S.C. § 101 (Copyright Act). If for any reason, any such Work is found not to be a Work Made for Hire, Contractor hereby transfers and assigns ownership of the copyright in such Work to City. The rights in this Section are exclusive to City in perpetuity.

3.2 CONTRACTOR'S PRE-CONTRACT AND PRE-WORK DELIVERABLES

3.2.1 The Contractor must provide the Deliverables in accordance with Section 4.2 of the General Conditions.

3.2.2 Any additional items which Contractor must deliver to City prior to commencing the Work on this Project, if any, include the following:

N/A

3.3 PRE-CONSTRUCTION CONFERENCE

Contractor must attend the Pre-Construction Conference in accordance with Section 4.3 of the General Conditions.

3.4 **PERFORMANCE OF THE WORK (INCLUDING FIELD MEASUREMENTS, SUBCONTRACTORS, AND SUPPLIERS)**

Contractor must perform the Work in accordance with Section 4.4 of the General Conditions.

3.5 **CONTROL OF THE PROJECT SITE**

Contractor must control and maintain the Project Site in accordance with Section 4.5 of the General Conditions.

3.6 **PROJECT SAFETY**

Contractor must implement and enforce Project safety in accordance with Section 4.6 of the General Conditions.

3.7 **MATERIALS QUALITY, SUBSTITUTIONS AND SHOP DRAWINGS**

Contractor must provide materials testing and submit substitute materials and Shop Drawings in accordance with Section 4.7 of the General Conditions.

3.8 **PROJECT RECORD DOCUMENTS**

Contractor must maintain and make available the Project Record Documents in accordance with Section 4.8 of the General Conditions.

3.9 **WARRANTY AND CORRECTION OF DEFECTIVE WORK**

Contractor must provide warranties and correct defective Work in accordance with Section 4.9 of the General Conditions.

ARTICLE 4 - CITY RESPONSIBILITIES

4.1 City will have the responsibilities, and provide the information specified in, and subject to the conditions set forth in, Section 5 of the General Conditions.

4.2 Additional services to be provided or responsibilities assumed, by City, if any, are listed below:

N/A

4.3 Additional information to be provided by City, if any, is listed below:

N/A

ARTICLE 5 - CONTRACT TIME

5.1 **GENERAL**

5.1.1 The total Contract Duration is **150** Calendar Days (including Substantial Completion by **120** Calendars Days and Final Acceptance by **30** Calendar Days).

5.1.2 The Contract Time will start with the Notice to Proceed (NTP) and end with Final Acceptance, as set forth in Article 5.4 below.

5.1.3 The Contract Time will be as set forth in the Project Schedule. Contractor agrees that it will commence performance of the Work and complete the Project through Final Acceptance within the Contract Time.

5.1.4 Time is of the essence of this Contract for the Project, and for each phase and designated Milestone thereof.

5.1.5 Failure on the part of Contractor to adhere to the approved Project Schedule will be deemed a material breach and sufficient grounds for termination of this Contract by City.

5.2 PROJECT SCHEDULE

5.2.1 The Project Schedule will be updated and maintained throughout Contractor's performance under this Contract in accordance with Section 6.2 of the General Conditions.

5.2.2 Work must be completed to meet the following milestones after the Notice to Proceed:

	Milestone		Time	Liquidated damages for delay	
1.		within	days	$	per calendar day

5.3 SUBSTANTIAL COMPLETION

Substantial Completion must be achieved no later than the Substantial Completion Date set forth in the Project Schedule. Substantial Completion will be determined in accordance with Section 6.3 of the General Conditions.

5.4 FINAL ACCEPTANCE

5.4.1 Final Acceptance will be obtained within the time period set forth in the Project Schedule.

5.4.2 Final Acceptance will be issued pursuant to Section 6.5 of the General Conditions.

5.5 LIQUIDATED DAMAGES

5.5.1 Substantial Completion Liquidated Damages. Contractor acknowledges and agrees that if Contractor fails to obtain Substantial Completion of the Work within the Contract Time, City will sustain extensive damages and serious loss as a result of such failure. The exact amount of such damages will be extremely difficult to ascertain. Therefore, City and Contractor agree that if Contractor fails to achieve Substantial Completion of the Work within the Contract Time, City will be entitled to retain or recover from Contractor, as liquidated damages and not as a penalty, the sum per calendar day as indicated in MAG § 108.9.

5.5.2 Final Acceptance Liquidated Damages. For the same reasons set forth in Article 5.5.1 above, City and Contractor further agree that if Contractor fails to achieve Final Acceptance of the Work within the Contract Time, City will be entitled to retain or recover from Contractor, as liquidated damages and not as a penalty, the sum per calendar day as indicated in MAG § 108.9 commencing from the actual date of Substantial Completion or Final Acceptance as required under the Contract.

5.5.3 MAG Liquidated Damages. Liquidated damages provisions in MAG § 108.9 will apply.

5.5.4 City may deduct liquidated damages described in this Article 5.5 from any unpaid amounts then or thereafter due Contractor under this Agreement. Any liquidated damages not so deducted from any unpaid amounts due Contractor will be payable to City at the demand of City, together with interest from the date of the demand at the highest lawful rate of interest payable by Contractor.

5.6 MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES ONLY

5.6.1 Contractor and City waive claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes.

1. Damages incurred by City for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and

2. Damages incurred by Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

5.6.2 This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Contract. Nothing contained in this Article 5.6 will be deemed to preclude an award of liquidated damages, when applicable, in accordance with Article 5.5 above.

5.6.3 Nothing herein will be deemed to constitute a waiver of any other remedy available to City in the event of Contractor's default under this Contract prior to full performance of the Work including, as applicable, specific performance or completion of the Work on behalf of Contractor, the cost and expense of which will be offset against any monies then or thereafter due to Contractor (if any) and otherwise immediately reimbursed to City by Contractor.

ARTICLE 6 - CONTRACT PRICE

6.1 CONTRACT PRICE

6.1.1 In exchange for Contractor's full, timely, and acceptable performances and construction of the Work under this Contract, and subject to all of the terms of this Contract, City will pay Contractor the "Contract Price," which is **$ 3,372,663.20**.

6.1.2 The Contract Price is all-inclusive and specifically includes all fees, cost, insurance and bond premiums, and taxes of any type necessary to fully, properly and timely perform and construct Work.

6.2 COSTS

For any portion of the Work which, either through this Contract, Change Order or otherwise, is performed and paid for on a cost, or time and materials basis, the costs which may be reimbursed to Contractor and chargeable against the Contract Price will be determined as set forth in MAG § 109.5.

ARTICLE 7 - PAYMENT

Payments will be made to Contractor in accordance with Section 8 of the General Conditions.

ARTICLE 8 - CHANGES TO THE CONTRACT

Changes to the Contract may be made in strict accordance with Section 9 of the General Conditions.

ARTICLE 9 - SUSPENSION AND TERMINATION

This Contract may be suspended or terminated in accordance with Section 10 of the General Conditions.

ARTICLE 10 - INSURANCE AND BONDS

10.1 Contractor must provide insurance in accordance with Sections 11.1 through 11.3 of the General Conditions. Contractor must provide proof of such insurance and all

required endorsements in forms acceptable to City prior to commencing any Work under this Contract.

10.2 Contractor must provide performance and payment bonds to City in Accordance with Section 11.4 of the General Conditions and A.R.S. § 34-222.

10.3 Failure to provide proof of insurance and the required endorsements, or the required bonds, in forms acceptable to City, will be a material breach and grounds for termination for cause of this Contract.

ARTICLE 11 - INDEMNIFICATION

Contractor must have and assume the indemnity obligations set forth in Section 12 of the General Conditions.

ARTICLE 12 - DISPUTE RESOLUTION

Any claims or disputes relating to this Contract will be resolved according to the dispute resolution process set forth in Section 13 of, and Appendix 6 to, the General Conditions.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Parties hereto have executed this Contract through their duly authorized representatives and bind their respective entitles as of the effective date.

"CITY"
CITY OF CHANDLER

MAYOR Date

Recommended By:

Andrew Goh, P.E. Date
Capital Projects Manager

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk Seal

"CONTRACTOR"
Nickle Contracting, LLC

Signature 12/30/2020 Date

Paul M. Egnew
Name

CFO
Title

ATTEST: If Corporation

Secretary

JOEL NICKLE
Notary Public - Arizona
Maricopa County
My Commission Expires
August 08,2021

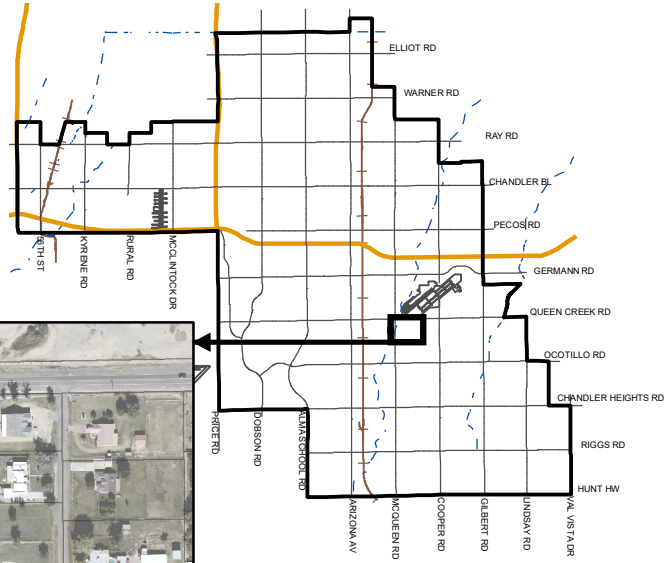
STATE OF ARIZONA)
)ss.
County of Maricopa)

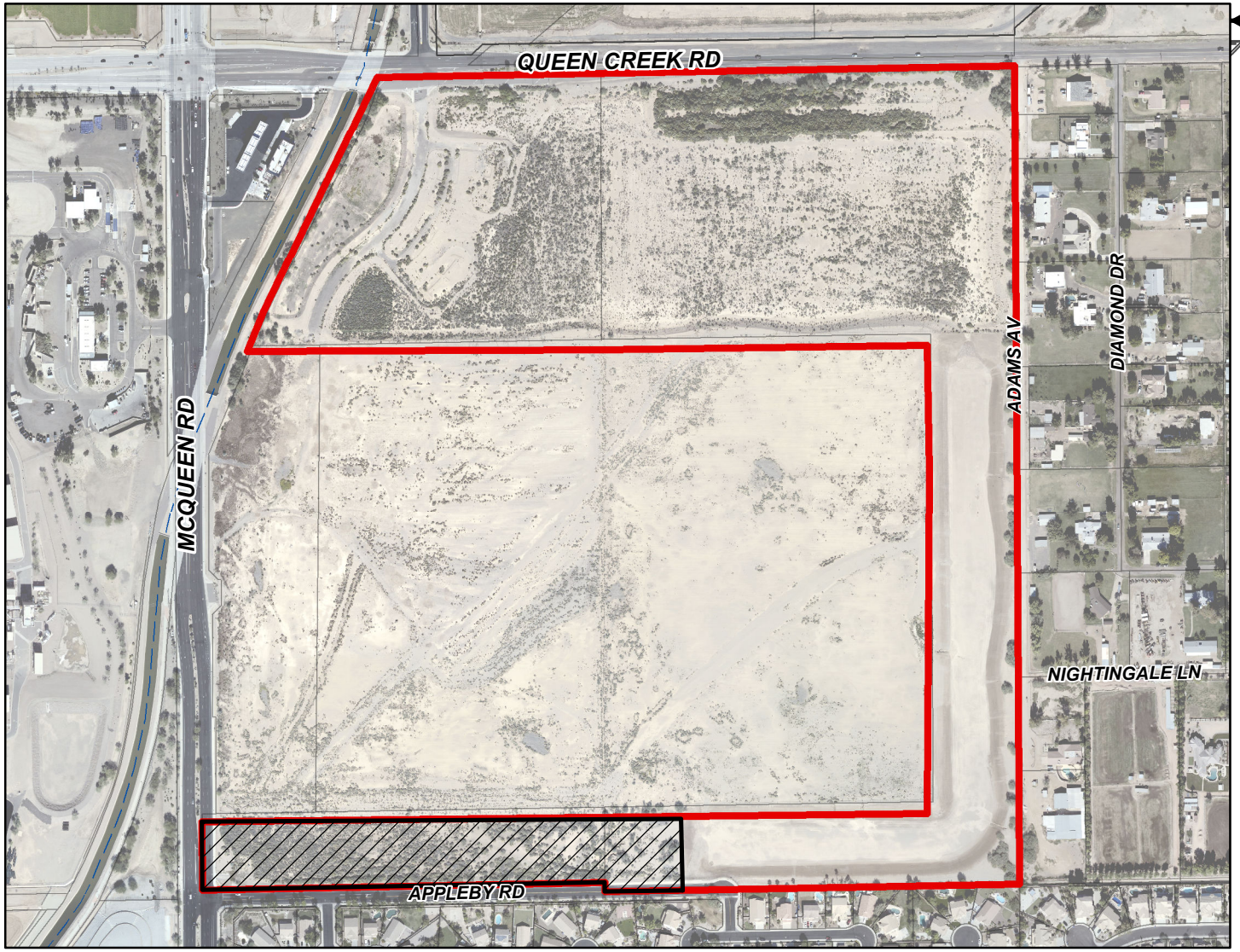
SUBSCRIBED AND SWORN TO before me, the undersigned notary public, by Paul Egnew who was identified as the CFO of Nickle Contracting on this 30 day of December, 2020.

My commission expires:
8/6/2021

Notary Public

LANTANA RANCH PARK PHASE I IMPROVEMENTS
PROJECT NO. PR1905.401





MEMO NO. CP21-066

PROJECT SITE PHASE 1

LANTANA RANCH PARK SITE

NTS

ChanGIS

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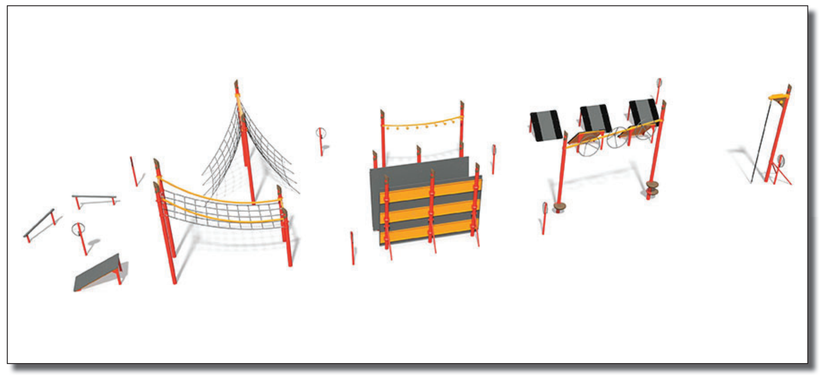
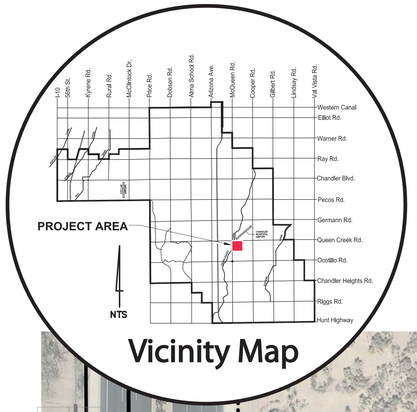
Airport-Themed Playground Example

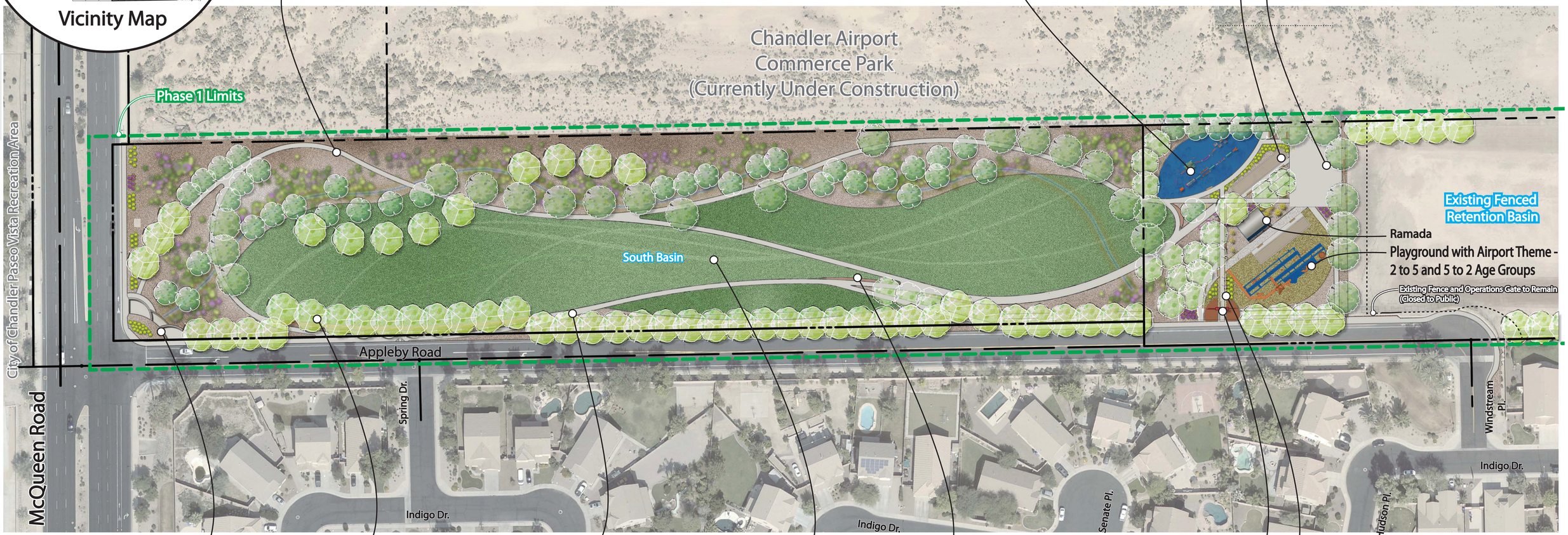


Representative Fitness Equipment

Representative Multi-Tiered Play



Vicinity Map



0 25' 50' 100'
SCALE: 1"=50'-0"
NORTH

CHANDLER arizona

LANTANA RANCH PARK
PHASE 1 CONCEPT PLAN

epg Sustainable Solutions. Thriving Environments.

CHANDLER arizona
Community of Innovation

City Council Memorandum **Community Services** **Memo No.** CP21-068

Date: January 28, 2021

To: Mayor and Council

Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Andy Bass, Community Services Director
Andrew Goh, Capital Projects Manager

From: Hafiz Noor, Engineering Project Manager

Subject: Professional Services Agreement No. PR1905.451 with Dibble CM, LLC, for Lantana Ranch Park Phase I Improvements Construction Management Services

---

Proposed Motion:

Move City Council award Professional Services Agreement No. PR1905.451 to Dibble CM, LLC, for the Lantana Ranch Park Phase I Improvements Construction Management Services, in an amount not to exceed $169,150.

Background/Discussion:

This project is for Phase I improvements to Lantana Ranch Park, located at the southeast corner of Queen Creek and McQueen roads to provide open space turf areas, lighted multi-use courts, shaded aviation-themed playground, outdoor fitness equipment, lighted walkways, and park amenities.

The project scope of work includes pre-construction assistance, contractor oversight, construction administration, construction inspection, utility coordination, schedule review, review of progress payments, response to shop drawings and submittals for design compliance, materials testing quality assurance, and project close-out. The contract completion time is 210 calendar days following Notice to Proceed.

A related Construction Contract with Nickle Contracting, LLC, and a related Professional Services Agreement with Environmental Planning Group, LLC, for the Lantana Ranch Park Phase I Improvements, are also scheduled for this City Council meeting.

Evaluation:

The City's selection process was conducted in accordance with City policy and procedure and State law. Staff recommends approval of this agreement with Dibble CM, LLC, based on qualifications, relevant firm experience, team experience, project understanding, and project approach.

Fiscal Impact

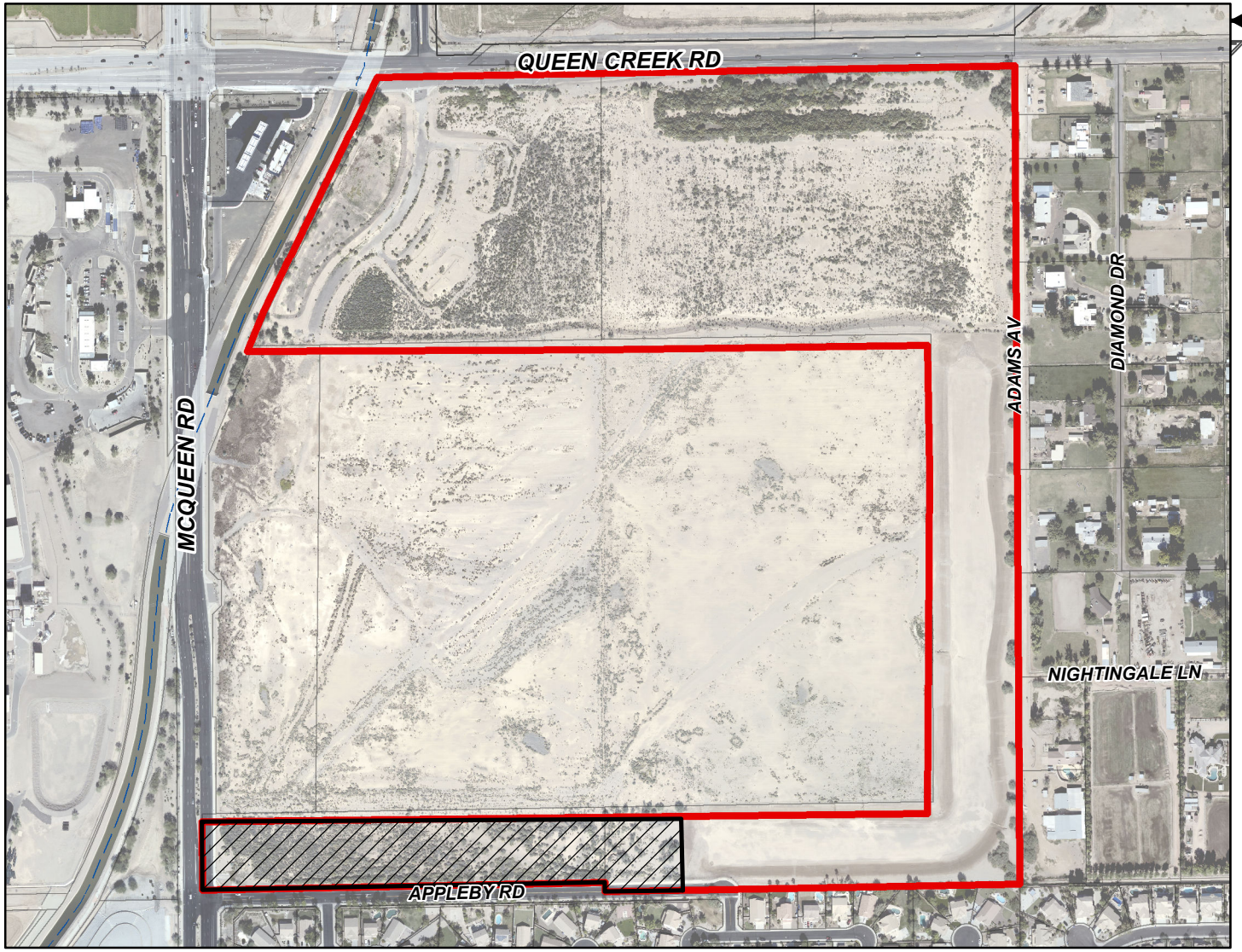
Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N

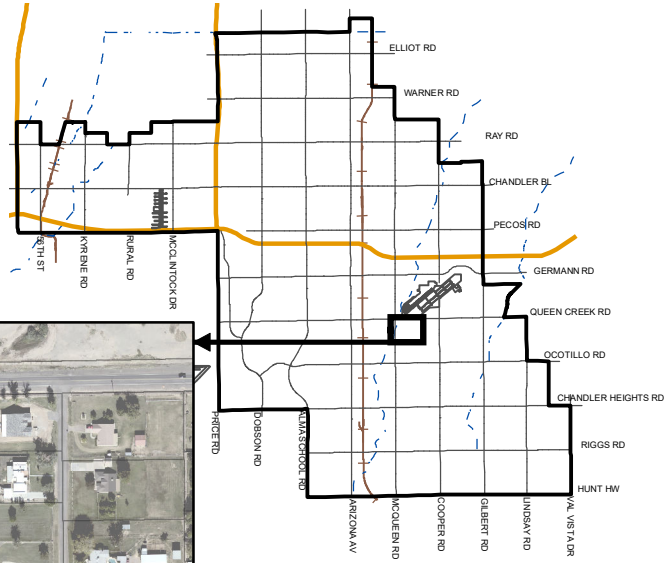
427.4580.6210.0.6PR629	Parks SE Impact Fees	Lantana Ranch Park Site	$169,150	Y

Attachments

Location Map
Agreement

LANTANA RANCH PARK PHASE I IMPROVEMENTS
CONSTRUCTION MANAGEMENT SERVICES
PROJECT NO. PR1905.451





MEMO NO. CP21-068

PROJECT SITE PHASE 1

LANTANA RANCH PARK SITE

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CHANDLER arizona
Community of Innovation

PROFESSIONAL SERVICES AGREEMENT
Construction Management Services
LANTANA RANCH PARK PHASE I IMPROVEMENTS

Project No. PR1905.451

Council Date: January 28, 2021 Item No. INSERT #

THIS AGREEMENT ("Agreement") is made and entered into on the _____ day of_____, 2021 ("Effective Date"), by and between City of Chandler, an Arizona municipal corporation, ("City"), and **Dibble CM, LLC**, a Delaware limited liability company, ("Consultant") (City and Consultant may individually be referred to as "Party" and collectively referred to as "Parties").

RECITALS

A. City proposes to engage Consultant to provide Select Agreement Type for **LANTANA RANCH PARK PHASE I IMPROVEMENTS** project as more fully described in **Exhibit "A"**, which is attached to and made a part of this Agreement by this reference.

B. Consultant is ready, willing, and able to provide the services described in **Exhibit "A"** for the compensation and fees set forth and as described in **Exhibit "B"**, which is attached to and made a part of this Agreement by this reference.

C. City desires to contract with Consultant to provide these services under the terms and conditions set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and the mutual promises contained in this Agreement, City and Consultant agree as follows:

SECTION I--CONSULTANT'S SERVICES

Consultant must perform the services described in **Exhibit "A"** to City's satisfaction within the terms and conditions of this Agreement and within the care and skill that a person who provides similar services in Chandler, Arizona exercises under similar conditions. All work or services furnished by Consultant under this Agreement must be performed in a skilled and workmanlike manner. All fixtures, furnishings, and equipment furnished by Consultant as part of the work or services under this Agreement must be new, or the latest model, and of the most suitable grade and quality for the intended purpose of the work or service.

SECTION II--PERIOD OF SERVICE

Consultant must perform the services described in **Exhibit "A"** for the term of this Agreement. Unless amended in writing by the Parties, the Agreement term expires **210** calendar days after the Notice to Proceed (NTP) Date.

SECTION III--PAYMENT OF COMPENSATION AND FEES

Unless amended in writing by the Parties, Consultant's compensation and fees as more fully described in **Exhibit "B"** for performance of the services approved and accepted by City under this Agreement must not exceed **$169,150** for the full term of the Agreement. Consultant may not increase any compensation or fees under this Agreement without the City's prior written consent. Consultant must submit monthly requests for payment of services approved and accepted during the previous billing period and must include, as applicable, detailed invoices and receipts, a narrative description of the tasks accomplished during the billing period, a list of any deliverables submitted, and any subconsultant's or supplier's actual requests for payment plus similar narrative and listing of their work. Consultant must submit an Application and Certification for Payment Sheet with the monthly request for payment to: CapitalProjects.Payables@chandleraz.gov. Payment for those services negotiated as a lump sum will be made in accordance with the percentage of the work completed during the preceding billing period. Services negotiated as a not-to-exceed fee will be paid in accordance with the work effort expended on the service during the preceding month. All requests for payment must be submitted to City for review and approval. City will make payment for approved and accepted services within 30 calendar days of City's receipt of the request for payment. Consultant bears all responsibility and liability for any and all tax obligations that result from Consultant's performance under this Agreement.

SECTION IV--CITY'S OBLIGATIONS

As part of Consultant's services under this Agreement, City will provide furnished items, services, or obligations as detailed in **Exhibit "D"**.

SECTION V--GENERAL CONDITIONS

5.1 Notices. Unless otherwise provided herein, demands under this Agreement must be in writing and will be deemed to have been duly given and received either (a) on the date of service if personally served on the party to whom notice is to be given, or (b) on the third day after the date of the postmark of deposit by first class United States mail, registered or certified, postage prepaid and properly addressed as follows:

To City:	City of Chandler Public Works & Utilities Department Attn: City Engineer P.O. Box 4008, Mail Stop 407 Chandler, AZ 85244-4008

With a Copy to:	Project Manager City of Chandler Public Works & Utilities Department P.O. Box 4008, Mail Stop 407 Chandler, AZ 85244-4008
To Consultant:	Mr. Marc Stern Dibble CM, LLC 7878 N. 16th Street Phoenix, AZ 85020

5.2 Records/Audit. Records of Consultant's direct personnel payroll, reimbursable expenses pertaining to this Agreement and records of accounts between City and Consultant must be kept on the basis of generally accepted accounting principles and must be made available to City and its auditors for up to three years following City's final acceptance of the services under this Agreement. City, its authorized representative, or any federal agency, reserves the right to audit Consultant's records to verify the accuracy and appropriateness of all cost and pricing data, including data used to negotiate this Agreement and any amendments. City reserves the right to decrease the total amount of Agreement price or payments made under this Agreement or request reimbursement from Consultant following final contract payment on this Agreement if, upon audit of Consultant's records, the audit discloses Consultant has provided false, misleading, or inaccurate cost and pricing data. Consultant will include a similar provision in all of its contracts with subconsultants who provide services under the Agreement to ensure that City, its authorized representative, or the appropriate federal agency, has access to the subconsultants' records to verify the accuracy of all cost and pricing data. City reserves the right to decrease Contract price or payments made on this Agreement or request reimbursement from Consultant following final payment on this Agreement if the above provision is not included in subconsultant agreements, and one or more subconsultants refuse to allow City to audit their records to verify the accuracy and appropriateness of all cost and pricing data. If, following an audit of this Agreement, the audit discloses Consultant has provided false, misleading, or inaccurate cost and pricing data, and the cost discrepancies exceed 1% of the total Agreement billings, Consultant will be liable for reimbursement of the reasonable, actual cost of the audit.

5.3 Alteration in Character of Work. Whenever an alteration in the character of work results in a substantial change in this Agreement, thereby materially increasing or decreasing the scope of services, cost of performance, or Project schedule, the work will be performed as directed by City. However, before any modified work is started, a written amendment must be approved and executed by City and Consultant. Such amendment must not be effective until approved by City. Additions to, modifications, or deletions from this Agreement as provided herein may be made, and the compensation to be paid to Consultant may accordingly be adjusted by mutual agreement of the Parties. It is distinctly understood and agreed that no claim for extra services or materials furnished by Consultant will be allowed by City except as provided herein, nor must Consultant do any work or furnish any materials not covered by this Agreement unless such work is first authorized in writing. Any such work or materials furnished by Consultant without prior written authorization will be at Consultant's own risk, cost, and expense, and Consultant hereby agrees that without

written authorization Consultant will make no claim for compensation for such work or materials furnished.

5.4 Termination. City and Consultant hereby agree to the full performance of the covenants contained herein, except that City reserves the right, at its discretion and without cause, to terminate or abandon any service provided for in this Agreement, or abandon any portion of the Project for which services have been performed by Consultant. In the event City abandons or suspends the services, or any part of the services as provided in this Agreement, City will notify Consultant in writing and immediately after receiving such notice, Consultant must discontinue advancing the work specified under this Agreement. Upon such termination, abandonment, or suspension, Consultant must deliver to City all drawings, plans, specifications, special provisions, estimates and other work entirely or partially completed, together with all unused materials supplied by City. Consultant must appraise the work Consultant has completed and submit Consultant's appraisal to City for evaluation. City may inspect Consultant's work to appraise the work completed. Consultant will receive compensation in full for services performed to the date of such termination. The fee will be paid in accordance with Section III of this Agreement, and as mutually agreed upon by Consultant and City. If there is no mutual agreement on payment, the final determination will be made in accordance with the "Disputes" provision in this Agreement. However, in no event may the fee exceed the fee set forth in Section III of this Agreement nor as amended in accordance with Section "Alteration in Character of Work." City will make the final payment within 60 days after Consultant has delivered the last of the partially completed items and the Parties agree on the final fee. If City is found to have improperly terminated the Agreement for cause or default, the termination will be converted to a termination for convenience in accordance with the provisions of this Agreement.

5.5 Indemnification. To the extent permitted by law, the Consultant ("Indemnitor") must indemnify, save and hold harmless City and its officers, officials, agents and employees ("Indemnitee") from any and all claims, actions, liabilities, damages, losses or expenses (including court costs, attorneys' fees and costs of claim processing, investigation and litigation) ("Claims") caused or alleged to be caused, in whole or in part, by the wrongful, negligent or willful acts, or errors or omissions of Consultant or any of its owners, officers, directors, agents, employees, or subconsultants in connection with this Agreement. This indemnity includes any claim or amount arising out of or recovered under workers' compensation law or on account of the failure of Consultant to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. Consultant must indemnify Indemnitee from and against any and all Claims, except those arising solely from Indemnitee's own negligent or willful acts or omissions. Consultant is responsible for primary loss investigation, defense and judgment costs where this indemnification applies. In consideration of the award of this Agreement, Consultant agrees to waive all rights of subrogation against Indemnitee for losses arising from or related to this Agreement. The obligations of Consultant under this provision survive the termination or expiration of this Agreement.

5.6 Insurance Requirements. Consultant must procure insurance under the terms and conditions and for the amounts of coverage set forth in **Exhibit "C"** against claims that may arise from or relate to performance of the work under this Agreement by Consultant and its

agents, representatives, employees, and subconsultants. Consultant and any subconsultant must maintain this insurance until all of their obligations have been discharged, including any warranty periods under this Agreement. These insurance requirements are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement. City in no way warrants that the minimum limits stated in **Exhibit "C"** are sufficient to protect Consultant from liabilities that might arise out of the performance of the work under this Agreement by Consultant, Consultant's agents, representatives, employees, or subconsultants. Consultant is free to purchase such additional insurance as may be determined necessary.

5.7 Cooperation and Further Documentation. Consultant agrees to provide City such other duly executed documents as may be reasonably requested by City to implement the intent of this Agreement.

5.8 Successors and Assigns. City and Consultant each bind itself, its partners, successors, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, assigns, and legal representatives of such other party in respect to all covenants of this Agreement. Neither City nor Consultant may assign, sublet, or transfer its interest in this Agreement without the written consent of the other party. In no event may any contractual relation be created between any third party and City.

5.9 Disputes. In any dispute arising out of an interpretation of this Agreement or the duties required not disposed of by agreement between Consultant and City, the final determination at the administrative level will be made by City Engineer.

5.10 Completeness and Accuracy of Consultant's Work. Consultant must be responsible for the completeness and accuracy of Consultant's services, data, and other work prepared or compiled under Consultant's obligation under this Agreement and must correct, at Consultant's expense, all willful or negligent errors, omissions, or acts that may be discovered. Correction of errors disclosed and determined to exist during any construction of the project on architectural or engineering drawings and specifications must be accomplished by Consultant. The cost of the design necessary to correct those errors attributable to Consultant and any damage incurred by City as a result of additional construction costs caused by such engineering or architectural errors will be chargeable to Consultant and will not be considered a cost of the Work. The fact that City has accepted or approved Consultant's work will in no way relieve Consultant of any of Consultant's responsibilities.

5.11 Reporting. Written monthly reports, along with updated work schedules, will be made by Consultant in the format prescribed by City. These reports will be delivered to City per schedule. When requested by City, Consultant will attend Council meetings and provide finished documents including correspondence for Council action, supporting charts, graphs, drawings and colored slides of same.

5.12 Withholding Payment. City reserves the right to withhold funds from Consultant's payments up to the amount equal to the claims City may have against Consultant until such time that a settlement on those claims has been reached.

5.13 City's Right of Cancellation. The Parties acknowledge that this Agreement is subject to cancellation by City under the provisions of Section 38-511, Arizona Revised Statutes (A.R.S.).

5.14 Independent Consultant. For this Agreement Consultant constitutes an independent contractor. Any provisions in this Agreement that may appear to give City the right to direct Consultant as to the details of accomplishing the work or to exercise a measure of control over the work means that Consultant must follow the wishes of City as to the results of the work only. These results must comply with all applicable laws and ordinances.

5.15 Project Staffing. Prior to the start of any work under this Agreement, Consultant must submit to City detailed resumes of key personnel that will be involved in performing services prescribed in the Agreement. City hereby acknowledges its acceptance of such personnel to perform services under this Agreement. At any time hereafter that Consultant desires to change key personnel while performing under the Agreement, Consultant must submit the qualifications of the new personnel to City for prior approval. Key personnel include, but are not limited to, principals-in-charge, project manager, and project Consultant. Consultant will maintain an adequate and competent staff of qualified persons, as may be determined by City, throughout the performance of this Agreement to ensure acceptable and timely completion of the Scope of Services. If City objects, with reasonable cause, to any of Consultant's staff, Consultant must take prompt corrective action acceptable to City and, if required, remove such personnel from the Project and replace with new personnel agreed to by City.

5.16 Consultants or Subconsultants. Prior to beginning the work, Consultant must furnish City for approval the names of consultants or subconsultants to be used under this Agreement. Any subsequent changes are subject to City's written prior approval.

5.17 Force Majeure. If either party is delayed or prevented from the performance of any act required under this Agreement by reason of acts of God or other cause beyond the control and without fault of the Party (financial inability excepted), performance of that act may be excused, but only for the period of the delay, if the Party provides written notice to the other Party within ten days of such act. The time for performance of the act may be extended for a period equivalent to the period of delay from the date written notice is received by the other Party.

5.18 Compliance with Federal Laws. Consultant understands and acknowledges the applicability of the Americans with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989 to it. Consultant agrees to comply with these laws in performing this Agreement and to permit City to verify such compliance.

5.19 No Israel Boycott. By entering into this Agreement, Consultant certifies that Consultant is not currently engaged in, and agrees for the duration of the Agreement, not to engage in a boycott of Israel as defined by state statute.

5.20 Legal Worker Requirements. A.R.S. § 41-4401 prohibits City from awarding a contract to any consultant who fails, or whose subconsultants fail, to comply with A.R.S. § 23-214(A). Therefore, Consultant agrees Consultant and each subconsultant it uses warrants their

compliance with all federal immigration laws and regulations that relate to their employees and their compliance with § 23-214, subsection A. A breach of this warranty will be deemed a material breach of the Agreement and may be subject to penalties up to and including termination of the Agreement. City retains the legal right to inspect the papers of any Consultant's or subconsultant's employee who provides services under this Agreement to ensure that Consultant and subconsultants comply with the warranty under this provision.

5.21 Lawful Presence Requirement. A.R.S. §§ 1-501 and 1-502 prohibit City from awarding a contract to any natural person who cannot establish that such person is lawfully present in the United States. To establish lawful presence, a person must produce qualifying identification and sign a City-provided affidavit affirming that the identification provided is genuine. This requirement will be imposed at the time of contract award. This requirement does not apply to business organizations such as corporations, partnerships, or limited liability companies.

5.22 Covenant Against Contingent Fees. Consultant warrants that no person has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, and that no member of the Chandler City Council, or any City employee has any interest, financially, or otherwise, in Consultant's firm. For breach or violation of this warrant, City may annul this Agreement without liability or, at its discretion, to deduct from the Agreement price or consideration, the full amount of such commission, percentage, brokerage, or contingent fee.

5.23 Non-Waiver Provision. The failure of either Party to enforce any of the provisions of this Agreement or to require performance of the other Party of any of the provisions hereof must not be construed to be a waiver of such provisions, nor must it affect the validity of this Agreement or any part thereof, or the right of either Party to thereafter enforce each and every provision.

5.24 Disclosure of Information Adverse to City's Interests. To evaluate and avoid potential conflicts of interest, Consultant must provide written notice to City, as set forth in this Section, of any work or services performed by Consultant for third parties that may involve or be associated with any real property or personal property owned or leased by City. Such notice must be given 7 business days prior to commencement of the services by Consultant for a third party, or 7 business days prior to an adverse action as defined below. Written notice and disclosure must be sent in accordance with Section 6.7 above. An adverse action under this Agreement includes, but is not limited to: (a) using data as defined in the Agreement acquired in connection with this Agreement to assist a third party in pursuing administrative or judicial action against City; or (b) testifying or providing evidence on behalf of any person in connection with an administrative or judicial action against City; or (c) using data to produce income for Consultant or its employees independently of performing the services under this Agreement, without the prior written consent of City. Consultant represents that except for those persons, entities, and projects identified to City, the services performed by Consultant under this Agreement are not expected to create an interest with any person, entity, or third party project that is or may be adverse to City's interests. Consultant's failure to provide a written notice and disclosure of the information

as set forth in this Section constitute a material breach of this Agreement.

5.25 Data Confidentiality and Data Security. As used in the Agreement, "data" means all information, whether written or verbal, including plans, photographs, studies, investigations, audits, analyses, samples, reports, calculations, internal memos, meeting minutes, data field notes, work product, proposals, correspondence and any other similar documents or information prepared by, obtained by, or transmitted to Consultant or its subconsultants in the performance of this Agreement. The Parties agree that all data, regardless of form, including originals, images, and reproductions, prepared by, obtained by, or transmitted to Consultant or its subconsultants in connection with Consultant's or its subconsultant's performance of this Agreement is confidential and proprietary information belonging to City. Except as specifically provided in this Agreement, Consultant or its subconsultants must not divulge data to any third party without City's prior written consent. Consultant or its subconsultants must not use the data for any purposes except to perform the services required under this Agreement. These prohibitions do not apply to the following data provided to Consultant or its subconsultants have first given the required notice to City: (a) data which was known to Consultant or its subconsultants prior to its performance under this Consultant or its subconsultants by a third party, who to the best of Consultant's or its subconsultants' knowledge and belief, had the legal right to make such disclosure and Consultant or its subconsultants are not otherwise required to hold such data in confidence; or (c) data which is required to be disclosed by virtue of law, regulation, or court order, to which Consultant or its subconsultants are subject. In the event Consultant or its subconsultants are required or requested to disclose data to a third party, or any other information to which Consultant or its subconsultants became privy as a result of any other contract with City, Consultant must first notify City as set forth in this Section of the request or demand for the data. Consultant or its subconsultants must give City sufficient facts so that City can be given an opportunity to first give its consent or take such action that City may deem appropriate to protect such data or other information from disclosure. All data must continue to be subject to the confidentiality agreements of this Agreement. Consultant or its subconsultants assume all liability to maintain the confidentiality of the data in its possession and agrees to compensate City if any of the provisions of this Section are violated by Consultant, its employees, agents or subconsultants. Solely for the purposes of seeking injunctive relief, it is agreed that a breach of this Section must be deemed to cause irreparable harm that justifies injunctive relief in court. Consultant agrees that the requirements of this Section must be incorporated into all subagreements entered into by Consultant. A violation of this Section may result in immediate termination of this Agreement without notice.

5.26 Personal Identifying Information-Data Security. Personal identifying information, financial account information, or restricted City information, whether electronic format or hard copy, must be secured and protected at all times by Consultant or its subconsultants. At a minimum, Consultant or its subconsultants must encrypt or password-protect electronic files. This includes data saved to laptop computers, computerized devices, or removable storage devices. When personal identifying information, financial account information, or restricted City information, regardless of its format, is no longer necessary, the information must be redacted or destroyed through appropriate and secure methods that ensure the information cannot be viewed, accessed, or reconstructed. In the event that

data collected or obtained by Consultant or its subconsultants in connection with this Agreement is believed to have been compromised, Consultant or its subconsultants must immediately notify City contact. Consultant agrees to reimburse City for any costs incurred by City to investigate potential breaches of this data and, where applicable, the cost of notifying individuals who may be impacted by the breach. Consultant agrees that the requirements of this Section must be incorporated into all subcontracts entered into by Consultant. It is further agreed that a violation of this Section must be deemed to cause irreparable harm that justifies injunctive relief in court. A violation of this Section may result in immediate termination of this Agreement without notice. The obligations of Consultant or its subconsultants under this Section must survive the termination of this Agreement.

5.27 Jurisdiction and Venue. This Agreement is made under, and must be construed in accordance with and governed by the laws of the State of Arizona without regard to the conflicts or choice of law provisions thereof. Any action to enforce any provision of this Agreement or to obtain any remedy with respect hereto must be brought in the courts located in Maricopa County, Arizona, and for this purpose, each Party hereby expressly and irrevocably consents to the jurisdiction and venue of such court.

5.28 Survival. All warranties, representations, and indemnifications by Consultant must survive the completion or termination of this Agreement.

5.29 Modification. Except as expressly provided herein to the contrary, no supplement, modification, or amendment of any term of this Agreement will be deemed binding or effective unless in writing and signed by the Parties.

5.30 Severability. If any provision of this Agreement or the application to any person or circumstance may be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application will not be affected and will be enforceable to the fullest extent permitted by law.

5.31 Integration. This Agreement contains the full agreement of the Parties. Any prior or contemporaneous written or oral agreement between the Parties regarding the subject matter is merged and superseded.

5.32 Time is of the Essence. Time of each of the terms, covenants, and conditions of this Agreement is hereby expressly made of the essence.

5.33 Date of Performance. If the date of performance of any obligation or the last day of any time period provided for should fall on a Saturday, Sunday, or holiday for City, the obligation will be due and owing, and the time period will expire, on the first day after which is not a Saturday, Sunday or legal City holiday. Except as may otherwise be set forth in this Agreement, any performance provided for herein will be timely made if completed no later than 5:00 p.m. (Chandler time) on the day of performance.

5.34 Third Party Beneficiary. Nothing under this Agreement will be construed to give any rights or benefits in the Agreement to anyone other than City and Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and

exclusive benefit of City and Consultant and not for the benefit of any other party.

5.35 Conflict in Language. All work performed must conform to all applicable City of Chandler codes, ordinances, and requirements as outlined in this Agreement. If there is a conflict in interpretation between provisions in this Agreement and those in **Exhibit "A"**, the provisions in this Agreement prevail.

5.36 Document/Information Release. Documents and materials released to Consultant, which are identified by City as sensitive and confidential, are City's property. The document/material must be issued by and returned to City upon completion of the services under this Agreement. Consultant secondary distribution, disclosure, copying, or duplication in any manner is prohibited without City's prior written approval. The document/material must be kept secure at all times. This directive applies to all City documents, whether in photographic, printed, or electronic data format.

5.37 Exhibits. The following exhibits are made a part of this Agreement and are incorporated by reference:

Exhibit A - Scope of Services / Schedule
Exhibit B - Compensation and Fees
Exhibit C - Insurance Requirements
Exhibit D - Special Conditions
Exhibit E – Federal Requirements (if applicable)

5.38 Special Conditions. As part of the services Consultant provides under this Agreement, Consultant agrees to comply with and fully perform the special terms and conditions set forth in **Exhibit "D"**, which is attached to and made a part of this Agreement.

5.39 Non-Discrimination and Anti-Harassment Laws. Consultant must comply with all applicable City, state, and federal non-discrimination and anti-harassment laws, rules, and regulations.

5.40 Licenses and Permits. Beginning with the Effective Date and for the full term of this Agreement, Consultant must maintain all applicable City, state, and federal licenses and permits required to fully perform Consultant's services under this Agreement.

5.41 Warranties. Consultant must furnish a one-year warranty on all work and services performed under this Agreement. Consultant must furnish, or cause to be furnished, a two-year warranty on all fixtures, furnishings, and equipment furnished by Consultant, subconsultants or suppliers under this Agreement. Any defects in design, workmanship, or materials that do not comply with this Agreement must be corrected by Consultant (including, but not limited to, all parts and labor) at Consultant's sole cost and expense. All written warranties and redlines for as-built conditions must be delivered to City on or before City's final acceptance of Consultant's services under this Agreement.

5.42 Cooperative Purchasing Agreement (S.A.V.E. – Strategic Alliance for Volume Expenditures). In addition to City of Chandler and with the approval of Consultant, this

Agreement may be extended for use by other municipalities, school districts, and government agencies of the State. Any such usage by other entities must be in accordance with the ordinance, charter, or procurement rules and regulations of the respective political entity.

5.43 Budget Approval into Next Fiscal Year. This Agreement will commence on the Effective Date and continue in full force and effect until it is terminated or expires in accordance with the provisions of this Agreement. The Parties recognize that the continuation of this Agreement after the close of the City's fiscal year, which ends on June 30 of each year, is subject to the City Council's approval of a budget that includes an appropriation for this item as an expenditure. The City does not represent that this budget item will be actually adopted. This determination is solely made by the City Council.

SIGNATURE PAGE TO FOLLOW

This Agreement will be in full force and effect only when it has been approved and executed by the duly authorized City officials.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

"CITY"
CITY OF CHANDLER

_____
MAYOR

Recommended By:

_____
Andrew Goh, P.E.
Capital Projects Manager

APPROVED AS TO FORM:

_____
City Attorney JMB

ATTEST:

_____
City Clerk Seal

"CONSULTANT"
Dibble CM, LLC

_____ 12.28.2020
Signature Date

KC Brandon
Print Name

President
Title

kbrandon@dibblecm.com
Email

EXHIBIT "A"
SCOPE OF SERVICES/SCHEDULE

DIBBLECM

EXHIBIT "A"

CONSTRUCTION MANAGEMENT
SCOPE OF SERVICES
PR1905.401 Lantana Ranch Park Phase 1 Improvements

PROJECT TASKS

1. PRE-CONSTRUCTION ASSISTANCE

A. Task 1.1 Preconstruction Assistance

i. Consultant must attend the pre-construction meeting.

ii. Consultant must attend the pre-construction public meeting.

iii. Consultant must attend coordination meeting with the Public Outreach Consultant to review improvements and properties requiring specific outreach efforts.

2. CONSTRUCTION MANAGEMENT

A. Task 2.1 Weekly Construction Meetings

i. Consultant must conduct weekly construction meetings. Each meeting includes agenda and minutes; Request for Information (RFI); Shop Drawing; Request for Information (RFI); Field Directive (FD); Material Certification; and Allowance Logs. Consultant assumes 20 weekly meetings will be held.

B. Task 2.2 CPM Schedule

i. Consultant must review and evaluate Contractor's initial CPM schedule and provide recommendations for acceptance.

ii. Consultant must review Contractor's monthly CPM schedule updates submitted with each payment application, identify CPM tasks behind schedule that may affect critical path items, project substantial and final completion dates and initiate correspondence to City regarding those tasks. Consultant assumes 5 reviews of updated CPM schedule.

C. Task 2.3 Requests for Information (RFI's)

i. Consultant must review, evaluate, and respond to Contractor Requests for Information (RFI's); and prepare and maintain a submittal log of all RFI's. Consultant assumes a maximum of 10 RFI responses.

D. Task 2.4 Shop Drawing Submittals

i. Consultant must review, evaluate, and respond to Contractor shop drawing submittals; and prepare and maintain a submittal log of all shop drawing submittals. Consultant assumes a maximum of 25 reviews.

E. Task 2.5 Requests for Proposal (RFP)

i. Consultant must prepare Requests for Proposal (RFP) documents detailing requested additional work tasks; review and evaluate Contractor RFP responses (cost derivatons) with approval recommendations; and prepare and maintain a submittal log list of all RFP's. Consultant assumes 10 RFPs.

F. Task 2.6 Field Directives (FD's)

i. Consultant must prepare Field Directive (FD) documents detailing requested additional work tasks; review and evaluate Contractor FD responses with approval recommendations; and prepare and maintain a submittal log list of all FD's. Consultant assumes 10 FD's.

G. Task 2.7 Contractor Payment Applications

i. Consultant must review and evaluate Contractor monthly payment applications and make recommendation for payment; maintain a weekly record of constructed pay quantities and compile monthly totals; and coordinate payment application with the City quantity report and the inspectors' daily logs. Consultant assumes a maximum of 5 payment applications, with 2 reviews each.

H. Task 2.8 Public Outreach =N/A

i. Consultant must provide public outreach services, whether by Consultant or subconsultant. Tasks will include: create and maintain project website; maintain a 24-hour bilingual project hotline to respond to inquiries, complaints and maintain a call log; public weekly email updates; public interactions with property owners as a liaison between property owners and the City; coordination meetings; project meetings; public meeting coordination; federal funds required partnering process (project team partnering meeting, maintaining status).

3. CONSTRUCTION INSPECTION

A. Task 3.1 Inspection Services

i. Consultant must provide weekly construction inspection to verify materials and installations conform to construction documents; prepare daily inspection reports documenting Contractor construction activities and progress during field inspection visits; and perform intermittent erosion control inspections. Consultant assumes 1 inspector full time 40 hrs. per week for 5 months. Consultant also assumes a total of 30 hrs. of overtime.

B. Task 3.2 Landscape / Irrigation Inspection Services = N/A

i. Consultant must provide Irrigation system layout and installation observations; attend and observe irrigation system pressure tests; and attend a nursery visit to tag and inspect plant material. Consultant assumes site visits.

C. Task 3.3 Project Closeout

i. Consultant must compile non-conformance list prior to Substantial Completion; schedule and conduct Substantial Completion inspection; prepare Substantial Completion punch list generated from Substantial Completion inspection; track items on punch list and note completed items; and complete and distribute Substantial Completion certificates.

ii. Consultant must schedule and conduct Final Completion inspection; and complete and distribute Final Completion certificates.

4. UTILITY COORDINATION

A. Task 4.1 Utility Coordination =N/A

i. Consultant must complete Acceptance of Construction (AOC) applications and submit to MCESD for reclaimed water booster pump and potable water/sewer improvements.

5. MATERIALS TESTING =N/A

A. Task 5.1 Quality Control (QC) Test Program

i. Consultant must review and verify Contractor's Quality Control material test type and frequencies are consistent with City and MAG; review and evaluate

Contractor's QC test schedule and provide recommendations on acceptance; and review and evaluate all Contractor sampling, test, and inspection results for conformance with construction documents.

B. Task 5.2 Quality Assurance (QA) Test Program

i. Consultant must prepare and maintain a materials Quality Assurance plan per City and MAG.

ii. Consultant must coordinate with Contractor's testing representative to obtain required QA tests and sample; complete sampling and compaction testing of subgrade (including lime-stabilized subgrade base), aggregate base and asphalt concrete materials in new asphalt concrete pavement areas; complete sampling and compaction testing of subgrade, aggregate base (where required) and concrete for new curbs, gutters, sidewalks and concrete pavement and structures; and complete sampling and compaction testing of backfill for new irrigation, sewer, water, storm drain pipe, and dry utilities.

6. RECORD DRAWINGS

A. **Task 6.1 Record Drawings**

i. Review and monitor Contractor's weekly updates on red-line drawing set.

ASSUMPTION, CLARIFICATIONS, AND EXCLUSIONS

1. Application fees for City reviews and permits will be paid by CITY.
2. The Owner's Allowance will only be utilized with prior written approval from the City representative.
3. The Direct Expense Allowance will be used for normal reimbursable expenses on the project. Items must be billed at cost and backup must be provided with pay applications.

EXHIBIT "B"
COMPENSATION AND FEES

DIBBLECM

EXHIBIT "B"
CONSTRUCTION MANAGEMENT
SCOPE OF SERVICES
FEE SCHEDULE
PR1905.401 Lantana Ranch Park Phase 1 Improvements

Task	Description	Cost
1	**PRE-CONSTRUCTION ASSISTANCE**	
1.1	Pre-Construction Assistance	$ 1,250.00
	SUBTOTAL TASK 1:	**$ 1,250.00**
2	**CONSTRUCTION MANAGEMENT**	
2.1	Weekly Construction Meetings	$ 13,000.00
2.2	CPM Schedule	$ 2,500.00
2.3	Requests for Information (RFI)	$ 5,000.00
2.4	Shop Drawing Submittals	$ 6,000.00
2.5	Requests for Proposal (RFP)	$ 5,000.00
2.6	Field Directive (FD)	$ 5,000.00
2.7	Contractor Payment Applications	$ 2,500.00
2.8	Public Outreach	$ -
	SUBTOTAL TASK 2:	**$ 39,000.00**
3	**CONSTRUCTION INSPECTION**	
3.1	Inspection Services	$ 110,400.00
3.2	Landscape/Irrigation Inspection Services (IF APPLICABLE)	$ -
3.3	Project Closeout	$ 6,250.00
	SUBTOTAL TASK 3:	**$ 116,650.00**
4	**UTILITY COORDINATION**	
4.1	Utility Coordination	$ -
	SUBTOTAL TASK 4:	**$ -**
5	**MATERIALS TESTING**	
5.1	QC Test Program	$ -
5.2	QA Test Program	$ -
	SUBTOTAL TASK 5:	**$ -**
6	**RECORD DRAWINGS**	
6.1	Record Drawings	$ 2,250.00
	SUBTOTAL TASK 6:	**$ 2,250.00**

SUBCONSULTANTS	
Subconsultant Name	$ -
Subconsultant Name	$ -
Subconsultant Name	$ -
Subconsultant Name	$ -
SUBTOTAL SUBCONSULTANTS:	**$ -**

ALLOWANCES	
Direct Expense Allowance	$ -
Owner's Allowance	$ 10,000.00
SUBTOTAL ALLOWANCES:	**$ 10,000.00**

PROJECT TOTAL:	**$ 169,150.00**

EXHIBIT "C"
INSURANCE REQUIREMENTS

1. General.

1.1 At the same time as execution of this Agreement, Consultant must furnish City a certificate of insurance on a standard insurance industry ACORD form. The ACORD form must be issued by an insurance company authorized to transact business in the State of Arizona possessing a current A.M. Best, Inc. rating of A-7, or better and legally authorized to do business in the State of Arizona with policies and forms satisfactory to City. Provided, however, the A.M. Best rating requirement will not be deemed to apply to required Workers' Compensation coverage.

1.2 Consultant and any of its subconsultants must procure and maintain, until all of their obligations have been discharged, including any warranty periods under this Agreement are satisfied, the insurances set forth below.

1.3 The insurance requirements set forth below are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement.

1.4 City in no way warrants that the minimum insurance limits contained in this Agreement are sufficient to protect Consultant from liabilities that might arise out of the performance of the Agreement services under this Agreement by Consultant, its agents, representatives, employees, subconsultants, and Consultant is free to purchase any additional insurance as may be determined necessary.

1.5 Failure to demand evidence of full compliance with the insurance requirements in this Agreement or failure to identify any insurance deficiency will not relieve Consultant from, nor will it be considered a waiver of its obligation to maintain the required insurance at all times during the performance of this Agreement.

1.6 Use of subconsultants: If any work is subcontracted in any way, Consultant must execute a written contract with subconsultant containing the same Indemnification Clause and Insurance Requirements as City requires of Consultant in this Agreement. Consultant is responsible for executing the Agreement with the subconsultant and obtaining Certificates of Insurance and verifying the insurance requirements.

2. Minimum Scope and Limits of Insurance. Consultant must provide coverage with limits of liability not less than those stated below.

2.1 *Professional Liability.* If the Agreement is the subject of any professional services or work performed by Consultant, or if Consultant engages in any professional services or work adjunct or residual to performing the work under this Agreement, Consultant must maintain Professional Liability insurance covering errors and omissions arising out of the work or services performed by Consultant, or anyone employed by Consultant, or anyone whose acts, mistakes, errors and omissions Consultant is legally liable, with a liability limit of $1,000,000 each claim and $2,000,000 all claims. In the event the Professional Liability

insurance policy is written on a "claims made" basis, coverage must extend for 3 years past completion and acceptance of the work or services, and Consultant, or its selected Design Professional will submit Certificates of Insurance as evidence the required coverage is in effect. The Design Professional must annually submit Certificates of Insurance citing that the applicable coverage is in force and contains the required provisions for a 3 year period.

2.2 *Commercial General Liability-Occurrence Form.* Consultant must maintain "occurrence" form Commercial General Liability insurance with a limit of not less than $2,000,000 for each occurrence, $4,000,000 aggregate. Said insurance must also include coverage for products and completed operations, independent contractors, personal injury and advertising injury. If any Excess insurance is utilized to fulfill the requirements of this paragraph, the Excess insurance must be "follow form" equal or broader in coverage scope than underlying insurance.

2.3 *Automobile Liability-Any Auto or Owned, Hired and Non-Owned Vehicles*
Vehicle Liability: Consultant must maintain Business/Automobile Liability insurance with a limit of $1,000,000 each accident on Consultant owned, hired, and non-owned vehicles assigned to or used in the performance of Consultant's work or services under this Agreement. If any Excess or Umbrella insurance is utilized to fulfill the requirements of this paragraph, the Excess or Umbrella insurance must be "follow form" equal or broader in coverage scope than underlying insurance.

2.4 *Workers Compensation and Employers Liability Insurance:* Consultant must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Consultant employees engaged in the performance of work or services under this Agreement and must also maintain Employers' Liability insurance of not less than $1,000,000 for each accident and $1,000,000 disease for each employee.

3. Additional Policy Provisions Required.

3.1 *Self-Insured Retentions or Deductibles.* Any self-insured retentions and deductibles must be declared and approved by City. If not approved, City may require that the insurer reduce or eliminate any deductible or self-insured retentions with respect to City, its officers, officials, agents, employees, and volunteers.

3.1.1. Consultant's insurance must contain broad form contractual liability coverage.

3.1.2. Consultant's insurance coverage must be primary insurance with respect to City, its officers, officials, agents, and employees. Any insurance or self-insurance maintained by City, its officers, officials, agents, and employees will be in excess of the coverage provided by Consultant and must not contribute to it.

3.1.3. Consultant's insurance must apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

3.1.4. Coverage provided by Consultant must not be limited to the liability assumed under the indemnification provisions of this Agreement.

3.1.5. The policies must contain a severability of interest clause and waiver of subrogation against City, its officers, officials, agents, and employees, for losses arising from Work performed by Consultant for City.

3.1.6. Consultant, its successors and or assigns, are required to maintain Commercial General Liability insurance as specified in this Agreement for a minimum period of 3 years following completion and acceptance of the Work. Consultant must submit a Certificate of Insurance evidencing Commercial General Liability insurance during this 3 year period containing all the Agreement insurance requirements, including naming City of Chandler, its agents, representatives, officers, directors, officials and employees as Additional Insured as required.

3.1.7. If a Certificate of Insurance is submitted as verification of coverage, City will reasonably rely upon the Certificate of Insurance as evidence of coverage but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement.

3.2. *Insurance Cancellation During Term of Contract/Agreement.*

3.2.1. If any of the required policies expire during the life of this Agreement, Consultant must forward renewal or replacement Certificates to City within 10 days after the renewal date containing all the required insurance provisions.

3.2.2. Each insurance policy required by the insurance provisions of this Agreement must provide the required coverage and must not be suspended, voided or canceled except after thirty (30) days prior written notice has been given to City, except when cancellation is for non-payment of premium, then ten (10) days prior notice may be given. Such notice must be sent directly to Chandler Law-Risk Management Department, Post Office Box 4008, Mailstop 628, Chandler, Arizona 85225. If any insurance company refuses to provide the required notice, Consultant or its insurance broker must notify City of any cancellation, suspension, non-renewal of any insurance within seven (7) days of receipt of insurers' notification to that effect.

3.3 City as Additional Insured. The policies are to contain, or be endorsed to contain, the following provisions:

3.3.1. The Commercial General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions: City, its officers, officials, agents, and employees are additional insureds with respect to liability arising out of activities performed by, or on behalf of, Consultant including City's general supervision of Consultant; Products and Completed operations of Consultant; and automobiles owned, leased, hired, or borrowed by Consultant.

3.3.2. City, its officers, officials, agents, and employees must be additional insureds to the full limits of liability purchased by Consultant even if those limits of liability are in excess of those required by this Agreement.

EXHIBIT "D"
SPECIAL CONDITIONS

Standard Details and Specifications. Consultant must be familiar with City's latest revision of the MAG Specifications and MAG Standard Details as amended by City. City's current amendment to the MAG Specifications, part of City's Unified Development Manual, may be found and downloaded from City's website at http://www.chandleraz.gov/udm.

City Ownership of Project Documents. All work products (electronically or manually generated) including, but not limited to: plans, specifications, cost estimates, field notes, tracings, studies, investigations, design analyses, original drawings, original mylars, Computer Aided Drafting and Design (CADD) file diskettes which reflect all final drawings, and other related documents which are prepared in the performance of this Agreement (collectively referred to as "Documents") are to be and remain the property of City and are to be delivered to the Project Manager before the final payment is made to Consultant. In the event these Documents are altered, modified or adapted without the written consent of Consultant, which consent Consultant must not unreasonably withhold, City agrees to hold Consultant harmless to the extent permitted by law from the legal liability arising out of City's alteration, modification or adaptation of the Documents.

Re-use of Documents. The parties agree the documents, drawings, specifications and designs, although the property of City, are prepared for this specific project and are not intended nor represented by Consultant to be suitable for re-use for any other project. Any re-use without written verification or adaptation by Consultant for the specific purpose intended will be at City's sole risk and without liability or legal exposure to Consultant.

Patent Fees and Royalties. Consultant must pay all license fees and royalties and assume all costs incidental to the use, in the performance of the work or the incorporation in the work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product, or device is specified in the Agreement for use in the performance of the work and if, to the actual knowledge of City, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights will be disclosed by City in the Agreement. Consultant must defend, indemnify and hold harmless City and anyone directly or indirectly employed by City from and against all claims, damages, losses, and expenses (including attorneys' fees) arising out of any infringement of patent rights or copyrights incidental to the use in the performance of the work, or resulting from the incorporation in the work of any invention, design, process, product, or device not specified in the Agreement, and must defend all such claims in connection with any alleged infringement of such rights.

License to City for Reasonable Use. With this Agreement, Consultant and its subconsultants hereby grant a license to City, its agents, employees, and representatives for an indefinite period of time to reasonably use, make copies, and distribute as appropriate the Documents, works or deliverables developed or created as a result of the Project and this Agreement. This license also includes the making of derivative works.

Documents to Bear Seal. Consultant and its subconsultants must endorse by professional seal all plans, works, and deliverables prepared by each for this Agreement as required by state law.

CHANDLER arizona
Community of Innovation

City Council Memorandum **Community Services Memo No.** N/A

Date: January 28, 2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Andy Bass, Community Services Director
From: Jeffrey Larsen, Parks Operations and Maintenance Manager
Subject: Agreement No. CS0-670-4172, Amendment No. 1, with Ewing Irrigation and Landscape Supply, Inc., for Irrigation Supplies

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Proposed Motion:

Move City Council approve Agreement No. CS0-670-4172, Amendment No. 1, with Ewing Irrigation and Landscape Supply, Inc., for irrigation supplies, in an amount not to exceed $350,000, for one year, April 1, 2021, through March 31, 2022.

Background/Discussion:

Since 1990, the Parks Division has utilized a centralized irrigation system to control area lighting and irrigation in Chandler parks. The existing system is 30 years old and has become unreliable with frequent communication problems and component failures. It is also becoming difficult to find parts or obtain support for the existing system.

The Parks Division's goal is to convert all the old controllers to a new system within two years. Last year, Baseline irrigation equipment was installed at 23 parks. The new system offers several advantages over the existing, outdated system. The new technology focuses on conserving water and provides cloud storage services. This feature allows staff to access the system from anywhere through a phone, tablet, or desktop. Baseline also has several local representatives, which will reduce the lead time on parts and service. The cities of Scottsdale and Avondale and the Town of Gilbert have also converted over to the Baseline system.

This contract will allow staff to purchase Baseline irrigation equipment for the remaining parks that have the old irrigation system. Attached is a map showing the locations where the new equipment will be installed.

Evaluation:

On March 26, 2020, City Council approved an agreement with Ewing Irrigation and Landscape Supply, Inc., for irrigation supplies, for a one-year period, with the option of up to four one-year extensions. The Contractor has agreed to extend for one additional year at the same terms, conditions and a 3.5% price increase staff finds to be fair and reasonable.

Fiscal Impact

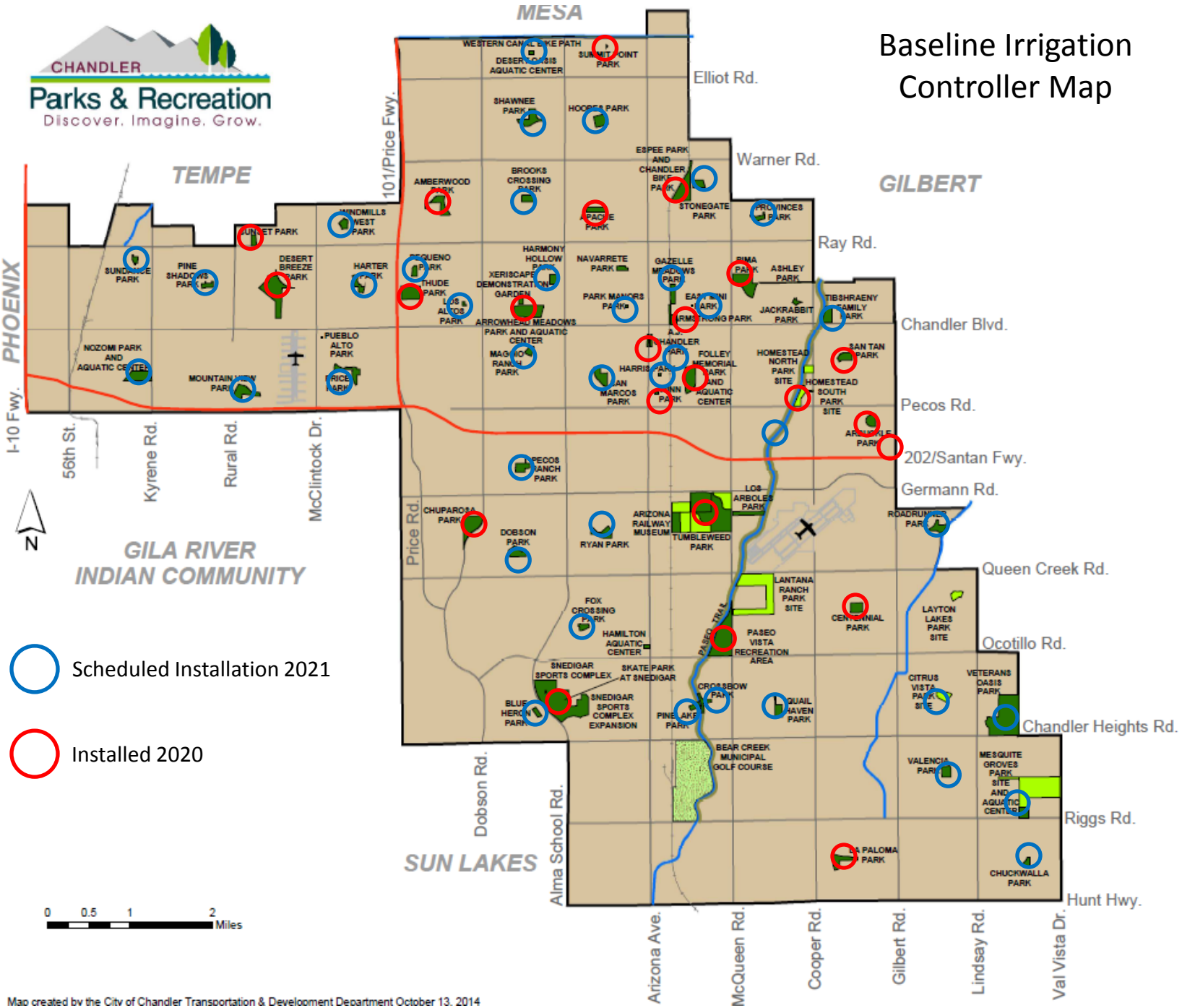
Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
401.4580.6419.0.6PR644.0	General Government Capital	Centralized Irrigation Sys Replace	$350,000	Y

Attachments

Baseline Controller Map

CS0-670-4172 Irrigation Supplies Amendment One

Baseline Irrigation Controller Map



City Clerk Document No. _____

City Council Meeting Date: January 28, 2021

AMENDMENT TO CITY OF CHANDLER AGREEMENT
IRRIGATION SUPPLIES
CITY OF CHANDLER AGREEMENT NO. CS0-670-4172

THIS AMENDMENT NO. 1 (Amendment No. 1) is made and entered into by and between the City of Chandler, an Arizona municipal corporation (City), and Ewing Irrigation and Landscape Supply, Inc., (Contractor), (City and Contractor may individually be referred to as Party and collectively referred to as Parties) and made _____ , 20___ (Effective Date).

RECITALS

WHEREAS, the Parties entered into an agreement for irrigation supplies (Agreement); and

WHEREAS, the term of the Agreement was April 1, 2020, through March 31, 2021, with the option of up to four one-year extensions; and

WHEREAS, the Parties wish to exercise the first option through this Amendment to extend the Agreement for one year.

AGREEMENT

NOW THEREFORE, the Parties agree as follows:

1. The recitals are accurate and are incorporated and made a part of the Agreement by this reference.

2. Section 4, Price is amended to read as follows: The City will pay the Contractor the per unit cost set forth in Revised Exhibit B of the original Agreement, attached to and made a part of this Amendment No. 1. Total payments made to the Contractor during the term of this Amendment No. 1 will not exceed $350,000.

3. Section 5, Term is amended to read as follows: The Agreement is extended for a one-year period April 1, 2021, through March 31, 2022.

4. All other terms and conditions of the Agreement remain unchanged and in full force and effect. If a conflict or ambiguity arises between this Amendment No. 1 and the Agreement, the terms and conditions in this Amendment No. 1 prevail and control.

IN WITNESS WHEREOF, the Parties have entered into this Amendment on the Effective Date.

FOR THE CITY

By: _____

Its: Mayor

APPROVED AS TO FORM:

By: _____
City Attorney TMC

ATTEST:

By: _____
City Clerk

FOR THE CONTRACTOR

By: _____

Its: Account Manager

Item No.	Part No.	Item Description	Estimated Quantity	Unit Cost
1	BL-3200X-R48	Controller with 48-station powered biCoder in 16-gauge powder-coated metal wall mount cabinet. Supports up to 200 zones.	23	$4,371
2	BL-5200X-R24	24-station 5200R-Series Powered biCoder in large metal wall mount cabinet	6	$1,197
3	BL-SUBSTN-X-R12	SubStation with 12-station 5200R-Series Powered biCoder in 16-gauge powder-coated metal wall mount cabinet.	2	$1,959.
4	BL-XP	16-gauge powder-coated pedestal base for X wall mount cabinets	5	$750
5	BL-5201PR	Direct burial pump start/stop relay switching biCoder	14	$306
6	BL-SUBSTN-X-R24	SubStation with 24-station 5200R-Series Powered biCoder in 16-gauge powder-coated metal wall mount cabinet.	9	$2,295
7	BL-3200X-R36	Controller with 36-station powered biCoder in 16-gauge powder-coated metal wall mount cabinet. Supports up to 200 zones.	3	$4035
8	BL-5200X-R12	12-station 5200R-Series Powered biCoder in a large metal wall mount cabinet	3	$861
9	BL-5200X-R36	36-station 5200R-Series Powered biCoder in a large metal wall mount cabinet	3	$1,518
10	BL-3200X-R24	Controller with 24-station powered biCoder in 16-gauge powder-coated metal wall mount cabinet. Supports up to 200 zones.	1	$3,714
11	BL-SUBSTN-X-R48	SubStation with 48-station 5200R-Series Powered biCoder in 16-guage powder-coated metal wall mount cabinet	1	$2952
12	47025161	BL-BMW2-PLUS-5Y MULTIYEAR PLAN	30	$1105.55
13	47026030	BL-BMW2-SUBSTN-5Y	15	$550
14	47023336	BL-SUBSTNX-R36 36STA SUB X-CAB	3	$2616
15	47001615	BL-CLOUD-LTE-VZ-X MOD VERIZON	46	$795
16	47021075	BL-5201MV MASTER VLV BICODER	36	$168
17	47021070	BL-5201PR PUMP START RELAY	14	$306
18	47021030	BL-5308 FLOW SENSOR BICODER	1	$327

Discount off other Baseline products not listed __40_%

CHANDLER arizona
Community of Innovation

City Council Memorandum **Development Services** **Memo No.** DS21-100

Date:	January 28, 2021
To:	Mayor and Council
Thru:	Marsha Reed, City Manager Joshua H. Wright, Assistant City Manager Derek D. Horn, Development Services Director Louis Kneip, Development Engineering Manager
From:	Jason Richardson, Plan Review Manager
Subject:	PLT20-0031, Chandler Crossing Amended
Request:	Replat Approval
Location:	Northeast corner of Arizona Avenue and Chandler Heights Road
Applicant:	Stuart Rayburn

Proposed Motion:

Move City Council approve Replat PLT20-0031, Chandler Crossing, located at the northeast corner of Arizona Avenue and Chandler Heights Road, Amended as recommended by Development Services Staff.

Background Data:

- 16.27 acre commercial site with 4 lots
- Zoned PAD

Purpose:

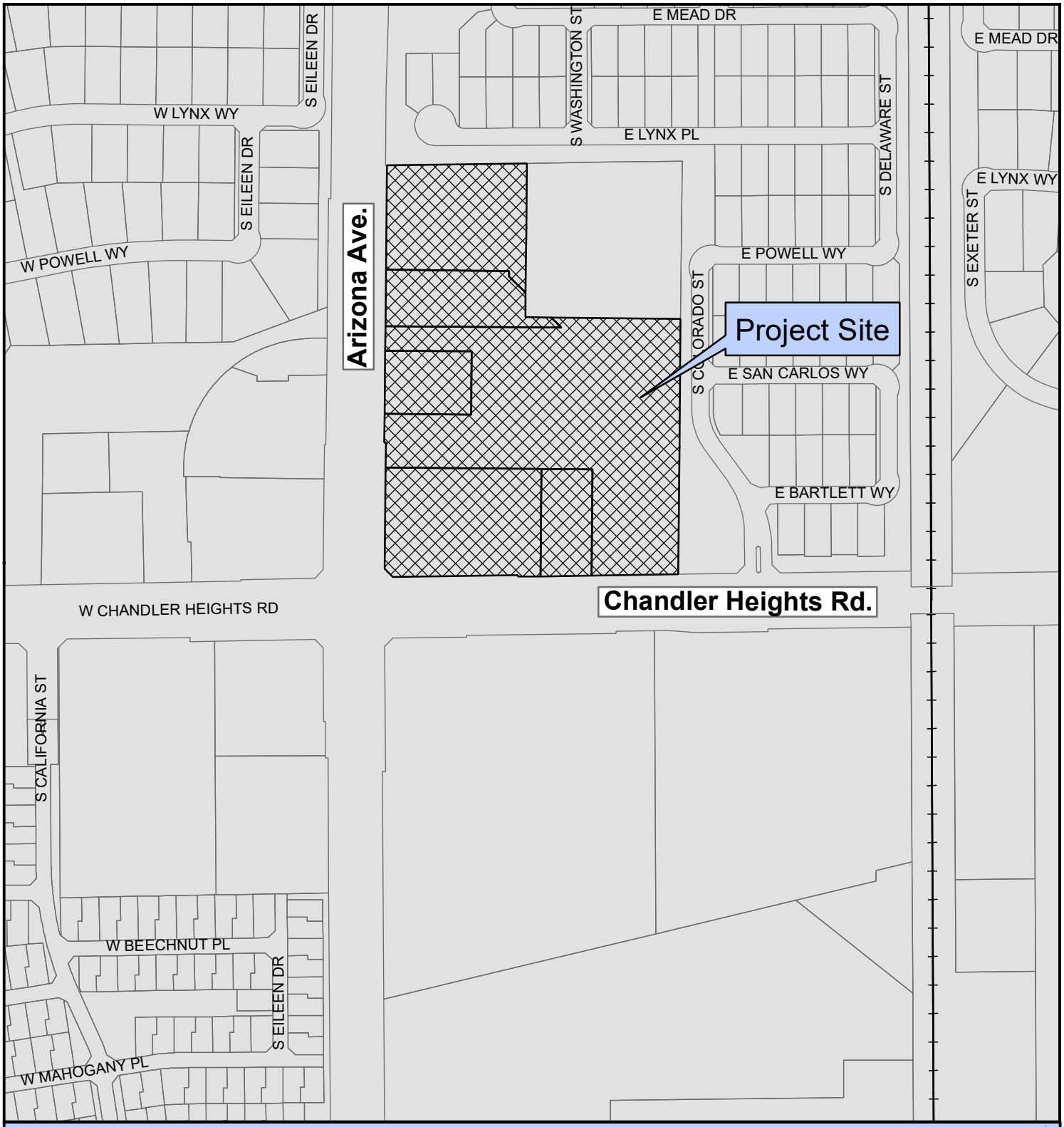
The previously approved plat created four commercial lots. This replat makes minor adjustments to several lot lines, affecting a total of four lots. The site has already been developed and no lots are being added or removed.

Recommended Conditions of Approval

Not Applicable

Attachments

Map
Aerial Photo
Exhibit

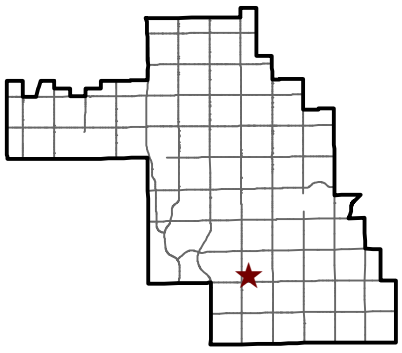


PLT20-0031 Chandler Crossings

N

Project Details

Zoning Case-DVR07-0014 Chandler Heights Retail
16.26 Acres
Commercial/Retail



Chandler Arizona
Where Values Make The Difference

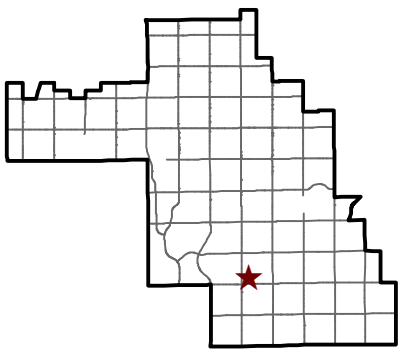
City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

PLT20-0031 Chandler Crossings

N

Project Details

Zoning Case-DVR07-0014 Chandler Heights Retail
16.26 Acres
Commercial/Retail

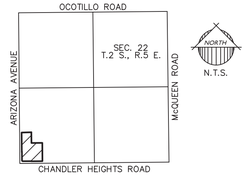


Chandler Arizona
Where Values Make The Difference

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

CHANDLER CROSSING AMENDED

A REPLAT OF LOTS 1 THROUGH 4
CHANDLER CROSSING, AS RECORDED IN BOOK 1283 OF MAPS, PAGE 13, BEING A REPLAT
OF SHOPPES AT CHANDLER HEIGHTS, AS RECORDED IN BOOK 1018 OF MAPS, PAGE 46,
MARICOPA COUNTY RECORDS, AND ALSO LOCATED WITHIN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THE SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS PLAT OF "CHANDLER CROSSING AMENDED", A REPLAT OF CHANDLER CROSSING, AS RECORDED IN BOOK 1283 OF MAPS, PAGE 13, BEING A REPLAT OF SHOPPES AT CHANDLER HEIGHTS, AS RECORDED IN BOOK 1018 OF MAPS, PAGE 46, MARICOPA COUNTY RECORDS, AND ALSO LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH STREETS, LOTS AND TRACTS SHALL BE KNOWN BY THE NAME, NUMBER, AND LETTER GIVEN TO EACH RESPECTIVELY.

EASEMENTS FOR THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITY LINES AND FACILITIES, ARE DEDICATED AS SHOWN ON THIS PLAT. UTILITY PROVIDERS SHALL COMPLY WITH ANY APPLICABLE CODES, REGULATIONS, AND FRANCHISES OF THE CITY OF CHANDLER BEFORE ENTERING AN EASEMENT AND SHALL ASSUME FULL RESPONSIBILITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF THEIR UTILITY LINES AND FACILITIES.

OWNER HEREBY DEDICATES TO ALL APPLICABLE UTILITIES, SERVICE PROVIDERS AND THE CITY OF CHANDLER PUBLIC UTILITY EASEMENTS FOR THE BENEFIT OF PUBLIC UTILITIES, AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF NECESSARY UTILITIES. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNER HEREBY DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES, GOVERNMENT VEHICLES AND/OR TRASH REMOVAL VEHICLES OVER AND ACROSS LOT 1A THROUGH 4A TO THE CITY OF CHANDLER AS DESIGNATED ON THIS PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN RIGHT-OF-WAY TO BACK OF CURB, SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF: THE SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20__.

BY: THE SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20__.

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED A BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOCUMENT NO. 2015-0876480, THEREATER PARTIAL RELEASE AND PARTIAL RECONVEYANCE OF DEED OF TRUST PER DOCUMENT NO. 2016-0389620, THEREAFTER MODIFICATION AGREEMENT AMENDING DEED OF TRUST PER DOCUMENT NO. 2016-0483911, THEREAFTER COLLATERAL ASSIGNMENT OF DECLARANT'S RIGHTS PER DOCUMENT NO. 2016-0483912 AND THEREAFTER SECOND MODIFICATION AGREEMENT AMENDING DEED OF TRUST PER DOCUMENT NO. 2017-0453638, RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTION RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____ _____, 20__.

BY: _____

ITS: _____

ACKNOWLEDGMENT

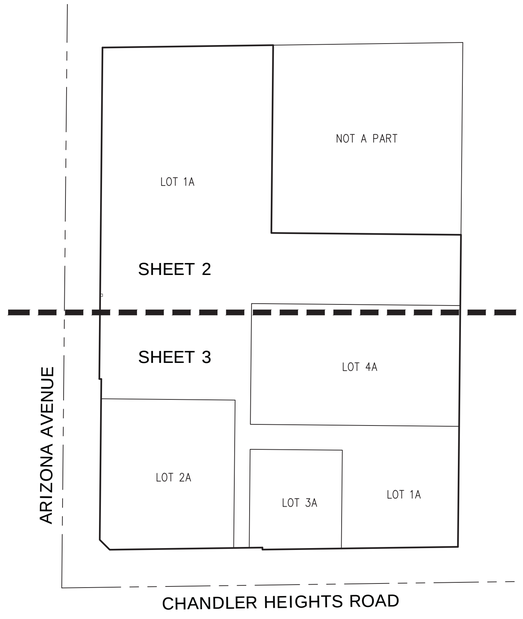
STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20__.



KEY MAP
NTS

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
NET LOTS 1A-4A	578,154	13.2726
NEW R/W	0	0
NET AREA	578,154	13.2726
EXISTING RIGHT OF WAY	130,546	2.9969
GROSS AREA	708,700	16.2695

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2-3 - PLAN SHEET

SURVEYOR:

CONSULTANT:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: MARY F. KENNEDY, RLS

LEGAL DESCRIPTION

LOTS 1 THROUGH 4 OF CHANDLER CROSSING, ACCORDING TO THE PLAT RECORDED IN BOOK 1283 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH RANGE 5 EAST.

BASIS OF BEARINGS = N00°33'08"E (PER FINAL PLAT OF CHANDLER CROSSING AS RECORDED THEREOF IN BOOK 1283OF MAPS, PAGE 13, MCR.)

BENCHMARK

CITY OF CHANDLER DATUM POINT NUMBER 50A
NAVD 88 ELEV= 1210.67'
SECTION 21, T2S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT THE POINT OF CURVATURE ON SUNLAND DRIVE; 1200' WEST OF ARIZONA AVENUE AND 800' NORTH OF CHANDLER HEIGHTS ROAD, ACROSS FRO SOUTH ENTRY TO SCHOOL.

GROSS/NET LOT AREAS:

LOT 1A: GROSS: 430,200 S.F. OR 9.8760 AC. NET: 361,430 S.F. OR 8.2973 AC.
LOT 2A: GROSS: 128,304 S.F. OR 2.9454 AC. NET: 79,706 S.F. OR 1.8298 AC.
LOT 3A: GROSS: 49,614 S.F. OR 1.1389 AC. NET: 36,435 S.F. OR 0.8364 AC.
LOT 4A: GROSS: 100,582 S.F. OR 2.3090 AC. NET: 100,582 S.F. OR 2.3090 AC.

GENERAL NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER, OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ALLOWED.

2. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

3. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER ("EFFLUENT"). BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.

4. THE LOT OWNERS AND/OR PROPERTY OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH THE MAINTENANCE AND/OR RELOCATION OF SIGNS AND/OR SITE WALLS LOCATED IN DEDICATED CITY SEWER EASEMENTS IF FUTURE CONFLICTS OCCUR DURING THE MAINTENANCE AND/OR REPLACEMENT OF PUBLIC LINES OR FACILITIES.

5. THE COMMON AREA OF THE PROJECT, AS DEFINED IN DOC NO. 2016-0005615, MARICOPA COUNTY RECORDS, IS ENCUMBERED BY EASEMENTS FOR PARKING, PEDESTRIAN AND VEHICULAR TRAFFIC OF OWNERS, OCCUPANTS AND USERS, INGRESS AND EGRESS, PUBLIC AND PRIVATE UTILITIES, DELIVERY AND SERVICE TRUCKS AND VEHICLES, AND OTHER USES. SEE DOCUMENT FOR PARTICULARS.

6. A SURVEY MARKER, (1/2" REBAR W/CAP #21071) WILL BE SET FOR THE PROPERTY CORNERS OF ALL LOTS AT COMPLETION OF MASS GRADING.

7. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRCUTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEEMNTS.

CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORMS TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

_____
DEVELOPMENT SERVICES DIRECTOR DATE

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

_____
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, THIS _____ DAY OF _____, 20__.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LAND SURVEYOR: MARY F. KENNEDY, R.L.S. NO. 21071
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

OWNER

THE SHOPPES AT CHANDLER HEIGHTS, LLC
3002 N. CAMPBELL AVENUE, SUITE #200
TUCSON, ARIZONA 85719
C/O STUART RAYBURN, PE
TEL: 480.598.0270
EMAIL: STU@RCCDESIGNGROUP.COM

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com
EPS GROUP

CHANDLER CROSSING AMENDED
CHANDLER, ARIZONA
Re-Plat of

Project:

Revisions:

Designer: MFK
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21071
MARY F.
KENNEDY
Date Signed 12/3/20
ARIZONA U.S.A.

Job No.
20-0791

FP01

Sheet No.
1
of 3

C.O.C. LOG NO. PLT20-0031

Dec 03, 2020 3:09pm S:\Projects\2020\20-0791\Land Survey\Dwgs\Final Plat\20-0791_PLAT.dwg
mkennedy

CHANDLER CROSSING AMENDED

A REPLAT OF LOTS 1 THROUGH 4
CHANDLER CROSSING, AS RECORDED IN BOOK 1283 OF MAPS, PAGE 13, BEING A REPLAT
OF SHOPPES AT CHANDLER HEIGHTS, AS RECORDED IN BOOK 1018 OF MAPS, PAGE 46,
MARICOPA COUNTY RECORDS, AND ALSO LOCATED WITHIN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1A	361,430	8.2973
2A	79,706	1.8298
3A	36,435	0.8364
4A	100,582	2.3090

WEST QUARTER CORNER
SECTION 22 T.2S., R.5E.,
FOUND CITY OF CHANDLER
BRASS CAP FLUSH

1547.33'

67'
R/W

SEARCHED FOR.
NOT FOUND.

FOUND 1/2" REBAR
W/TAG AWLS 45377

N89°11'57"E 71.02'

340.85'

TRACT "J"
FINAL PLAT FOR "SOUTHSHORE VILLAGE",
BOOK 1165 OF MAPS, PAGE 44, M.C.R.
(NOT A PART)

FOUND 1/2" REBAR
W/TAG AWLS 45377

N89°11'57"E 719.62'

378.77'

FOUND 1/2" REBAR
W/TAG AWLS 45377

1" VNAE
HEREBY DEDICATED UPON
RECORDATION OF THIS
FINAL PLAT

71'
R/W

1' VNAE
BOOK 1283 OF MAPS,
PAGE PAGE 13, MCR

8' PUE
BOOK 1018 OF MAPS,
PAGE PAGE 46, MCR

33' COUNTY
ROADWAY
BOOK 2 OF
ROAD MAPS,
PAGE 15, MCR

71' R/W
BOOK 1018 PG
46, MCR

SVT PER BOOK 1018 OF
MAPS, PAGE 46, MCR

1' VNAE
BOOK 1283 OF MAPS,
PAGE PAGE 13, MCR

8' PUE
BOOK 1018 OF MAPS,
PAGE PAGE 46, MCR

34' R/W EASEMENT
BOOK 265 OF DEEDS,
PAGE 91, MCR

ARIZONA AVENUE
(BASIS OF BEARINGS)
N0°33'08"E
2625.81'
1078.48'

LOT 1A

N0°33'15"E 375.14'

8' POWER DISTRIBUTION EASEMENT
DOC. 2016-0139884, MCR

LOT 6 & PORTIONS OF LOTS 3 & 5
FINAL PLAT FOR "SHOPPES AT CHANDLER HEIGHTS",
BOOK 1018 OF MAPS, PAGE 46, M.C.R.
(NOT A PART)

384.11'

N0°33'08"E 675.10'

20' SE
BOOK 1018 OF MAPS,
PAGE PAGE 46, MCR

8' POWER DISTRIBUTION EASEMENT
DOC. 2016-0139884, MCR

5' TELEPHONE &
TELEGRAPH
FACILITIES
EASEMENT
DKT. 118,
PAGE 355, MCR

FOUND NAIL W/TAG AWLS
45377 IN WALL FOOTER

N89°26'41"W 378.67'

FOUND 1/2" REBAR UNTAGGED.
AFFIXED CAP RLS 21071

TRACT "J"
FINAL PLAT FOR "SOUTHSHORE VILLAGE",
BOOK 1165 OF MAPS, PAGE 44, M.C.R.
(NOT A PART)

1' VNAE
HEREBY DEDICATED UPON
RECORDATION OF THIS
FINAL PLAT

8' POWER DISTRIBUTION EASEMENT
DOC. 2016-0139884, MCR

8' POWER DISTRIBUTION EASEMENT
DOC. 2016-0139884, MCR

8' POWER DISTRIBUTION EASEMENT
DOC. 2016-0139884, MCR

141.45'

1' VNAE
BOOK 1283 OF MAPS,
PAGE PAGE 13, MCR

SVT PER BOOK 1018 OF
MAPS, PAGE 46, MCR

4' SWE
BOOK 1018 OF MAPS,
PAGE PAGE 46, MCR

8' PUE
BOOK 1018 OF MAPS,
PAGE PAGE 46, MCR

5'x5' WLE PER BOOK 1283
OF MAPS, PAGE 13, MCR

SET PK NAIL &
WASHER RLS #21071

S89°26'41"E 416.84'

SET 1/2" REBAR
W/CAP RLS 21071

S0°33'08"W 1007.46'

LOT 4A

MATCH SHEET 3

LEGEND

▣	SECTION CORNER AS NOTED
●	MONUMENT AS NOTED OR TO BE SET
M.C.R.	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
BSE	BUS SHELTER EASEMENT
DE	DRAINAGE EASEMENT
SE	SEWER EASEMENT
SWE	SIDEWALK EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
LSL	LANDSCAPE SETBACK LINE
BSL	BUILDING SETBACK LINE
DOC	DOCUMENT
DKT	DOCKET
BK	BOOK
PG	PAGE
T	TOWNSHIP
R	RANGE
N	NORTH
E	EAST
S	SOUTH
W	WEST

BOUNDARY LINE
PROPERTY LINE
CENTER LINE
EASEMENT LINE
ADJACENT PROPERTY LINE

EASEMENT NOTES:

SUBJECT TO AN EASEMENT TO SOUTHWEST GAS, 8' WIDE PER DOC. NO. 2008-1034629, MCR. LOCATION UNDEFINED.

SUBJECT TO AN EASEMENT TO SOUTHWEST GAS, 8' WIDE PER DOC. NO. 2016-0223210, MCR. LOCATION UNDEFINED.

SUBJECT TO AN EASEMENT ACROSS THE SUBJECT PROPERTY FOR EXISTING QWEST COMMUNICATION FACILITIES PER DOC. NO. 2009-0012810 MCR. SEE DOCUMENT FOR PARTICULARS.

SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT FOR MEDIAN IMPROVEMENTS PER DOC. NO. 2016-0356819, MCR. LOCATION UNDEFINED.

NORTH
30 0 30 60
scale feet

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

CHANDLER CROSSING AMENDED
CHANDLER, ARIZONA
Project:
Re-Plat of

Revisions:

Designer: MFK
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21071
MARY F.
KENNEDY
Date Signed 12/2/20
EXPIRES 09/30/21

Job No.
20-0791
FP02

Sheet No.
2
of 3

C.O.C. LOG NO. PLT20-0031

Dec 03, 2020 3:09pm S:\Projects\2020\20-0791\Land Survey\Dwgs\Final Plat\20-0791 PLAT.dwg
mkennedy

CHANDLER CROSSING AMENDED

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CHANDLER CROSSING, AS RECORDED IN BOOK 1283 OF MAPS, PAGE 13, BEING A REPLAT
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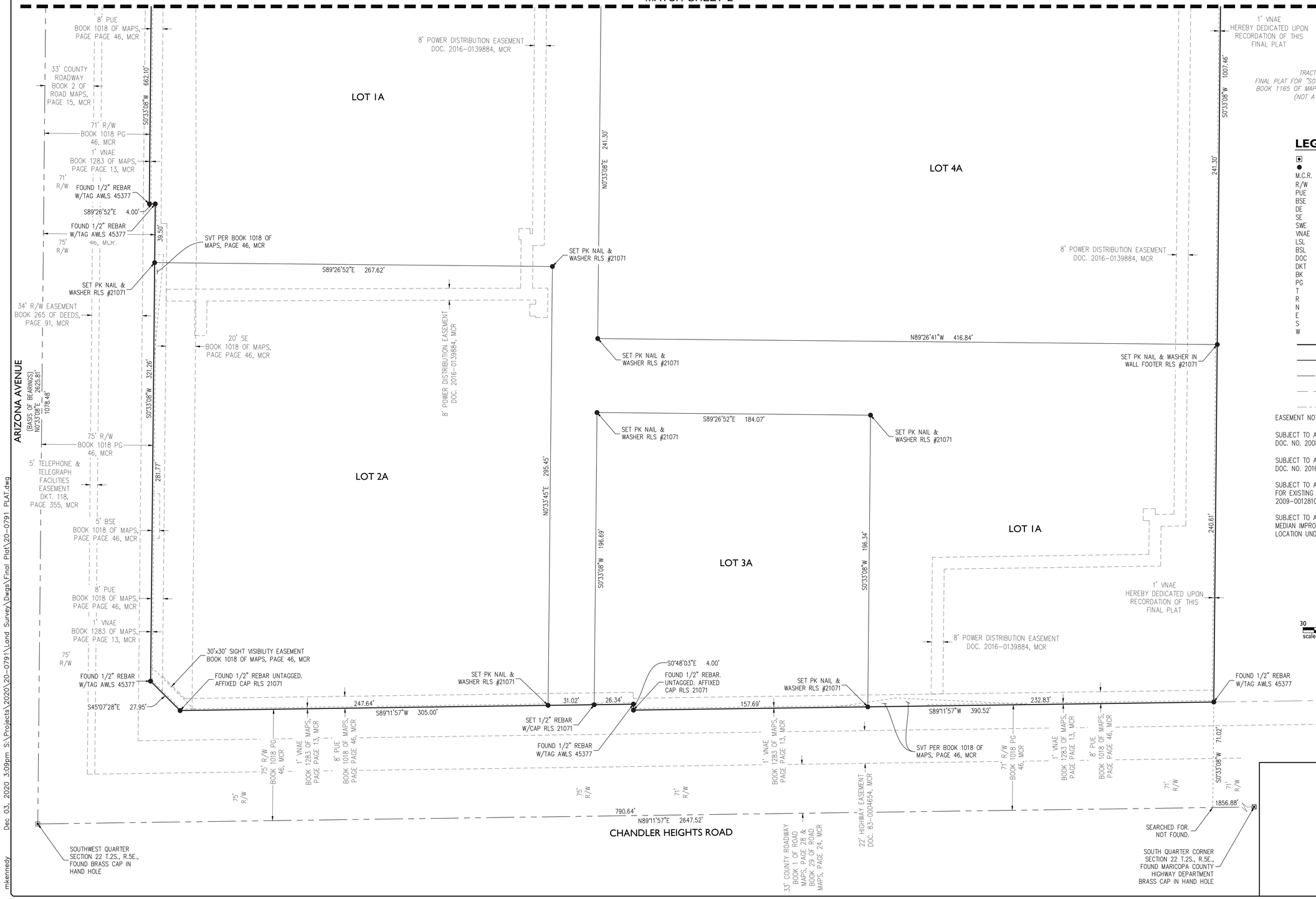
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

MATCH SHEET 2



LEGEND

▣	SECTION CORNER AS NOTED
●	MONUMENT AS NOTED OR TO BE SET
M.C.R.	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
BSE	BUS SHELTER EASEMENT
DE	DRAINAGE EASEMENT
SE	SEWER EASEMENT
SWE	SIDEWALK EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
LSL	LANDSCAPE SETBACK LINE
BSL	BUILDING SETBACK LINE
DOC	DOCUMENT
DKT	DOCKET
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PG	PAGE
T	TOWNSHIP
R	RANGE
N	NORTH
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W	WEST

BOUNDARY LINE
PROPERTY LINE
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NORTH

30 0 30 60
scale feet

EPS GROUP
1130 N. Alma School Rd, Suite 120
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T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

CHANDLER CROSSING AMENDED
CHANDLER, ARIZONA
Re-Plat of

Project:

Revisions:

Designer: MFK
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21071
MARY F. KENNEDY
Date signed 12/3/20
ARIZONA U.S.A.

Job No.
20-0791
FP03

Sheet No.
3
of 3

C.O.C. LOG NO. PLT20-0031

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mkennedy

CHANDLER arizona
Community of Innovation

City Council Memorandum **Development Services Memo No.** 21-003

Date: January 28, 2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Josh Wright, Assistant City Manager
Derek Horn, Development Services Director

From: Susan Fiala, Senior Planner
Subject: PLH20-0066/PLH20-0028/PLT20-0032 Hudson Crossings

Request: Area Plan Amendment to the Chandler Airpark Area Plan from High-Density Residential to Low-Medium Density Residential Rezoning from Planned Area Development (PAD) for multi-family residential to PAD for single-family residential
Preliminary Development Plan for subdivision layout and building architecture
Preliminary Plat
Location: East of the northeast corner of McQueen Road and the Loop 202 Santan Freeway
Applicant: Brennan Ray, Burch & Cracchiolo, P.A.

Proposed Motion:

Area Plan
Move City Council adopt Resolution No. 5432 Chandler Airpark Area Plan amendment, PLH20-0066, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway as recommended by Planning and Zoning Commission.

Rezoning
Move City Council introduce and tentatively adopt Ordinance No.4954 approving PLH20-0028 Hudson Crossings, Rezoning from PAD multi-family to PAD single family for a single family development, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH20-0028 Hudson Crossings for subdivision layout and building architecture, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Plat
Move City Council approve Preliminary Plat PLT20-0032 Hudson Crossings, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the condition recommended by Planning and Zoning Commission.

Background Data:

- Site is approximately 6.39 net acres
- Site was zoned in 2007 as Planned Area Development (PAD) for multi-family (MF-3 standards), along with Area Plan Amendment on two acres of the 6.39 acre site from Special Use Commercial to High Density Residential 2007 approval included a stipulation requiring Preliminary Development Plan approval that was never submitted

Surrounding Land Use Data:

North	Willis Rd. then City Water Treatment Facility	South	Loop 202 Santan Freeway
East	Consolidated Canal	West	Single family residential (under construction)

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods	No change
(Chandler Airpark Area Plan (CAAP)	High Density Residential (12.1- 18 du/ac)	Low-Medium Density Residential (3.6-8 du/ac)

Proposed Development

	Gated single family subdivision
# of Lots	43 single family lots
Density	6.73 dwelling units per acre
Building Setbacks (min.)	Front - 10 ft. to livable, 20 ft. to garage Sides - 5 ft. Rear - 20 ft. to livable, 10 ft. to patio (plans 3 and 4)
Lot Size	Min. 3,200 sq. ft., 40 ft. by 80 ft.
Lot Coverage (max.)	55 percent
Building Height (max.)	30 ft. to midpoint of peak
Building Architecture	Desert Contemporary, Modern Spanish, Mid-Century, Modern Prairie
Parking Spaces	Two car garages per home 11 visitor parking spaces
Amenities	Airport-themed tot lot and ramada

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Neighborhoods and the proposed amendment to the Chandler Airpark Area Plan. The proposed density of 6.73 du/acre is lower than the existing site's multi-family zoning, which permits a density of up to 18 du/acre. The proposed density is also compatible with the 35 lot single family subdivision, located to the west, which is being developed at a density of 5.83 du/acre.

The subdivision is proposed as a gated community with unique site constraints including single vehicular access to an arterial road (McQueen Road) and located at the termination of a dead-end street (Willis Road). Due to the infill nature of the site, the Residential Development Standards (RDS) for subdivision layout are not applicable. However, the RDS guidelines remain applicable to the architectural design of the homes. The proposed single family residential subdivision meets the intent

of development standards and residential design guidelines.

Staff finds the proposal to be consistent with the goals of the General Plan and the CAAP, as amended, and recommends approval subject to conditions.

Traffic Analysis

A Traffic Impact Study is not required for this size of residential development, as it is expected to generate less than 100 trips in an hour. Transportation Engineering staff reviewed and confirmed that both McQueen Road and Wills Road have ample capacity to accommodate the additional traffic generated by this proposed development.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A virtual neighborhood meeting was held on October 28, 2020. Two residents attended virtually and asked questions regarding construction of a sound wall and vehicular turns from Willis Rd. onto McQueen Rd. and heading west on the Loop 202 Santan Freeway. No opposition to the project was stated.
- As of writing this memo, Planning staff is not aware of opposition to the request.

Airport Commission Conflict Evaluation

Airport Commission meeting November 18, 2020.
Motion to find a conflict with existing or planned airport operations.

In Favor: 5 Opposed: 0 Absent: 2 (Siegel, Kruse)

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process. The Airport Planning Administrator has issued a conflict evaluation report indicating that the Airport Commission determined that the proposed development does constitute a conflict with existing or planned airport operations. A copy of the report detailing the Airport Commission's findings is attached to this memo. The Airport Commission's recommended mitigation measures to address the operational conflicts are included as zoning stipulations.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2021.
Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Rezoning
Planning and Zoning Commission recommends the City Council approve rezoning from PAD multi-family to PAD single family, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Hudson Crossings" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0028, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration

lanes, per the standards of the Chandler Transportation Plan.
4. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Front Building Setback (min.)	10 feet to livable, 20 feet to garage
Side Building Setback (min.)	5 feet
Rear Building Setback (min.)	20 feet to livable, 10 feet to patio (plans 3 and 4)

5. The following stipulations shall be the responsibilities of the sub-divider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:

a. Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property.
b. The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area), as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".
c. Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.
d. The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
e. The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
f. All homes and buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.
g. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."

6. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a heliport at the Chandler Municipal Airport that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a

separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the subdivider/homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
7. The development shall provide sound attenuation measures in accordance with ADOT standard details and requirements excepting any decibel reductions or sound attenuation credits for the use of a rubberized asphalt paving surface. Any noise mitigation, if required, is the responsibility of the development.
8. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a City of Chandler wastewater treatment facility that may cause adverse noise, odors, and other externalities. The “Public Subdivision Report”, “Purchase Contracts”, CC&R’s, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a wastewater treatment facility, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
9. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

Preliminary Development Plan
Planning and Zoning Commission recommends City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Hudson Crossings” and kept on file in the City of Chandler Planning Division, in File No. PLH20-0028, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The site shall be maintained in a clean and orderly manner.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
6. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
7. The same elevation style and color scheme combination shall not be built adjacent to or directly across the street from one another.
8. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler

and this Preliminary Development Plan shall apply.
10. At least one roadway-style sign shall be installed in a prominent location identifying the presence of low flying aircraft.
11. The roadway easement located north of Lots 34-43 shall be improved with a decomposed granite drive, a paved sidewalk and landscaping.

Preliminary Plat
Planning and Zoning Commission recommends the City Council approve the Preliminary Plat, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

Attachments

Resolution No. 5432
Ordinance No. 4954
Vicinity Maps
Airport Conflict
Development Booklet, Attachment A

RESOLUTION NO. 5432

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "CHANDLER AIRPARK AREA PLAN" FROM HIGH-DENSITY RESIDENTIAL TO LOW-MEDIUM DENSITY RESIDENTIAL, ON PROPERTY LOCATED EAST OF THE NORTHEAST CORNER OF MCQUEEN ROAD AND THE SANTAN 202 FREEWAY.

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located east of the northeast corner of McQueen Road and the Santan 202 Freeway; and

WHEREAS, the Chandler General Plan adopted by the City Council on August 30, 2016, encourages the preparation of neighborhood plans/Area Plans that address distinct characteristics and support unique land use planning for each area; and

WHEREAS, an existing area plan, the "Chandler Airpark Area Plan," has been adopted for the area generally bounded by Pecos Road, Gilbert Road, Ocotillo Road, and Arizona Avenue; and

WHEREAS, the applicant prepared this amendment to the existing "Chandler Airpark Area Plan;" and

WHEREAS, such an amendment, covering a portion of the adopted Area Plan including a map, has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona as follows:

Section 1. That the attached amended map exhibit, "Hudson Crossings - Area Plan Amendment – PLH20-0066" is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2021.

ATTEST:

_____ _____

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No, 5432 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2021, and that a quorum was present thereat.

_____

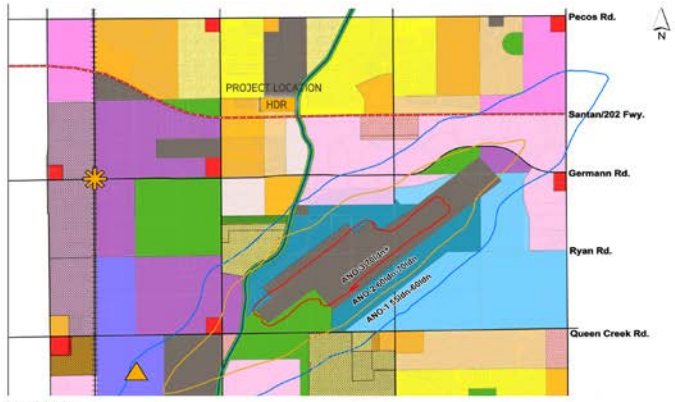
CITY CLERK

APPROVED AS TO FORM:

_____

CITY ATTORNEY TA

HUDSON CROSSINGS - AREA PLAN AMENDMENT – PLH20-0066



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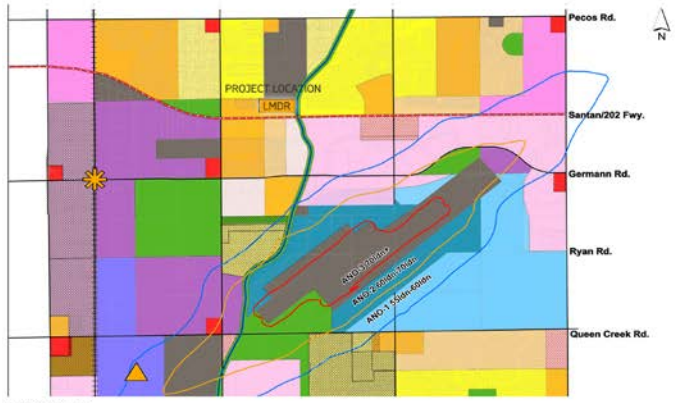


PROPOSED

ORDINANCE NO. 4954

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING PARCELS FROM PLANNED AREA DEVELOPMENT (PAD) FOR MULTI-FAMILY TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY AS REPRESENTED IN CASE PLH20-0028 (HUDSON CROSSINGS) LOCATED EAST OF THE NORTHEAST CORNER OF MCQUEEN ROAD AND THE SANTAN 202 FREEWAY WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, the application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:
As described in *EXHIBIT 'A'*

Said property is hereby rezoned from Planned Area Development (PAD) for multi-family to Planned Area Development (PAD) for single-family, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Hudson Crossings" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0028, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Building Setbacks (min)	
Front	10 ft. to livable, 20 ft. to garage
Sides	5 ft.
Rear	20 ft. to livable, 10 ft. to patio (plans 3 and 4)

5. The following stipulations shall be the responsibilities of the sub-divider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:

   a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property.

   b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled *Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area),* as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".

   c) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.

d) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.

e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.

f) All homes and buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.

g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."

6. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a heliport at the Chandler Municipal Airport that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the subdivider/homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

7. The development shall provide sound attenuation measures in accordance with ADOT standard details and requirements excepting any decibel reductions or sound attenuation credits for the use of a rubberized asphalt paving surface. Any noise mitigation, if required, is the responsibility of the development.

8. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a City of Chandler wastewater treatment facility that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot

property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a wastewater treatment facility, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

9. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2021.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2021.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4954 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2021, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY TA

Published:

EXHIBIT 'A'
Legal Description

That part of the Northeast quarter of the Southwest quarter of Section 2, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying West of the existing right of way of the Consolidated Canal as shown in Book 145 of Maps, Page 46 and North of the existing right of way of the San Tan Freeway, as described in Order for Immediate Possession, recorded in Document No. 2003-266650, records of Maricopa County, more particularly described as follows:

Commencing at a found brass cap flush marking the West quarter corner of said Section 2, from which a 1" pipe marking the Center of said Section 2 bears North 89 degrees 17 minutes 08 seconds East (Basis of Bearing) a distance of 2640.06 feet;

Thence along the North line of said Southwest quarter of Section 2 and the monument line of E. Willis Road, North 89 degrees 17 minutes 08 seconds East a distance of 1320.03 feet to a point on the Easterly line of the FINAL PLAT FOR WILLIS GATED COMMUNITY, as recorded in Book 1256 of Maps, Page 41, records of Maricopa County, Arizona and the **Point of Beginning**;

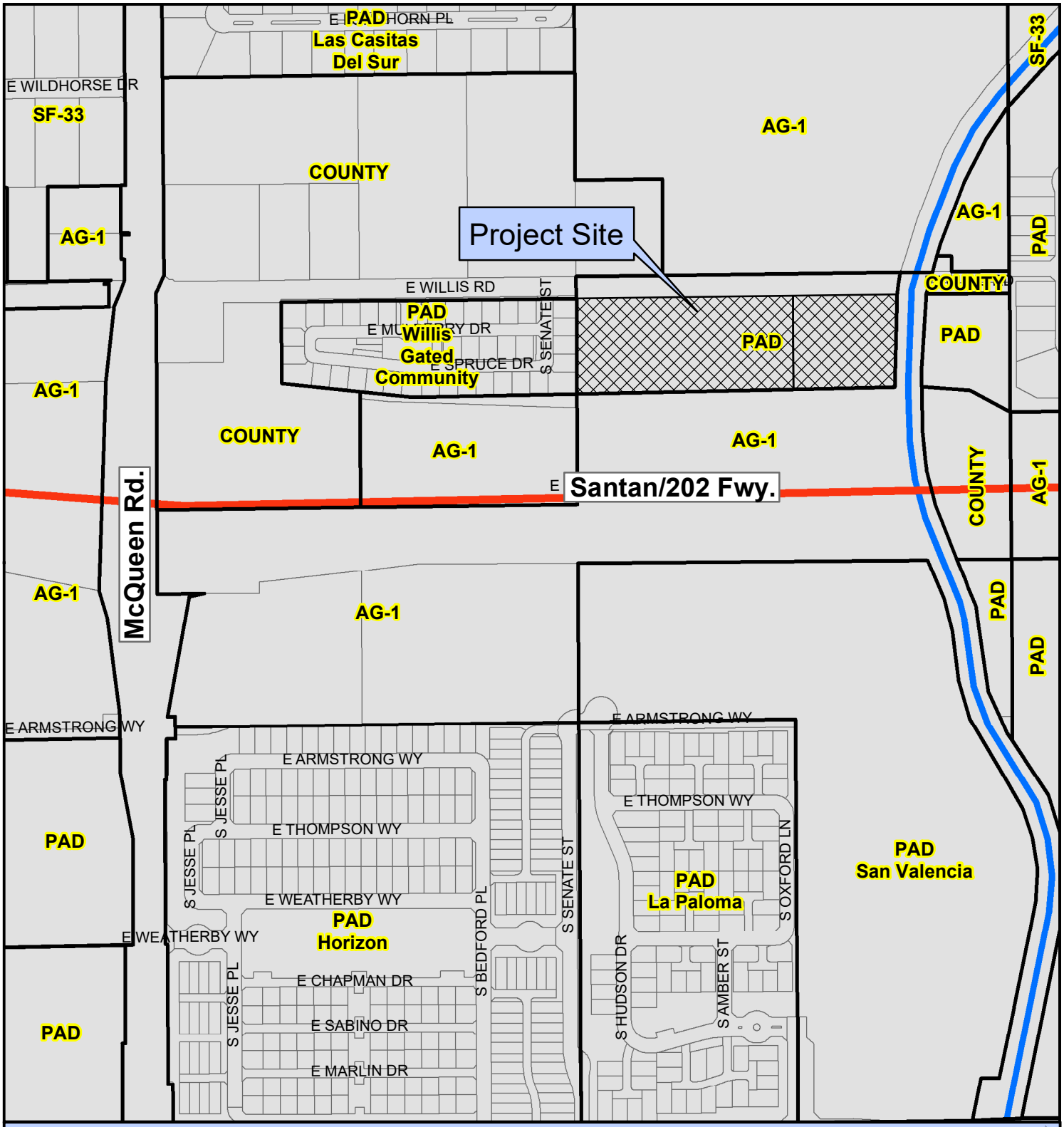
Thence continuing North 89 degrees 17 minutes 08 seconds East a distance of 977.43 feet to a point on the Westerly right of way line of the Consolidated Canal as shown in Book 145 of Maps, Page 46, records of Maricopa County, Arizona;

Thence along said Westerly line, South 01 degrees 13 minutes 08 seconds West a distance of 33.02 feet;

Thence continuing along said Westerly line, South 01 degrees 09 minutes 11 seconds West a distance of 282.19 feet to a point on the North right of way line of said San Tan Freeway, as described in Order for Immediate Possession, recorded in Document No. 2003-266650, records of Maricopa County;

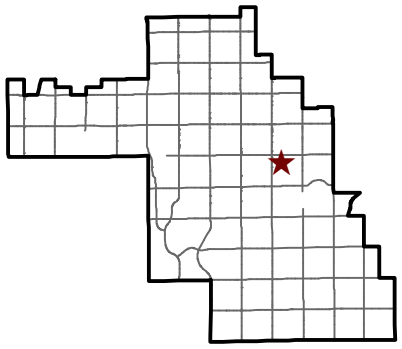
Thence along said North right of way line, South 88 degrees 47 minutes 05 seconds West a distance of 969.27 feet to a point said Easterly line of the FINAL PLAT FOR WILLIS GATED COMMUNITY;

Thence along said Easterly line, North 00 degrees 20 minutes 24 seconds West a distance of 323.53 feet to the **Point of Beginning**;



PLH20-0066/PLH20-0028/PLT20-0032 Hudson Crossings

Proposed Project Details
Area Plan Amendment/Rezone/PDP/Pre-Plat
6.39 Acres
43 Lots
Single Family Subdivision



Chandler Arizona
Where Values Make The Difference

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

PLH20-0066/PLH20-0028/PLT20-0032 Hudson Crossings

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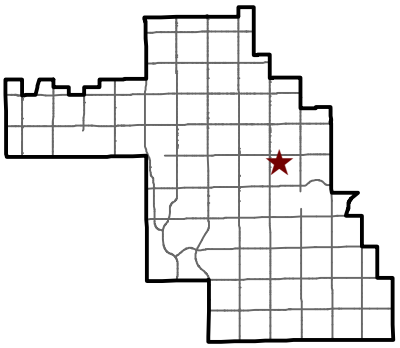

Chandler Arizona
Where Values Make The Difference

City of Chandler Planning Division
chandleraz.gov/planning
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CHANDLER
arizona

MEMORANDUM **Airport - Memo No. 21-023**

DATE: November 19, 2020

TO: Kevin Mayo, Planning Administrator

FROM: Chris Andres, Airport Planning Administrator *CA*

SUBJECT: Airport Conflict Evaluation
PLH20-0028 Hudson Crossings
East of the Southeast corner of McQueen and Willis Roads

At their November 18, 2020 meeting, the Chandler Airport Commission ("Commission") discussed the Hudson Crossings single family residential project located east of the Southeast corner of McQueen and Willis Roads.

Finding: The Commission determined the proposed development **constitutes a conflict** with existing or planned airport uses.

Conflict(s) Cited: The proposed development contains 43 single-family residential units and the site will experience aviation noise and vibration impact from aircraft in the normal traffic pattern and arrival and departure routes. Approximately 105 residents would be expected to be exposed to aircraft noise at this location.

Conflict Resolution(s): If the development is approved, physical and administrative corrective actions should be employed including, without limitation:

> Physical corrective actions: (1) construction of all units built with noise attenuation construction materials and techniques to reduce the ambient interior noise levels to less than 45 decibels; (2) installation of at least one roadway-style sign in a prominent location identifying the presence of low flying aircraft;
>
> Administrative corrective actions: (1) all prospective purchasers of property in the subdivision should be required to sign separate disclosure statements, acknowledging (i) the proximity to the Chandler Airport (including the heliport), and (ii) the potential for impact from aviation noise and vibrations; (2) all prospective purchasers of property should be required to sign the disclosure statements before

a purchase contract is signed and again at the transaction closing; (3) dedication of an avigational easement to the City; (4) display of a large size map in the onsite sales office identifying the Airport Impact Overlay District, the noise contours and overflight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan; (5) submittal of a signed affidavit and photograph of the prior referenced map display to the Zoning Administrator; (6) inclusion of an affirmative disclosure statement on the final plat; (7) inclusion of the physical and administrative corrective actions in the Subdivision Public Report that is submitted to the Arizona Department of Real Estate.

Commission Members in Attendance: Chairman Dave Sperling, Vice Chair Chris Hawley, Sherri Koshiol, Robert Bozelli and Sky McCorkle were in attendance. This attendance represented a quorum.

The Commission voted 5-0 to forward a report to the Planning Administrator indicating the finding noted above.

cc: David De La Torre, Planning Manager
Susan Fiala, City Planner

Attachment: Airport Conflict Evaluation

CHANDLER arizona

MEMORANDUM **Airport - Memo No. 21-022**

Date: November 18, 2020

To: Chandler Airport Commission

Through: Joshua Wright, Assistant City Manager

From: Chris Andres, Airport Planning Administrator *CA*

Subject: Agenda Item 4.a – Airport Conflict Evaluation
PLH20-0028 Hudson Crossings
East of the Southeast corner of McQueen and Willis Roads

Recommendation

Staff recommends the Airport Commission ("Commission") present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "conflict with airport uses" for the proposed Hudson Crossings single family residential development.

Background

The approximately 6.4 acre site near the southeast corner of McQueen and Willis roads (*Exhibit A - Vicinity Map, Exhibit B - Property Location*) and is zoned Planned Area Development (PAD) for multifamily residential. Adjacent land uses include a City of Chandler water treatment facility to the north; the Consolidated Canal to the east; the Loop 202 freeway to the south; and a single family subdivision to the west.

The site is approximately 0.57 miles to the north of the Airport property line and is not located within any noise contours *(Exhibit A- Vicinity Map)*.

The proposed project is an approximately 43 unit single family residential development with 6.56 dwelling units per acre (du/ac) *(Exhibit C - Site Plan)*. The Applicant's request is to:

- Amend the Chandler Airpark Area Plan from High Density Residential to Low-Medium Density residential;

- Replace the existing Planned Area Development (PAD) zoning allowing for multifamily residential to Planned Area Development with Preliminary Development Plans for single family residential, site layout, and building architecture.

The City of Chandler General Plan designates the property for Neighborhoods and the Chandler Airpark Area Plan designates the property as High Density Residential (*Exhibit D – Chandler Airpark Area Plan Land Use Plan).* Goal 5.0 of the Land Use Element of the Chandler Airpark Area Plan is "to protect the Airport from incompatible land uses" and Policy 5.1 states that "the City shall consider flight tracks, noise patterns, and Airport safety zones when determining the appropriateness of proposed developments."

Analysis

The proposed single family residential land use would reduce the number of residents exposed to aircraft noise. The land is currently undeveloped and the project would add 43 dwelling units under the flight traffic pattern, thereby increasing the number of residents exposed to aircraft noise. Per the Chandler Airpark Area Plan (page 2-9), the planned population per dwelling unit for Low-Medium Density Residential is 2.5. Based on the development intensity, approximately 105 residents would be expected to experience aircraft noise at this location.

The property is not located within an airport noise contour and will experience daily overflights from aircraft in the normal traffic pattern.

The proposed development will experience daily overflights from aircraft in the normal airport traffic pattern (Exhibit E – Flight Tracks). Flight operations are typically between sunrise and sunset and, at this location, the flight traffic pattern altitude is approximately 800 feet above ground level. Outdoor activities are especially susceptible to overflight noise, depending on the nature of the activity. Residences under or near the flight traffic pattern are a significant source of noise complaints for the Airport.

Based on the maximum allowable building heights, the proposed development does not appear to pose a hazard to flight safety or be an airspace obstruction.

Due to the site's proximity to the Airport, the developer will need to file a Notice of Proposed Construction (FAA Form 7460-1) with the Federal Aviation Administration for the final structure heights, including all rooftop antennas, parapets, and other objects and light poles and temporary construction equipment. The form can be submitted online at https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

Airport Conflict Evaluation Process

In January 2002, the City Council adopted an Airport Conflicts Evaluation (ACE) Process policy requiring any zoning changes within the nine-square mile Chandler Airpark Area to be reviewed by the Commission to determine if the use and/or development will be a conflict with current and future airport operations. The ACE policy outlines the Commission's tasks as they relate to this review:

1. The Commission's determination as to whether conflicts exist between the proposed development and airport uses;
2. If conflicts exist, the specific areas of conflict;
3. If conflicts exist, a statement of corrective actions which can be taken, if there are any;
4. The Commission Members voting in support of the Commission's determination and those members voting in opposition to the Commission's determination.

Airport staff provides the Commission with information and a recommendation regarding the proposed project and the conflict evaluation process. Staff will compile and forward an ACE report that summarizes the Commission's discussion and findings to the Zoning Administrator. Planning staff will report the Commission's findings regarding potential for airport conflicts to Planning and Zoning Commission and to City Council.

Findings

1. *The Airport Commission's determination as to whether conflicts exist between the proposed development and airport uses*. **A conflict exists between the proposed development and proposed airport uses.**

2. *If conflicts exist, the specific areas of conflict*. **The proposed development contains 43 single family residential units and the site will experience aviation noise and vibration impact from aircraft in the normal traffic pattern and arrival and departure routes. Approximately 105 residents would be expected to be exposed to aircraft noise at this location.**

3. *If conflicts exist, a statement of corrective actions which can be taken, if there are any*. **If the development is approved, physical and administrative corrective actions should be employed including, without limitation:**

   Physical corrective actions: (1) construction of all units built with noise attenuation construction materials and techniques to reduce the ambient interior noise levels to less than 45 decibels; (2) installation of at least one

roadway-style sign in a prominent location identifying the presence of low flying aircraft;

Administrative corrective actions: (1) all prospective purchasers of property in the subdivision should be required to sign separate disclosure statements, acknowledging (i) the proximity to the Chandler Airport (including the heliport), and (ii) the potential for impact from aviation noise and vibrations; (2) all prospective purchasers of property should be required to sign the disclosure statements before a purchase contract is signed and again at the transaction closing; (3) dedication of an avigational easement to the City; (4) display of a large size map in the onsite sales office identifying the Airport Impact Overlay District, the noise contours and overflight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan; (5) submittal of a signed affidavit and photograph of the prior referenced map display to the Zoning Administrator; (6) inclusion of an affirmative disclosure statement on the final plat; (7) inclusion of the physical and administrative corrective actions in the Subdivision Public Report that is submitted to the Arizona Department of Real Estate.

4. *The Airport Commission Members voting in support of the Airport Commission's determination and those members voting in opposition to the Airport Commission's determination*. **This information will be determined through Commission discussion and action.**

Public Meetings

One online neighborhood meeting was held on Tuesday, October 27, 2020. No airport issues were identified by the attendees.

Proposed Motion

Move to present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "conflict with airport uses" for the proposed Hudson Crossing single family residential development.

Attachments

A. Vicinity Map
B. Property Location
C. Site Plan
D. Chandler Airpark Area Plan Land Use Plan
E. Flight Tracks

Exhibit A: Vicinity Map

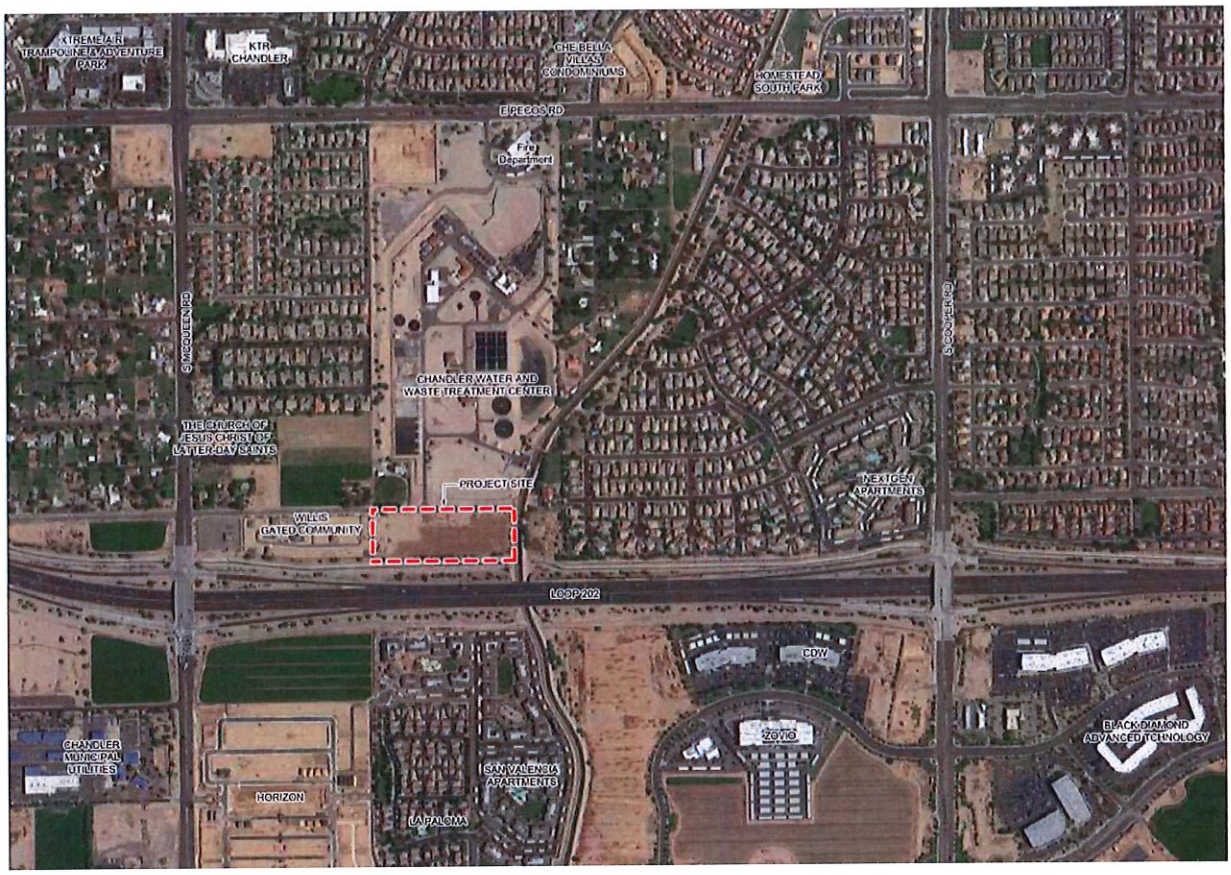


Exhibit B: Property Location

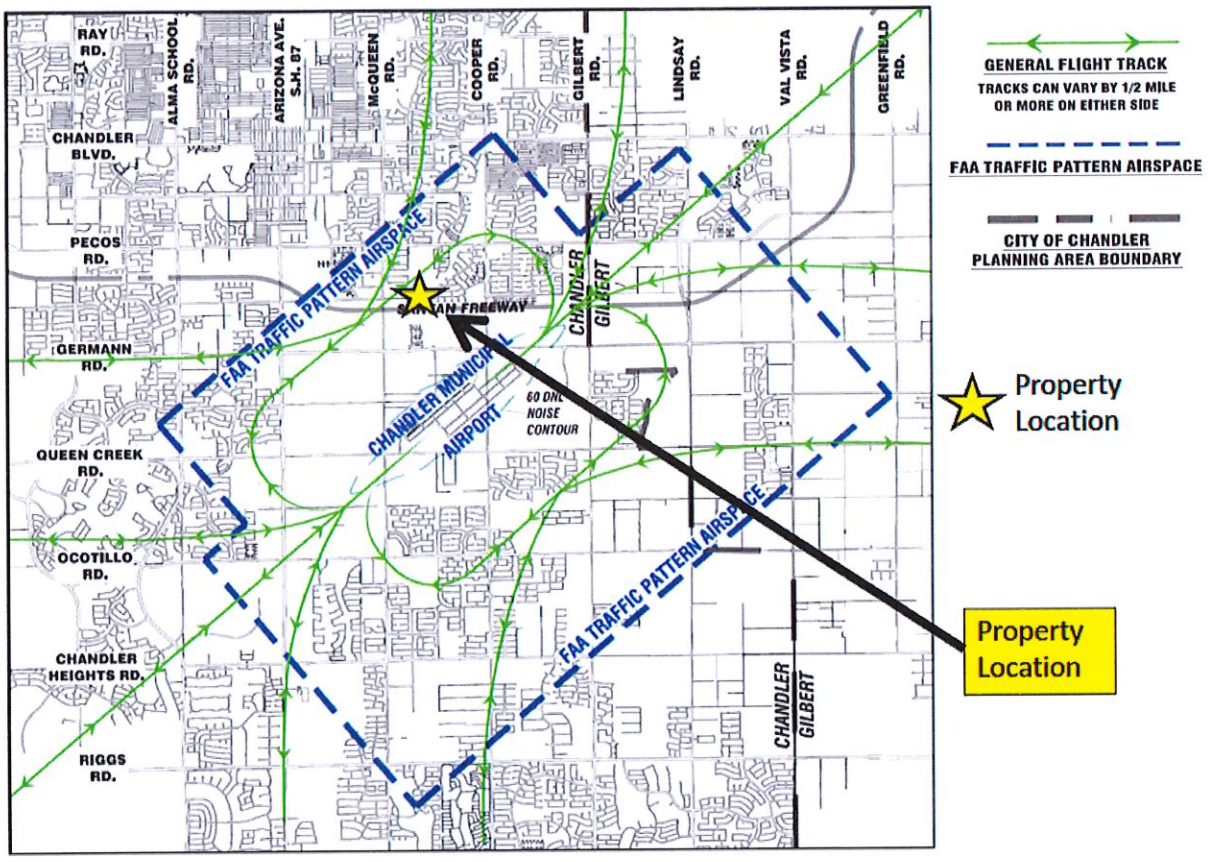


Exhibit C: Site Plan

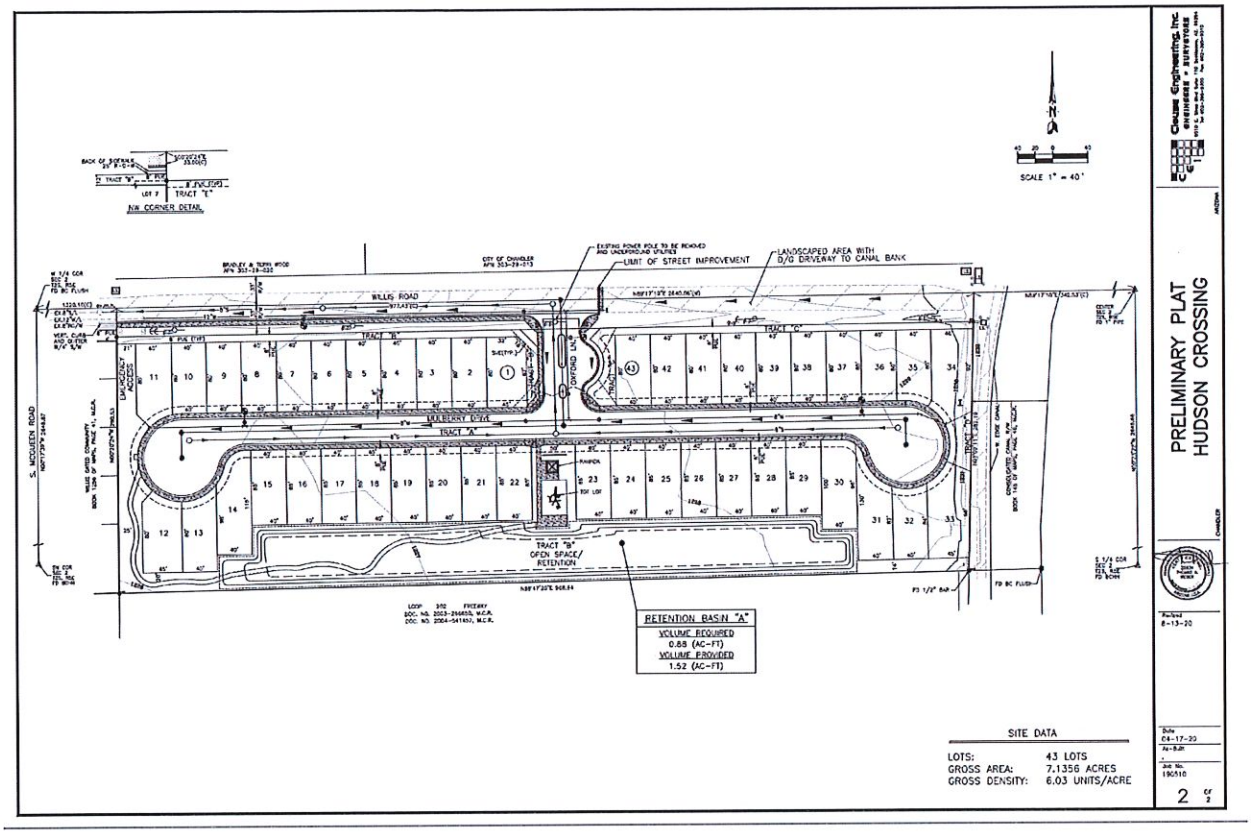


Exhibit D: Chandler Airpark Area Plan Land Use Plan

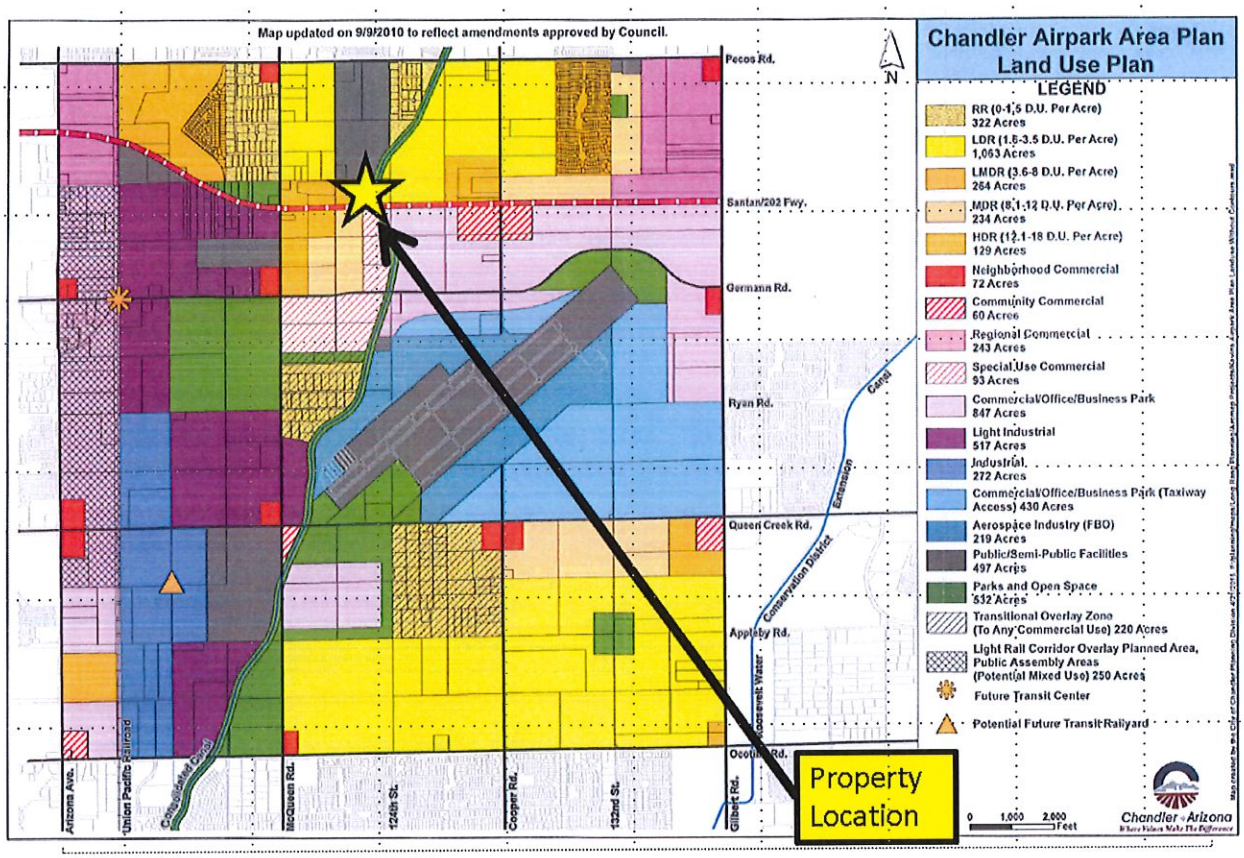
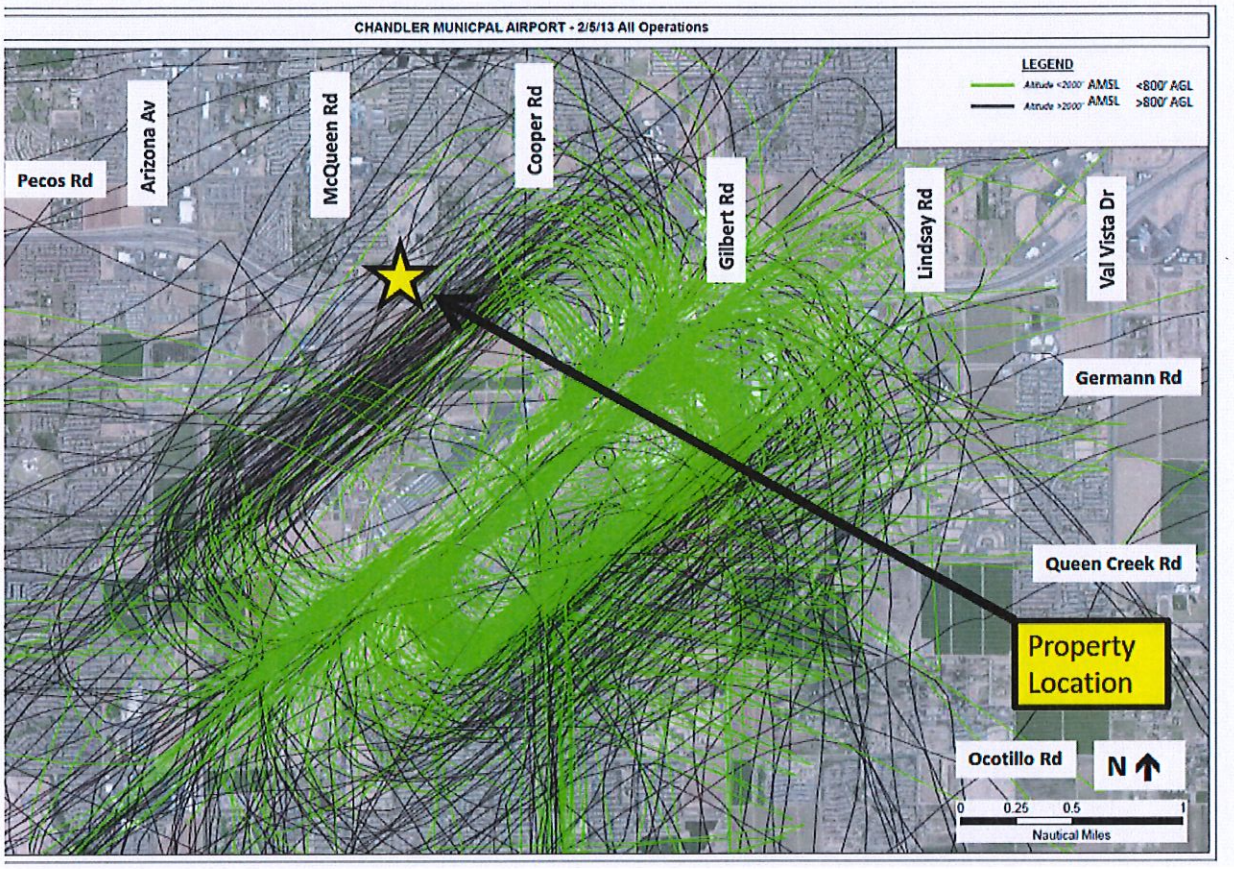


Exhibit E: Flight Tracks

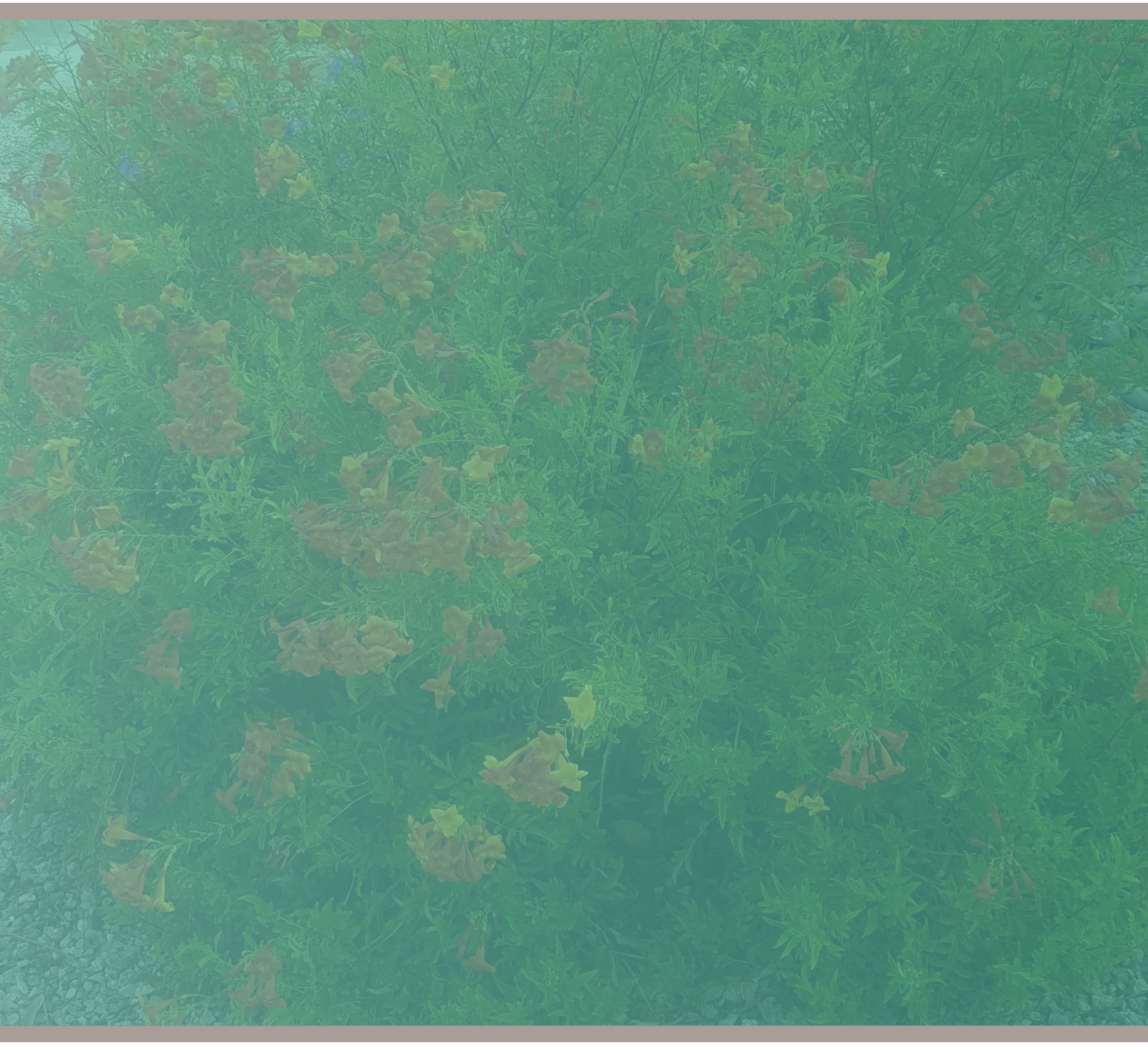


HUDSON CROSSINGS

A RESIDENTIAL PURSUITS INVESTMENT

Area Plan Amendment,
Rezoning with Preliminary Development Plan, Preliminary Plat

DECEMBER 2020



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PROJECT INFORMATION:

Project Location:	Chandler, Arizona 85286
Request:	Approval of Area Plan Amenmdment, Rezoning Preliminary Development Plan (PDP) & Preliminary Plat (PPT)
	Planned Area Development (PAD) Vacant
Gross Area	7.13 Ac.
Net Area:	6.39 Ac.
Maximum Proposed Dwelling Units:	43 Lots.
Maximum Proposed Density:	6.73 Du./Ac.
Open Space:	2.36 Ac.

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Introduction

Residential Pursuits Investments, LLC (RPI) is excited to bring Hudson Crossings, a new single-family residential development located east of the southeast corner of McQueen Road and Willis Road (the "Site"). The Site is approximately 7.13 gross (6.39± net) acres. Hudson Crossings is a gated community that offers future residents a sense of community and opportunities to interact together as families and as a neighborhood. Hudson Crossings will contain 43 lots at a density of approximately 6.73 du/net acre. As is discussed in greater detail below, RPI is requesting:

- An amendment to the Airpark Area Plan changing the designation from High-Density Residential (12.1-18 du/ac) to Low-Medium Density Residential (3.6-8 du/ac);
- The Site be rezoned to Planned Area Development (PAD) for Single-Family Residential;
- Preliminary Development Plan (PDP) approval; and
- Preliminary Plat approval.

Hudson Crossings makes good land use on this challenging, infill Site adjacent to the Loop 202 Freeway and the City's water treatment facility. The proposed development will be compatible with neighboring developments and will provide an attractive presence in the area.

Background

Under the City of Chandler's General Plan, the Site is designated as Neighborhoods and is zoned PAD Single-Family Residential. Additionally, the Site is designated under the City's Airpark Area Plan as High Density Residential (12.1-18 du/ac). The HDR designation has existed on the Site since the Airpark Area Plan was adopted in 1998. Hudson Crossings meets the objectives of the City's General Plan and demonstrates compatibility between new development and existing neighborhoods by incorporating a compatible lot size and product type.

Area Plan Amendment

As previously discussed, RPI requests an amendment to the Airpark Area Plan to reduce the density permitted on the Site, from HDR to LMDR. Much of the immediate area is established also with a variety of single-family residential densities. Hudson Crossings incorporates a different product type of a similar but varied density to the surrounding area, which creates a diverse housing market. The proposed amendment is in keeping with the residential developments in the area and along Willis Road.

Planned Area Development and Preliminary Development Plan

RPI's proposed PAD and PDP is for a quality single-family subdivision that is compatible with the City's General Plan, proposed Area Plan Amendment, and the surrounding area. Hudson Crossings will contain 43 lots that are a minimum of 40 ft. x 80 ft. (3,200 square feet). (See **Exhibit D: Development Plan** and **Exhibit E: Landscape Plans**). The sole point of access to the Site is from Willis Road. Willis Road is proposed to terminate at the entrance; however RPI is providing a 5-foot sidewalk from where Willis Road ends to the Paseo Trail for residents and passers-by to access the trail system. Emergency fire access is provided along the Site's western boundary. Hudson Crossings also provides a minimum 30-foot open space buffer along the south edge of the Site.

The development will contain approximately 2.36 acres of open space, which is approximately 36.93%. (See **Exhibit F: Open Space Plan**). The open space has been dispersed throughout the Site to provide efficient retention as well as visual relief across the development. A 1.09 acre amenity area is centrally located. (See **Exhibit G: Amenity Plan**). This amenity area will be easily accessible to all of the residents, supporting recreational activity and social interaction. As a major component of the community's identity, the amenity area will complement the architectural style of the homes, and the landscape accents will incorporate desert material and natural colors. The amenity area will feature open space turf, play features, and a shaded seating area. The five-foot attached sidewalks throughout the community to encourage pedestrian connectivity. (See **Exhibit H: Pedestrian Circulation Plan**).

The interior and exterior landscape theming of Hudson Crossings will feature Modern and Contemporary design elements and motifs that continue to establish the community's theming (See **Exhibit E: Landscape Plans**). The design of the perimeter walls reflects the quality and character of the community. Also, the community mailbox cluster matching the specific theme wall design will be located for convenient access to all residents near the amenity area. (See **Exhibit I: Wall Plan** and **Exhibit J: Wall Details**). The entrance will include an entry monument sign with wrought iron pin steel lettering. (See **Exhibit J: Details**).

Residential Development Standards

The City's Residential Development Standards (RDS) are not applicable to the Site given its in-fill character. Because of the nature of the Site, the RDS allows the City Council to depart from the guidelines of the RDS if a Site is an in-fill proposal involving a small or irregularly shaped parcel, located within a developed residential neighborhood and immediately contiguous to existing land uses and physical barriers such as streets, canals, etc. The Site meets this consideration. Notwithstanding the inapplicability of the RDS, Hudson Crossings has been developed to meet the spirit and intent of the RDS.

Subdivision Diversity Elements:

Sense of neighborhood arrival - Monument entry with development name & enhanced landscape

Distinctive project themes - Specialized fencing & accent wall details

Irregularly shaped retention areas - Single rectangular basin not used & maximum 4:1 slopes

Retention areas useable & accessible - Easy access to ramada & tot-lot amenity area

Landscaped parkway - 8'-0" landscaped tract along Willis Road

Staggers or other visual breaks - Walls include columns & pilasters that relieve linear perimeters

Cul-de-Sacs with a diversity feature - Includes access to common open space

Architectural Diversity Elements:

Four-sided architecture - Continued materials on all sides of the building visible from the arterial streets

Variety of roofing - Concrete slate or "S" roof tiling included with 12 color schemes

Durable exterior materials and finishes - Brick, masonry, stone, and stucco facades are used

"Box-on-box" (two story) Includes single story element - Rear elevations, second story plane changes, and multiple roofs with different ridge orientations (such as patios)

Standard covered rear patios - All floor plans

Minimum of three significant architectural style differences - Desert Contemporary, Modern Spanish, Mid-Century Modern, and Modern Prairie

Prohibits the same front elevations - Adjoining homes or across the street are to be alternate elevations

Standard feature access facade material - Stone or brick veneers and wood tiles are included on at least one elevation for all floor plans

Distinctive architectural details - Such as covered front porches, entry doors with glass panels, stucco trim, metal awnings, and low wall and gate feature for side patio entry

Defined front yard outdoor living spaces - Front porches on at least one elevation for each floor plan

Break up of main ridgeline on roof slopes - Elevations include a variety of ridgelines, and dimensions of roof slopes

Variety of front yard landscape packages - 24" Box or 15gal accent trees, upright or foundation shrubs (1 and 5 gal.), and groundcovers are included within the front yard packages

Housing Product

The architecture and character of Hudson Crossings will provide diversity throughout the community and the surrounding area. The architectural character is influenced with modern-contemporary characteristics through the use of contrasting gray and brown color tones, vertical sidings, and building accents. The proposed elevations include differing architectural styles found across the Southwest from Texas to Southern California and fuses them together with a Southwest twist. This genre involves a composite of Desert Contemporary, Modern Spanish, Mid-Century, and Modern Prairie themes. Identifiable elements and characteristics of the different styles include the following:

- Gabled roofing that accentuates concrete 'S' and horizontal roof tiling
- Various shading effects through second story dimension changes, and patio overhangs
- Building accents such as brick, decorative tile and stone
- Refined modern forms and geometry
- Emphasis on balanced vertical and horizontal lines
- Asymmetry
- Incorporation of indoor/outdoor spaces
- An eclectic application of natural materials such as metal, stone and concrete

The proposed homes emphasize sustainability and create a pedestrian-friendly street scene. The available floor plans offer two-story homes with two-car parking driveways and two- car garages. The front elevations offer a combination of front-loaded garages, front livable architecture, porches, recessed entries, and side entries which all assist in providing desirable building articulation between the front setbacks and living spaces. Some key product features include:

- Functional and open floor plans
- Covered patios create outdoor living area
- Two-car garages provide ample parking and storage
- Modern Desert architectural style reflecting the theme of the community
- Flexible living spaces provide alternative living arrangements for different buyer profile

Proposed Development Standards

The following development standards are proposed for Hudson Crossings:

Single Family Detached	
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	
Lot area, min (sq. ft.)	3,200 sf. per lot
Lot dimension, min. (ft.)	40’ x 80’
Lot coverage, max. (%)	60% (1 Story); 50% (2 Story)
SETBACKS (SETBACKS SHOWN ARE MEASURED FROM PROPERTY LINE TO BUILDING FOUNDATION, UNLESS OTHERWISE STATED)	
Front Setbacks (ft.)	Minimum 20' to garage Minimum 10' to livable space
Side Setbacks, min. (ft.) (1)	5’
Rear Setbacks, min. (ft.)	Minimum 20' to living area *Rear patios encroach into the setback up to 10' to be 10' (maximum) from property line - Plans 3 & 4 * See **Exhibit K: Residential Architecture - Lot Fit Diagrams** for clarification
BUILDING STANDARDS	
Building height, max (ft.)	2-stories, 30’ (to midpoint of peak)
NOTES:	
(1) A minimum of a ten-foot (10’) wide landscape tract shall be installed along the sides of lots siding onto residential streets that are not being accessed from that street. The tract shall be located between the street right-of-way and the side lot line of the adjacent lot. (2) Encroachments into building setbacks include, architectural embellishments, bay windows, fireplaces, roof overhangs, and those allowed by city ‘Zoning Code’ or ‘Building Code’. (3) Two-foot (2’) encroachments are allowed on corner lot Sight Visibility Triangles.	

(See **Exhibit K: Lot Fit Diagrams, Exhibit L: Floor & Roof Plans,**

and **Exhibit N: Concept Elevations**)

Parking & Refuse

Hudson Crossings incorporates planning and design elements that provide proper parking and access management. Ample parking is available throughout the development through parallel parking along the internal streets, as well as two garage spaces per unit and driveway parking. The need for guest parking is anticipated to be a minimum of one guest space per every two lots, which is being provided on the private street tract. Utilizing various parking options, including on-street parking, will help create an active street scene and encourage interaction in a pedestrian friendly environment. In addition to providing adequate parking, the layout of the community gives residents the ability to properly locate their trash receptacles allowing waste management services to collect them.

(See **Exhibit P: Street Sections** and **Exhibit Q: Parking Location Plan**).

Preliminary Plat

See **Exhibit R: Preliminary Plat**.

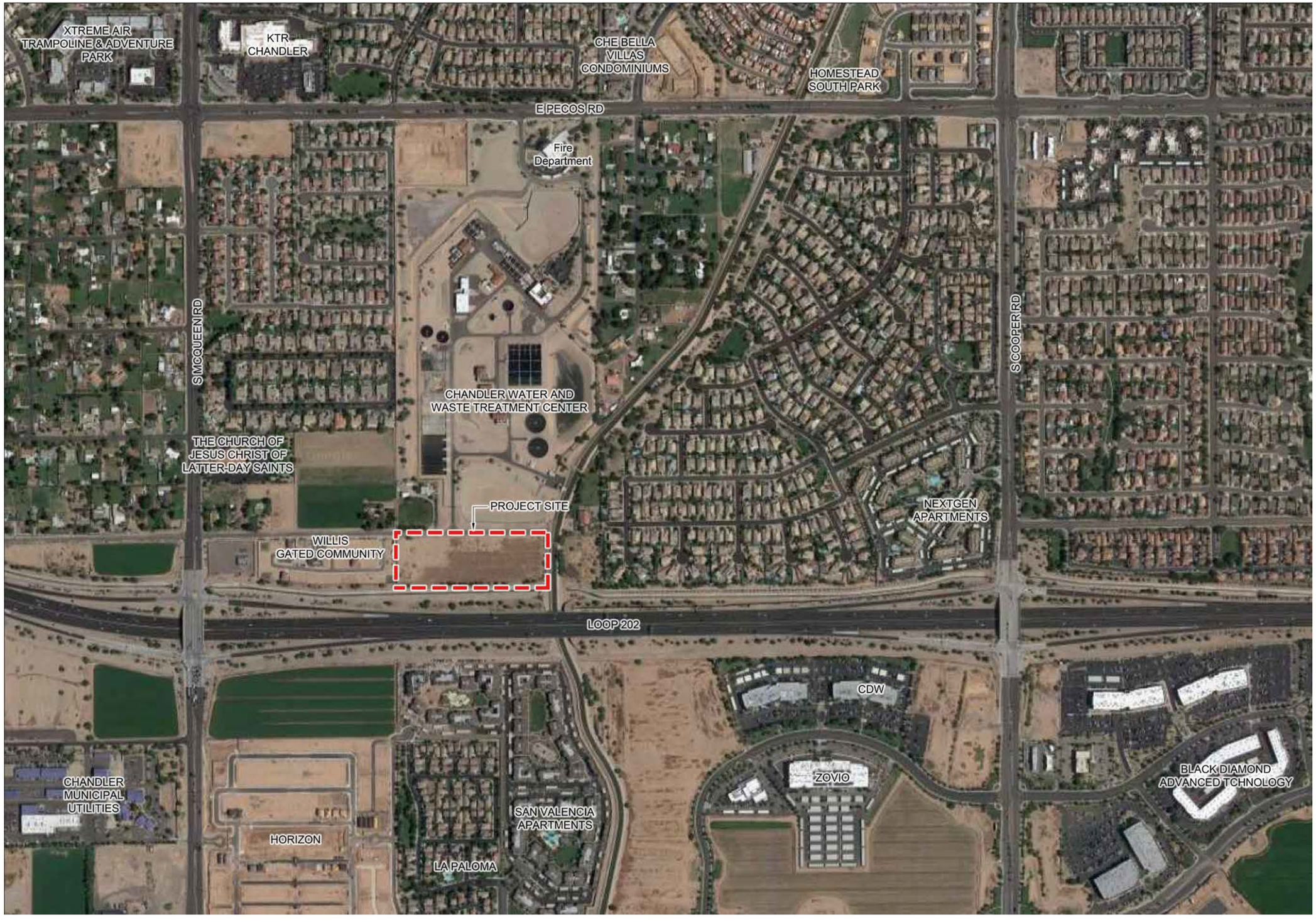
Preliminary Grading and Drainage

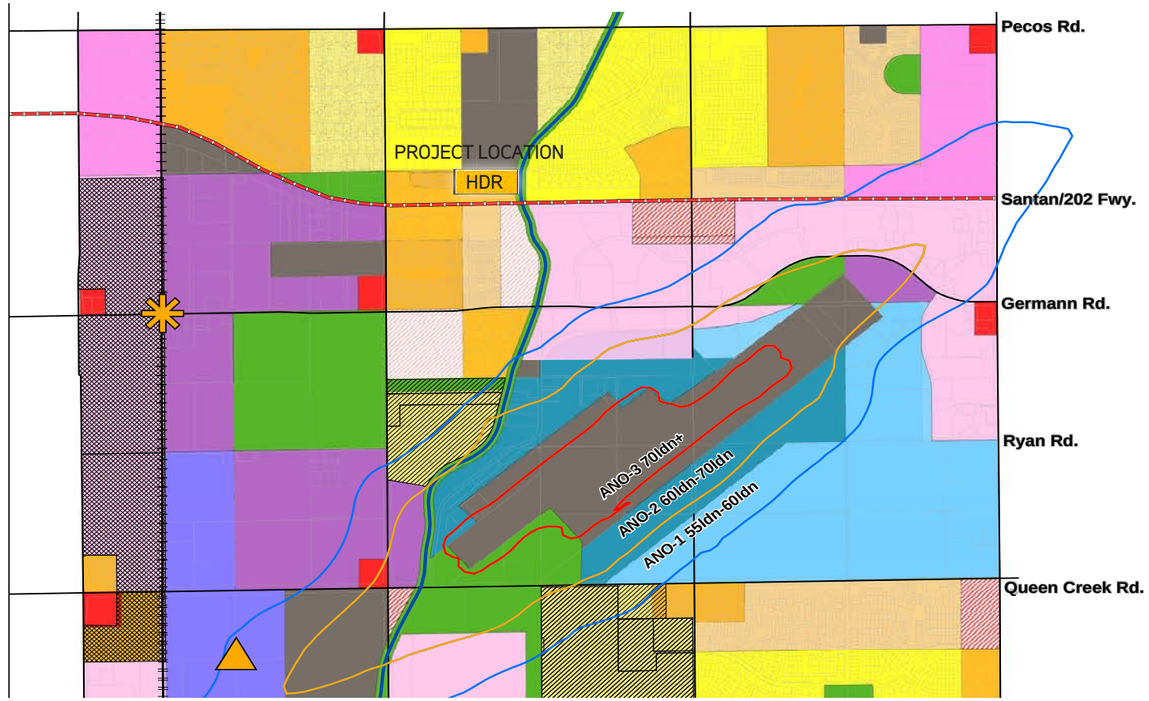
There are no off-site flows that historically pass through the project site. The adjacent off-site streets and internal on-site streets will convey storm water to multiple surface retention basins. (See **Exhibit S: Preliminary Grading & Drainage Plan**).

Conclusion

Hudson Crossings will be a sustainable and appropriate development on this challenging, in-fill Site. The proposed Area Plan Amendment, PAD, and PDP meet the goals of the General Plan and the Area Plan by providing additional housing choices in the area that will provide additional support to the existing and planned retail and employment uses in the area. The layout of Hudson Crossings provides principles of traditional neighborhoods, by placing the amenities at the center of the community and providing a housing product that provides a transition for the existing developments in the area. We request your approval.

EXHIBIT A: VICINITY MAP





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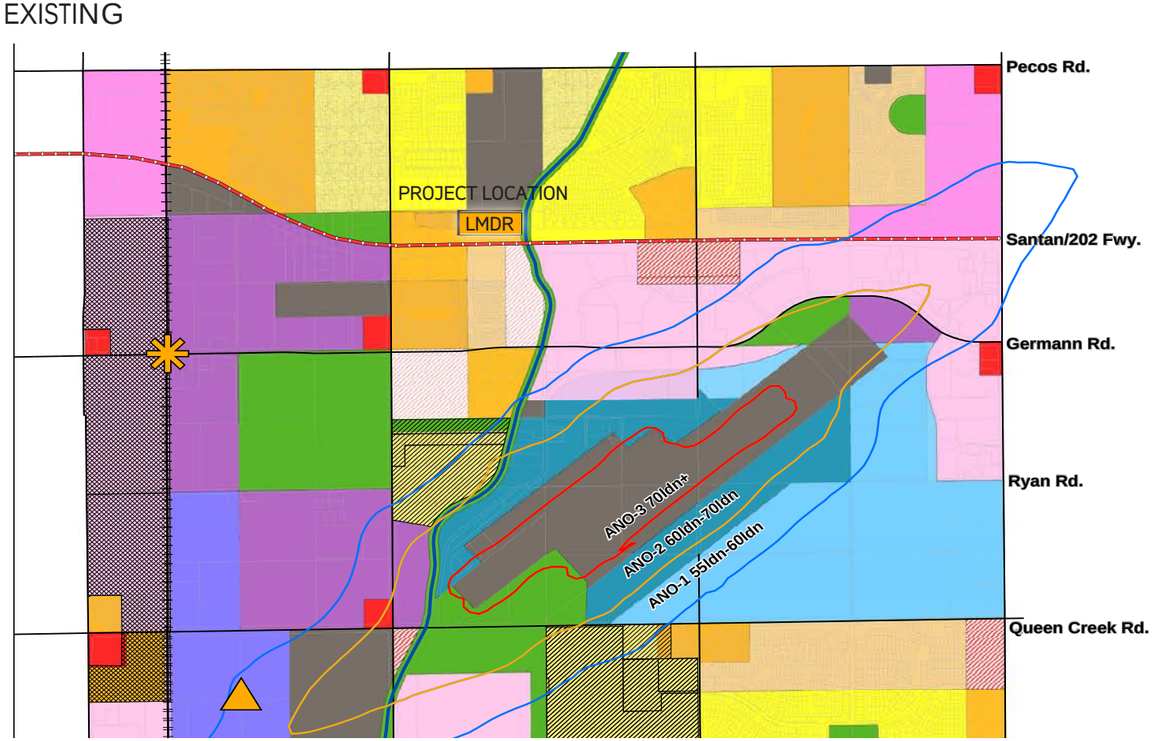


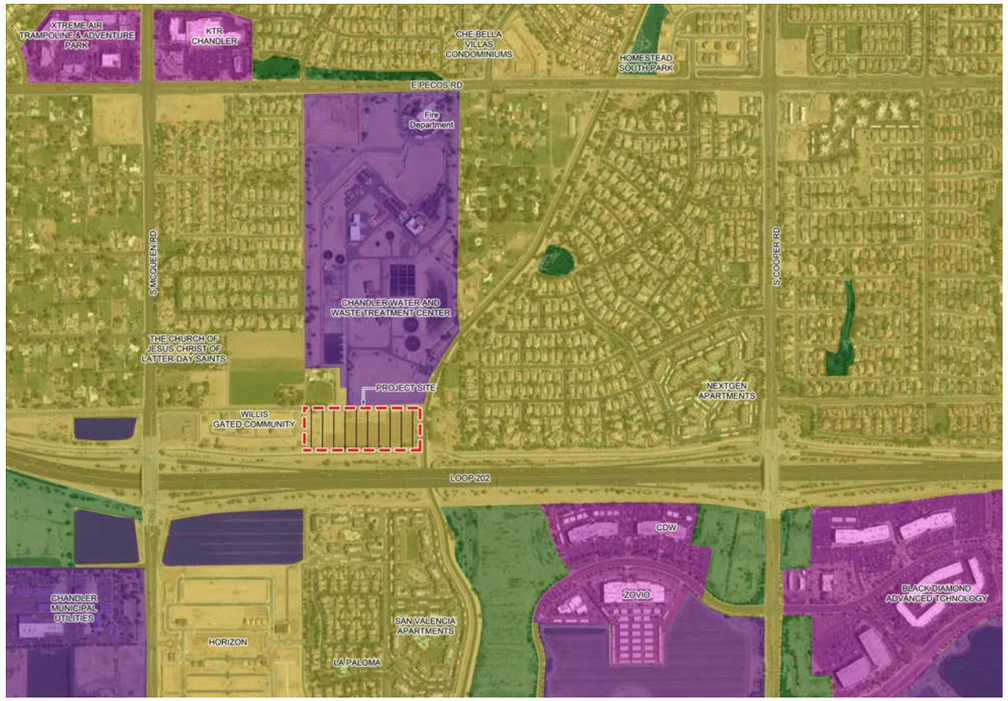
PROPOSED

LEGEND

- RR (0-1.5 D.U. Per Acre) 322 Acres
- LDR (1.6-3.5 D.U. Per Acre) 1,063 Acres
- LMDR (3.6-8 D.U. Per Acre) 264 Acres
- MDR (8.1-12 D.U. Per Acre) 234 Acres
- HDR (12.1-18 D.U. Per Acre) 129 Acres
- Neighborhood Commercial 72 Acres
- Community Commercial 60 Acres
- Regional Commercial 243 Acres
- Special Use Commercial 93 Acres
- Commercial/Office/Business Park 847 Acres
- Light Industrial 517 Acres
- Industrial 272 Acres
- Commercial/Office/Business Park (Taxiway Access) 430 Acres
- Aerospace Industry (FBO) 219 Acres
- Public/Semi-Public Facilities 497 Acres
- Parks and Open Space 532 Acres
- Transitional Overlay Zone (To Any Commercial Use) 220 Acres
- Light Rail Corridor Overlay Planned Area, Public Assembly Areas (Potential Mixed Use) 250 Acres
- Future Transit Center
- Potential Future Transit Railyard
- ANO-1 55ldn-60ldn Noise Contour
- ANO-2 60ldn-70ldn Noise Contour
- ANO-3 70ldn+ Noise Contour

EXHIBIT B: AREA PLAN AMENDMENT

EXHIBIT C: EXISTING & PROPOSED ZONING PLAN



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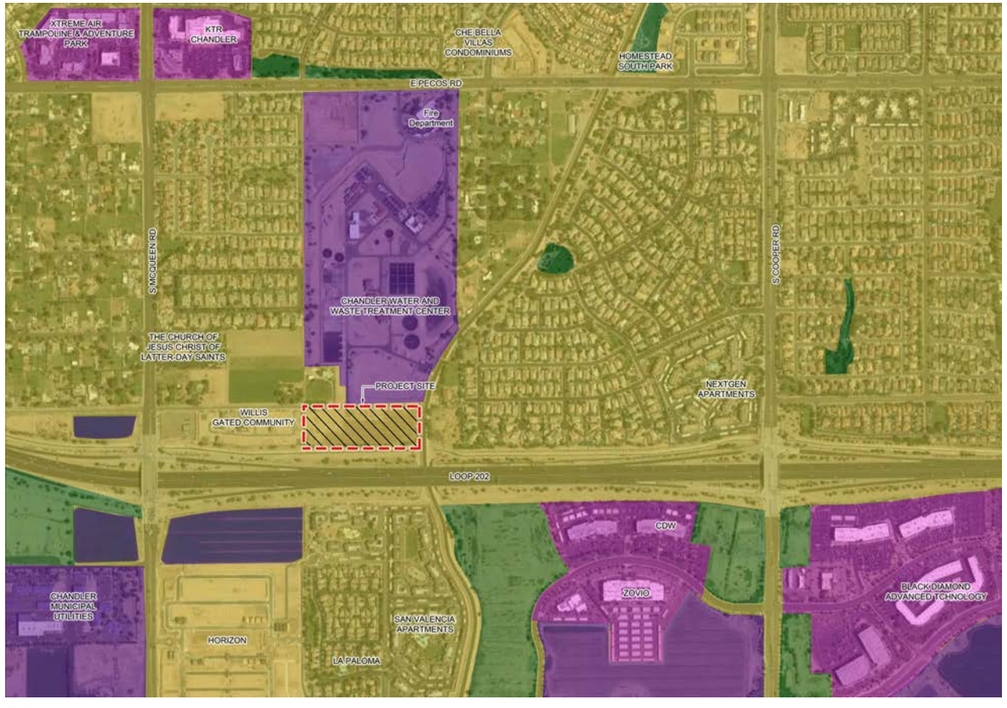

PROPOSED

LEGEND:

- PARKS / OPEN SPACE
- OFFICE / BUSINESS PARK COMMERCIAL
- PUBLIC / SEMI-PUBLIC
- SCHOOLS
- LOW-MEDIUM DENSITY RESIDENTIAL
- LIGHT INDUSTRIAL
- EXISTING PAD
- PROPOSED PAD

N

EXHIBIT D: DEVELOPMENT PLAN

SITE DATA		
NET ACREAGE	6.39 Ac.	
NET DENSITY	6.73 UNITS/Ac.	
40'x80' LOT	43 D.U.	
OPEN SPACE*	2.36 Ac.	36.93%

* As a percentage of net acreage.

PLAN SCALE 1:40

N

EXHIBIT E: OVERALL LANDSCAPE PLAN

PLANT MATERIALS LEGEND

Trees	Install Caliper	Qty.
Parkinsonia hyb. 'Desert Museum' Palo Verde	24" Box	
Pistacia X 'Red Push' Red Push Pistache	24" Box	
Quercus virginiana 'Cathedral' Oak	24" Box	
Ulmus parvifolia 'Allee' Elm	24" Box	

Extra Large Shrubs	Install Size	Quantity
Caeselpinia pulcherrima Red Bird of Paradise	5 gal.	
Dodonea viscosa Hopbush	5 gal.	
Pistacia lentiscus Mastic	6' Min. 15 gal.	
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	
Tecoma sp. 'Sparky Sparky	5 gal.	

Medium Shrubs	Size	Quantity
Nerium oleander 'Little Red' Oleander 'Little Red'	5 gal.	
Ruellia brittoniana Ruellia	5 gal.	

Small Shrubs	Size	Quantity
Bougainvillea 'Oo-La-La' Oo-La-La Bougainvillea	5 gal	
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.	
Teucrium chamaedrys Germander	5 gal.	

Groundcovers	Size	Quantity
* Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila	1 gal	
Lantana montevidensis Purple Trailing Lantana	1 gal.	

Cacti/ Accents	Size	Quantity
Agave bovicornuta Cow's Horn	5 gal.	
Aloe barbadensis Medicinal Aloe	5 Gal.	
Bouteloua gracilis Blond Ambition	5 gal	
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	
* Lantana montevidensis Purple Trailing Lantana	1 gal.	
Muhlenbergia capillaris 'Regal Mist'	5 gal.	
* Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.	
Yucca pallida Pale Leaf Yucca	5 gal	

Inerts	Quantity
1/2" Screened Decomposed Granite Apache Brown, 2" Depth in All Landscape Areas	
Turf Mid-Iron Sod	
6" Concrete Header Standard Color & Finish	

PLAN SCALE 1:40

N

EXISTING 8" S/L
EXISTING 12" W/L
EXISTING 8" RC/W

BRADLEY & TERRI WOOD
APN 303-29-020

5'-0" SIDEWALK

ENTRY SIGNAGE

EXISTING POWER POLE
TO BE REMOVED,
UNDERGROUND UTILITIES

8'-0" PUE

WILLIS ROAD

33'-0" ROW

8"S

12"W

TRACT "B"

22'-0"
EMERGENCY
ACCESS

8'-0" PUE

SVE(TYP.)

OXFORD LANE

11 10 9 8 7 6 5 4 3 2 1

TRACT"B"

MATCHLINE - SEE NEXT SHEET

WILLIS GATED COMMUNITY

43'-0"

8"W

MULBERRY DRIVE

8"S

15 16 17 18 19 20 21 22

14

12 13

4:1 MAXIMUM

TRACT"B"

1227

4:1 MAXIMUM

1226

PLANT MATERIALS LEGEND

Trees	Install Caliper	Qty.
Parkinsonia hyb. 'Desert Museum' Palo Verde	24" Box	
Pistacia X 'Red Push' Red Push Pistache	24" Box	
Quercus virginiana 'Cathedral' Oak	24" Box	
Ulmus parvifolia 'Allee' Elm	24" Box	

Extra Large Shrubs	Install Size	Quantity
Caeselpinia pulcherrima Red Bird of Paradise	5 gal.	
Dodonea viscosa Hopbush	5 gal.	
Pistacia lentiscus Mastic	6' Min. 15 gal.	
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	
Tecoma sp. 'Sparky Sparky	5 gal.	

Medium Shrubs	Size	Quantity
Nerium oleander 'Little Red' Oleander 'Little Red'	5 gal.	
Ruellia brittoniana Ruellia	5 gal.	

Small Shrubs	Size	Quantity
Bougainvillea 'Oo-La-La' Oo-La-La Bougainvillea	5 gal	
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.	
Teucrium chamaedrys Germander	5 gal.	

Groundcovers	Size	Quantity
* Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila	1 gal	
Lantana montevidensis Purple Trailing Lantana	1 gal.	

Cacti/ Accents	Size	Quantity
Agave bovicornuta Cow's Horn	5 gal.	
Aloe barbadensis Medicinal Aloe	5 Gal.	
Bouteloua gracilis Blond Ambition	5 gal	
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	
* Lantana montevidensis Purple Trailing Lantana	1 gal.	
Muhlenbergia capillaris 'Regal Mist'	5 gal.	
* Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.	
Yucca pallida Pale Leaf Yucca	5 gal	

Inerts	Quantity
No Symbol: 1/2" Screened Decomposed Granite Apache Brown, 2" Depth in All Landscape Areas	
Turf Mid-Iron Sod	
6" Concrete Header Standard Color & Finish	

- PLANT MATERIAL APPROVED FOR USE WITHIN SRP ROW PER THE "COMPLETE GROUND COVER PLANT LIST" AND THE "COMPLETE TREE LIST" AS PROVIDED BY SRP.

PLAN SCALE 1:20

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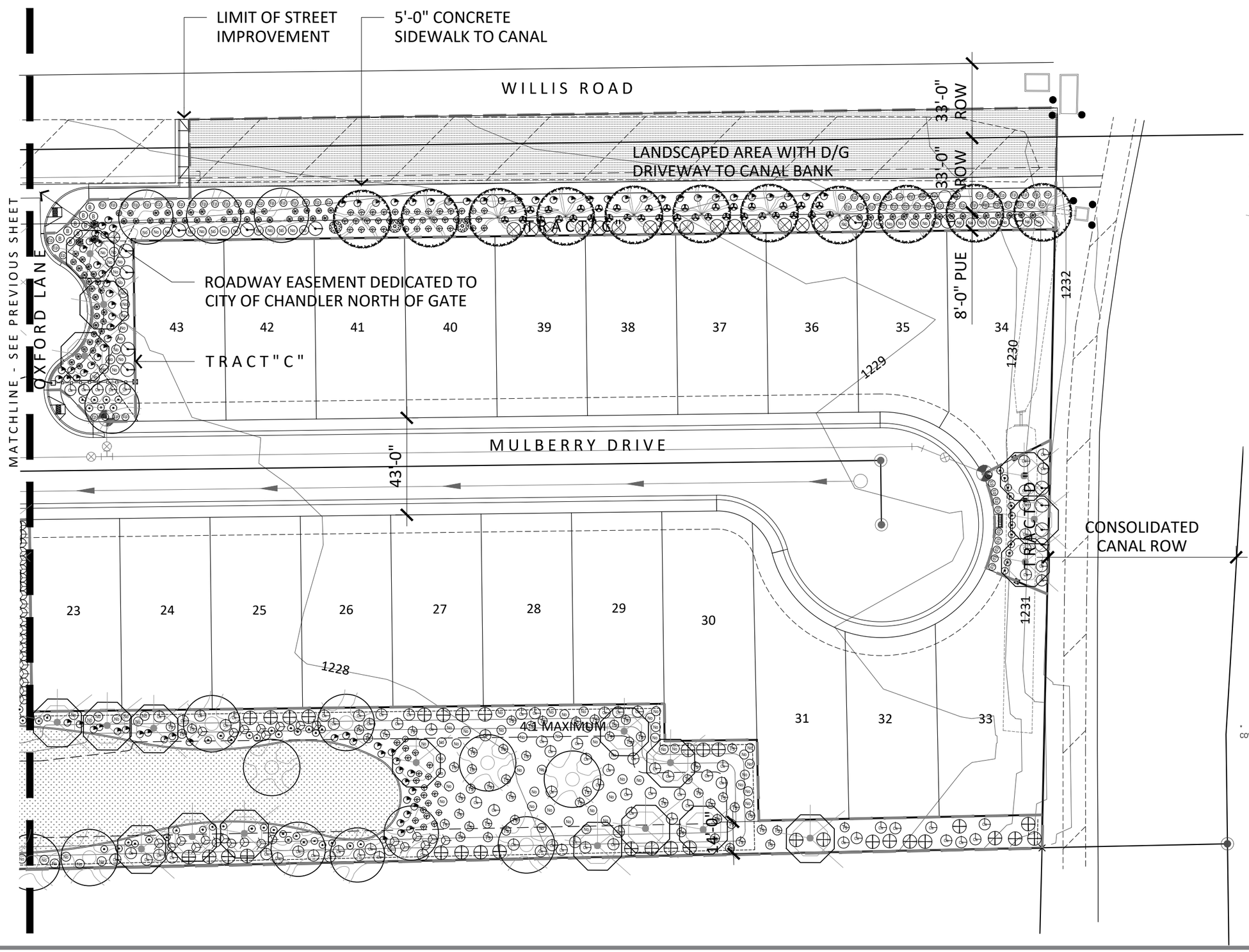
LANDSCAPE PLANS

LANDSCAPE PLANS



PLANT MATERIALS LEGEND

Trees	Install Caliper	Qty.
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Pistacia X 'Red Push' Red Push Pistache	24" Box	
Quercus virginiana 'Cathedral' Oak	24" Box	
Ulmus parvifolia 'Allee' Elm	24" Box	

Extra Large Shrubs	Install Size	Quantity
Caeselpinia pulcherrima Red Bird of Paradise	5 gal.	
Dodonea viscosa Hopbush	5 gal.	
Pistacia lentiscus Mastic	15 gal.	
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	
Tecoma sp. 'Sparky Sparky	5 gal.	
Medium Shrubs	**Size**	**Quantity**
Nerium oleander 'Little Red' Oleander 'Little Red'	5 gal.	
Ruellia brittoniana Ruellia	5 gal.	
Small Shrubs	**Size**	**Quantity**
Bougainvillea 'Oo-La-La' Oo-La-La Bougainvillea	5 gal	
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.	
Teucrium chamaedrys Germander	5 gal.	
Groundcovers	**Size**	**Quantity**
* Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila	1 gal	
Lantana montevidensis Purple Trailing Lantana	1 gal.	
Cacti/ Accents	**Size**	**Quantity**
Agave bovicornuta Cow's Horn	5 gal.	
Aloe barbadensis Medicinal Aloe	5 Gal.	
Bouteloua gracilis Blond Ambition	5 gal	
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	
* Lantana montevidensis Purple Trailing Lantana	1 gal.	
Muhlenbergia capillaris 'Regal Mist'	5 gal.	
* Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.	
Yucca pallida Pale Leaf Yucca	5 gal	
Inerts		**Quantity**
1/2" Screened Decomposed Granite		
Apache Brown, 2" Depth in All Landscape Areas		
Turf		
Mid-Iron Sod		
6" Concrete Header		
Standard Color & Finish		

* - PLANT MATERIAL APPROVED FOR USE WITHIN SRP ROW PER THE "COMPLETE GROUND COVER PLANT LIST" AND THE "COMPLETE TREE LIST" AS PROVIDED BY SRP.

PLAN SCALE 1:20

N

EXHIBIT F: OPEN SPACE PLAN

OPEN SPACE DATA	
NET ACREAGE	6.39 Ac.
OPEN SPACE	2.36 Ac.
PERCENTAGE*	36.93%
AMENITY	0.09 Ac.

* As a percentage of net acreage.

PLAN SCALE 1:40

N

EXHIBIT G: AMENITY PLAN

PLAN SCALE 1:10

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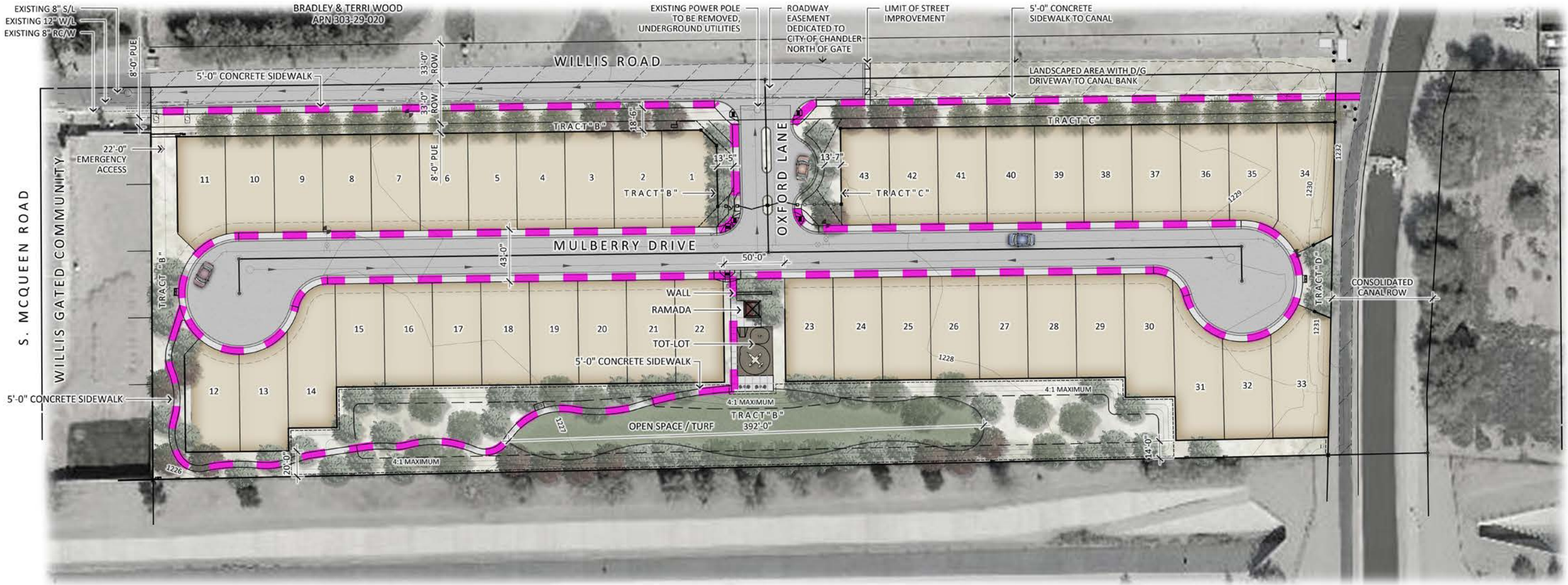
EXHIBIT H: PEDESTRIAN CIRCULATION PLAN

CITY OF CHANDLER
APN 303-29-013



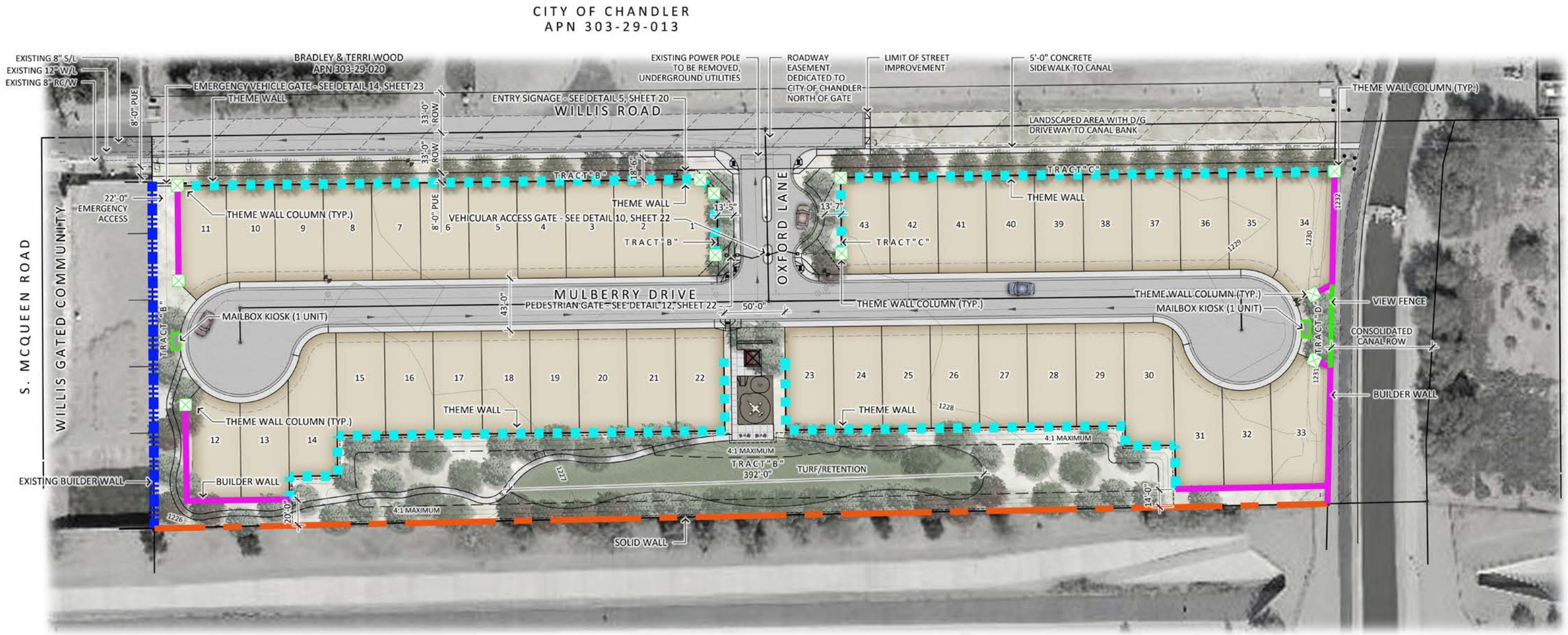
LOOP 202 FREEWAY

PEDESTRIAN CIRCULATION LEGEND

SYMBOL	DESCRIPTION
	5' SIDEWALK

PLAN SCALE 1:40

EXHIBIT I: WALL PLAN

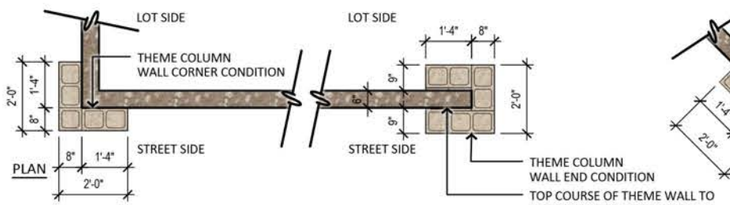


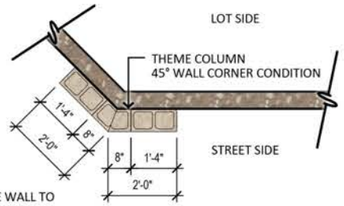
WALL LEGEND

SYMBOL	DESCRIPTION	QTY.	DTL.
	5'-6" BUILDER WALL	625 S.F.	DTL. 3, PAGE 20
	6'-0" THEME WALL	1,882 S.F.	DTL. 1, PAGE 20
	EXISTING BUILDER WALL TO REMAIN	682 S.F.	
	6'-0" VIEW FENCE	70 S.F.	DTL. 16, PAGE 23
	8'-0" SOLID WALL	970 S.F.	DTL. 4, PAGE 20
	MAILBOX KIOSK	2 EA.	DTL. 15, PAGE 23
	THEME WALL COLUMN	11 EA.	DTL. 2, PAGE 20

PLAN SCALE 1:40

N



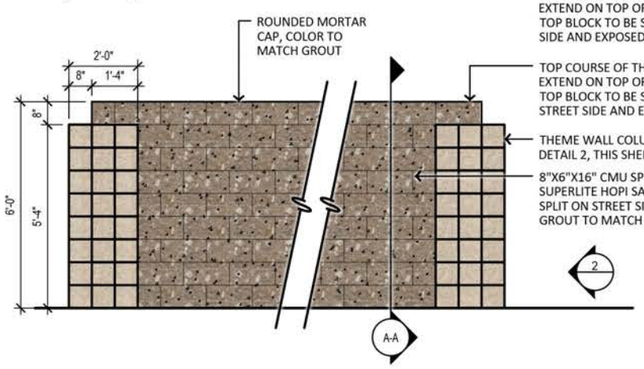


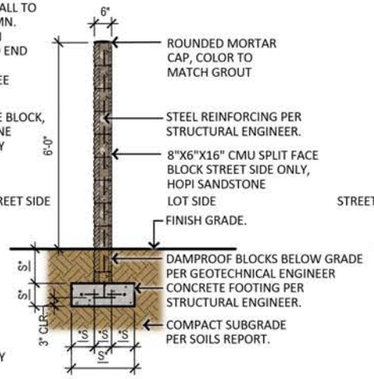
RETAINING WALL NOTES:

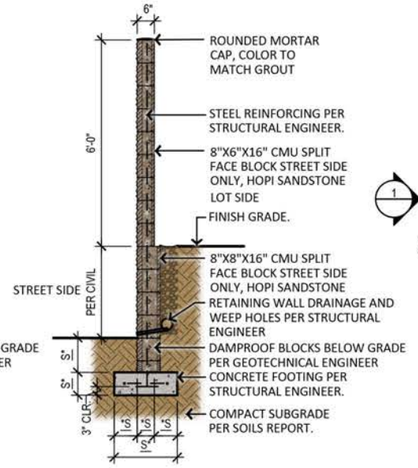
- RETAINING WALL BLOCK AND ABOVE LOT WALL BLOCK ARE TO MATCH IN TYPE AND COLOR AND FINISH FLUSH ON STREET SIDE.
- *S: DIMENSIONS, DRAINAGE, & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.
- REFER TO CIVIL ENGINEER'S PLANS FOR LOCATION, GRADING, AND WALL SECTIONS.
- END WALLS WITH FINISHED, SOLID BLOCKS, NO CUT BLOCKS SHALL BE PLACED AT THE END OF WALLS.

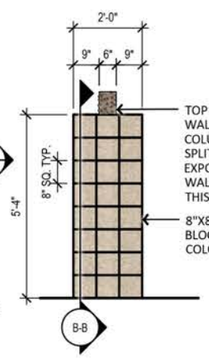
THEME COLUMN NOTES:

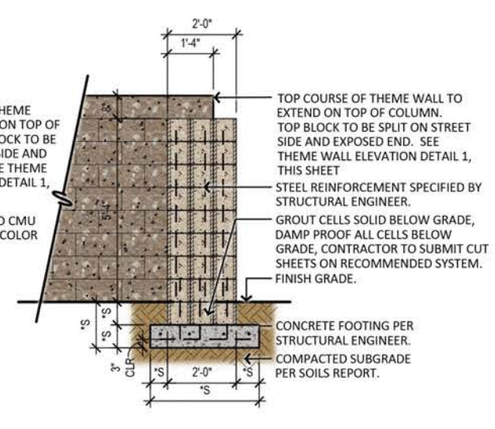
- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- CONTRACTOR TO BUILD SAMPLE COLUMN USING ALL COLUMN MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.
- INTEGRAL COLOR OF BONE. CONTRACTOR SHALL VERIFY COLOR MATCH AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE ORDERING BLOCK OR CONSTRUCTION OF COLUMN MOCK-UP.











THEME WALL NOTES:

- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.
- SUPERLITE HOPI SANDSTONE. CONTRACTOR SHALL VERIFY COLOR MATCH AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE ORDERING BLOCK OR CONSTRUCTION OF WALL MOCK-UP.
- END WALLS WITH FINISHED, SOLID BLOCKS, NO CUT BLOCKS SHALL BE PLACED AT THE END OF WALLS.

ELEVATION

SECTION A-A

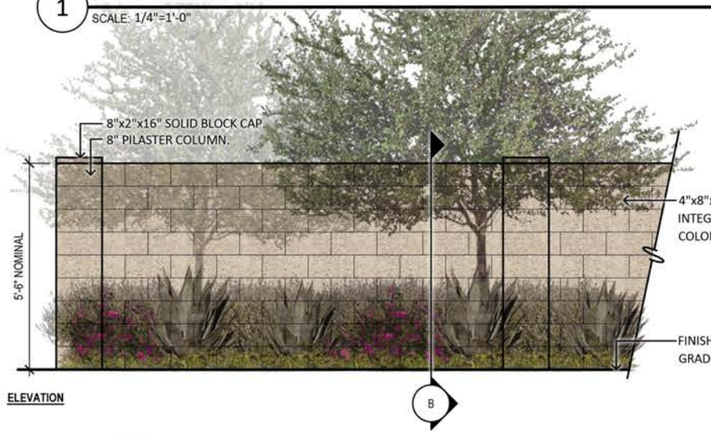
SECTION
RETAINING CONDITION

ELEVATION

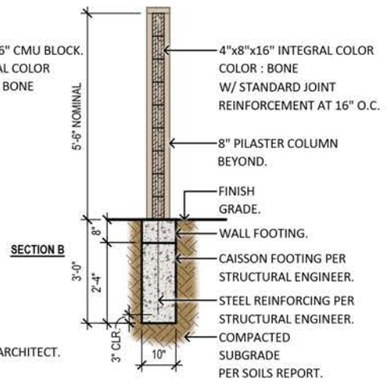
SECTION B-B

1 6'-0" Theme Wall

SCALE: 1/4"=1'-0"



ELEVATION



SECTION B

GENERAL NOTES:

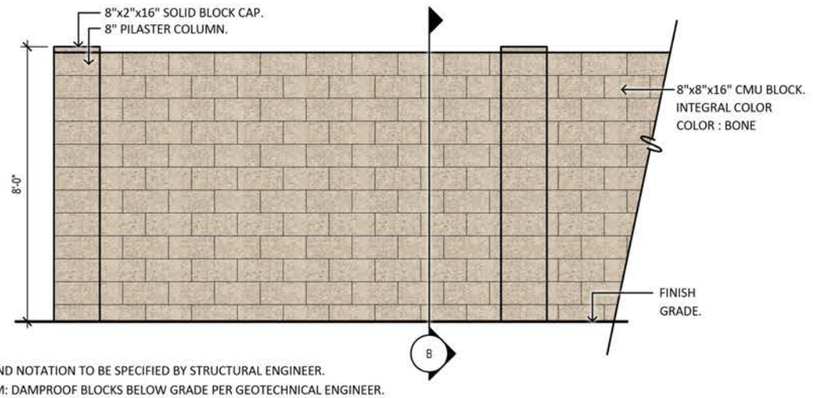
- *S: DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- DAMPROOF SYSTEM: DAMPROOF BLOCKS BELOW GRADE PER GEOTECHNICAL ENGINEER.
- CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.

3 5'-6" Builder Wall

SCALE:1/4"=1'-0"

2 5'-4" Theme Wall Column

SCALE: 1/4"=1'-0"



ELEVATION

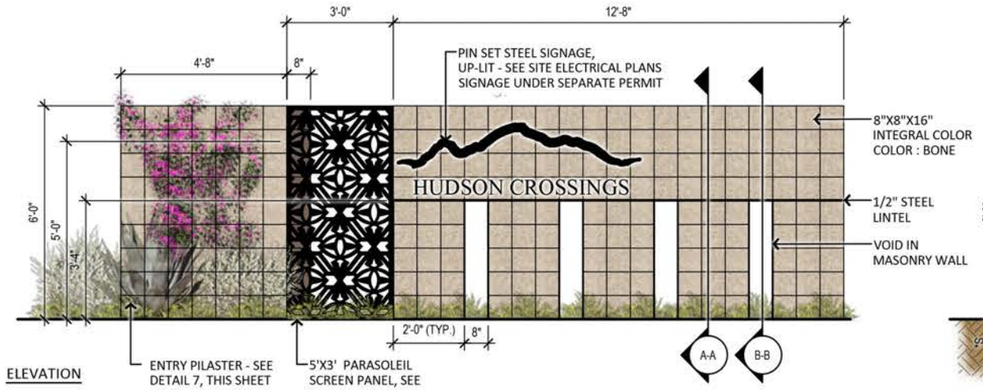
GENERAL NOTES:

- *S: DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- DAMPROOF SYSTEM: DAMPROOF BLOCKS BELOW GRADE PER GEOTECHNICAL ENGINEER.
- SUPERLITE HOPI SANDSTONE. CONTRACTOR SHALL VERIFY COLOR MATCH AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE ORDERING BLOCK OR CONSTRUCTION OF WALL MOCK-UP.
- CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.

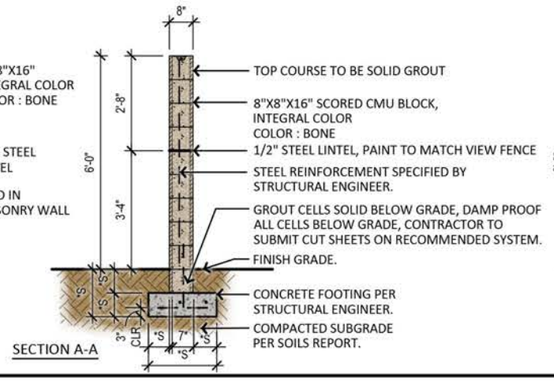
4 8'-0" Sound Wall

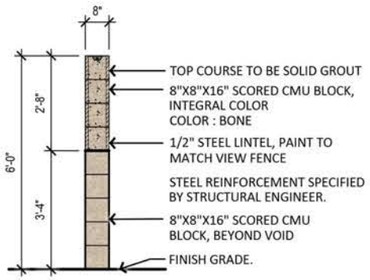
SCALE:1/2"=1'-0"

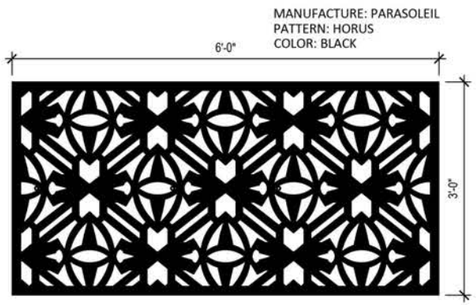
EXHIBIT J: DETAILS



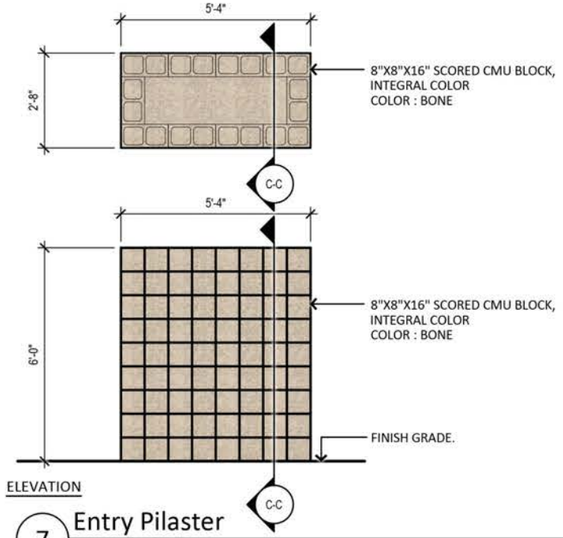
5 Entry Signage
SCALE: 1/4"=1'-0"

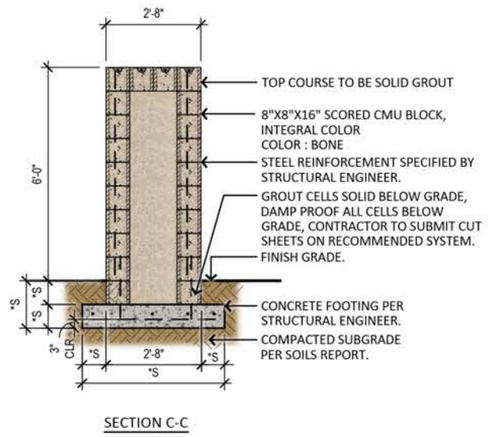




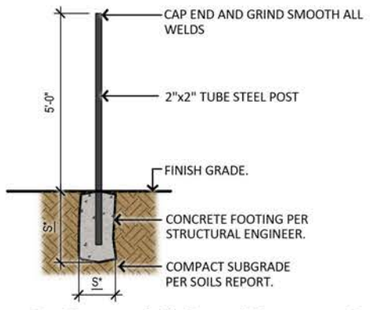


6 Parasoleil Panel
SCALE: 1/2"=1'-0"

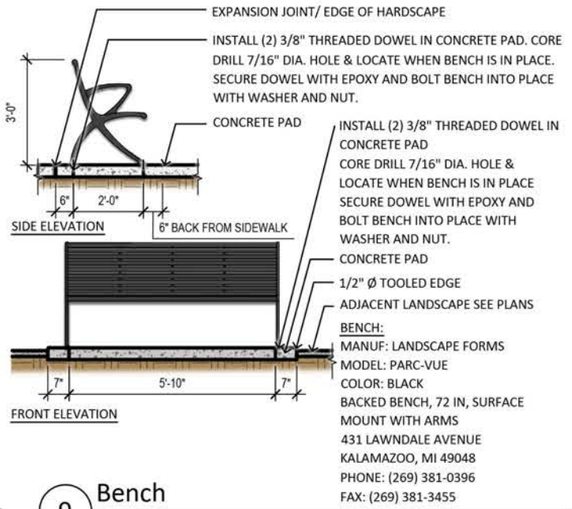




7 Entry Pilaster
SCALE: 1/4"=1'-0"

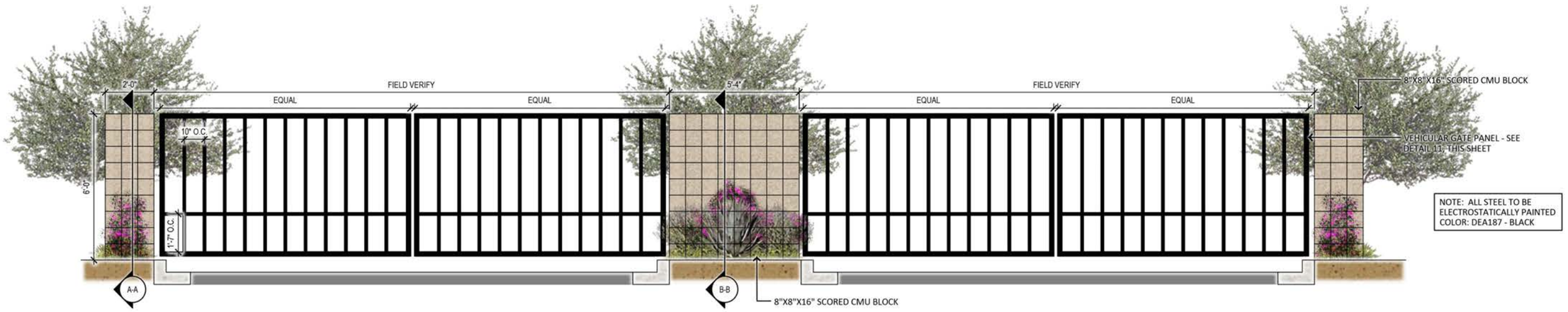


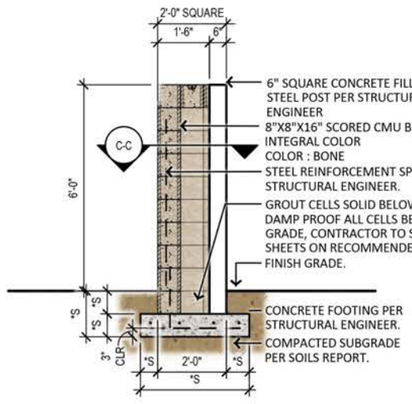
8 Parasoleil Panel Support Post
SCALE: 1/4"=1'-0"



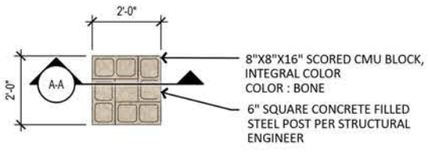
9 Bench
SCALE:1/4"=1'-0"

EXHIBIT J: DETAILS



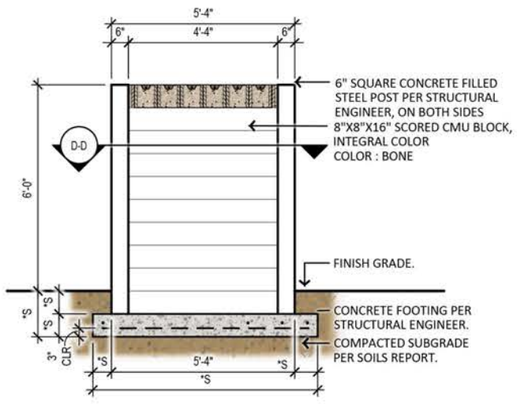


SECTION A-A



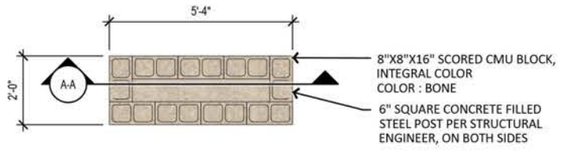
SECTION C-C

GENERAL NOTES:
- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.
- INTEGRAL COLOR OF BONE. CONTRACTOR SHALL VERIFY COLOR MATCH AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE ORDERING BLOCK OR CONSTRUCTION OF WALL MOCK-UP.



SECTION B-B

GENERAL NOTES:
- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.
- INTEGRAL COLOR OF BONE. CONTRACTOR SHALL VERIFY COLOR MATCH AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE ORDERING BLOCK OR CONSTRUCTION OF WALL MOCK-UP.

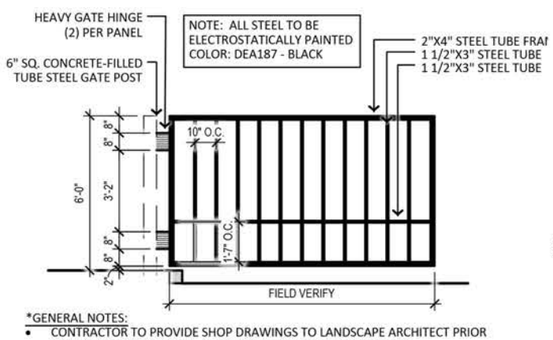


SECTION D-D

GENERAL NOTES:
- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.
- INTEGRAL COLOR OF BONE. CONTRACTOR SHALL VERIFY COLOR MATCH AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE ORDERING BLOCK OR CONSTRUCTION OF WALL MOCK-UP.

10 Vehicular Access Gate

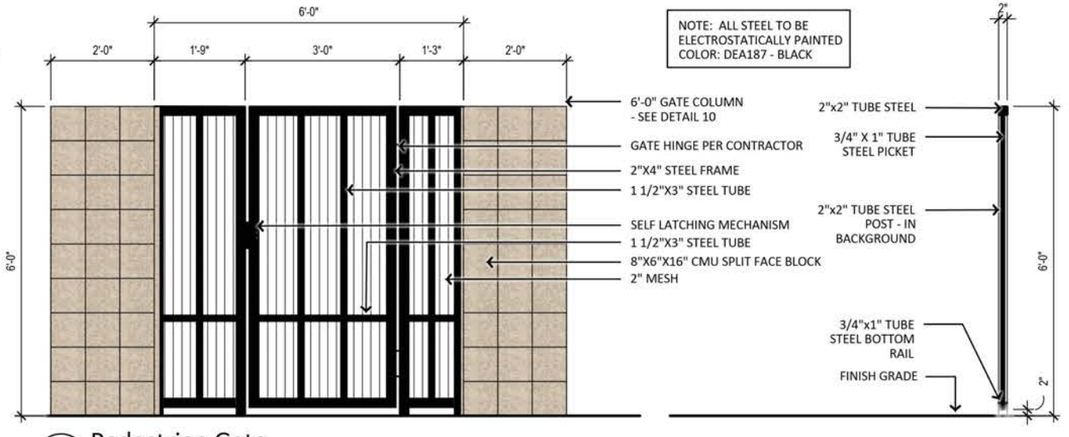
SCALE: 1/4"=1'-0"



*GENERAL NOTES:
- CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT PRIOR TO FABRICATION, INSTALL, & OR CONSTRUCTION FOR APPROVAL.
- GRIND ALL WELDS SMOOTH.
- REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.
- 1 PANEL DRAWN FOR DESIGN INTENT. REFER TO ELEVATIONS ON THIS SHEET

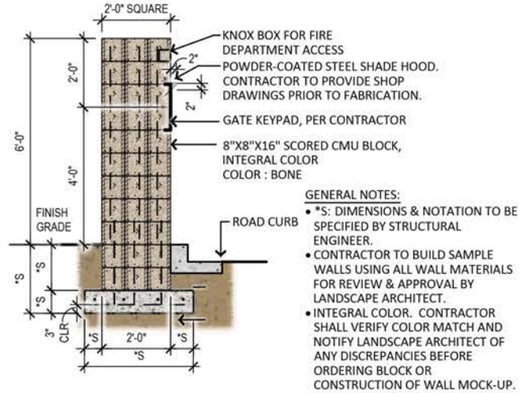
11 Vehicular Gate Panel

SCALE: 3/8"=1'-0"



12 Pedestrian Gate

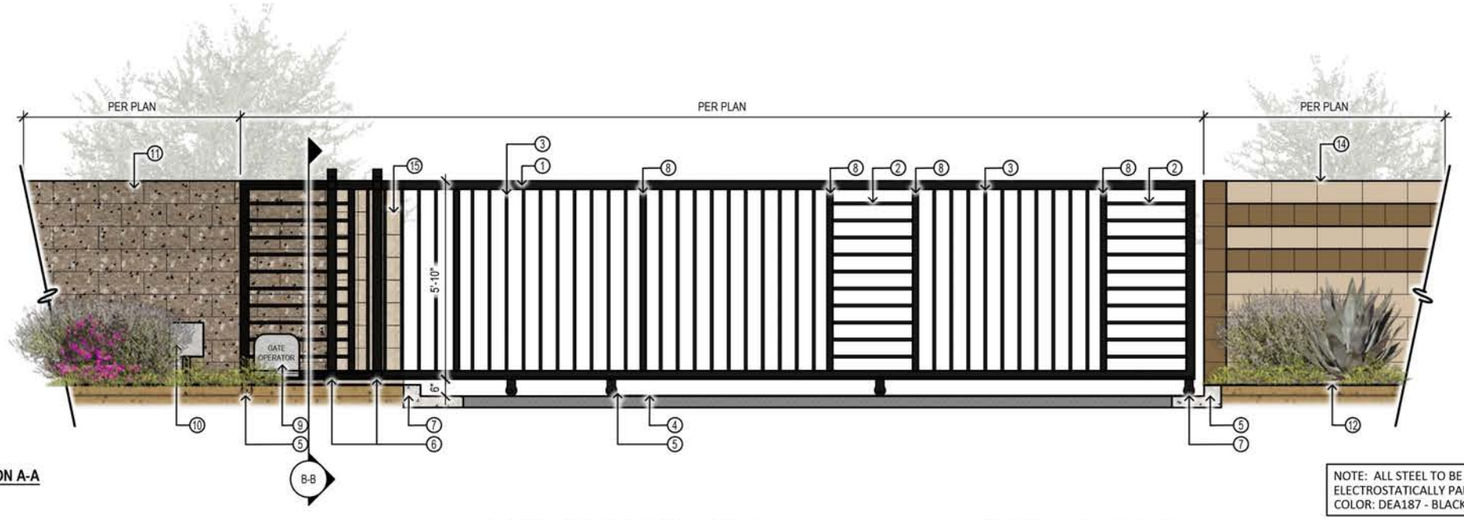
SCALE: 3/4"=1'-0"



GENERAL NOTES:
- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.
- INTEGRAL COLOR. CONTRACTOR SHALL VERIFY COLOR MATCH AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE ORDERING BLOCK OR CONSTRUCTION OF WALL MOCK-UP.

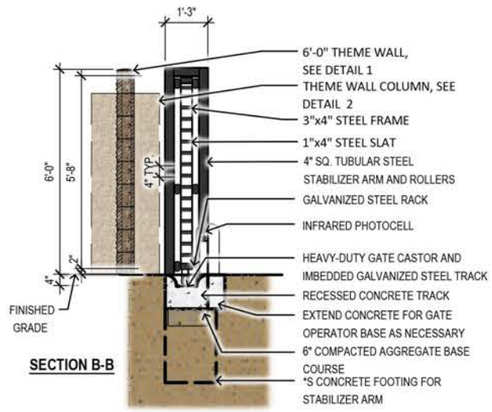
13 Vehicular Gate Keypad

SCALE: 1/4"=1'-0"



ELEVATION A-A

NOTE: ALL STEEL TO BE ELECTROSTATICALLY PAINTED COLOR: DEA187 - BLACK



SECTION B-B

NOTE:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION
  *S DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER
- CAP ALL STEEL ENDS AND GRIND ALL WELDS SMOOTH

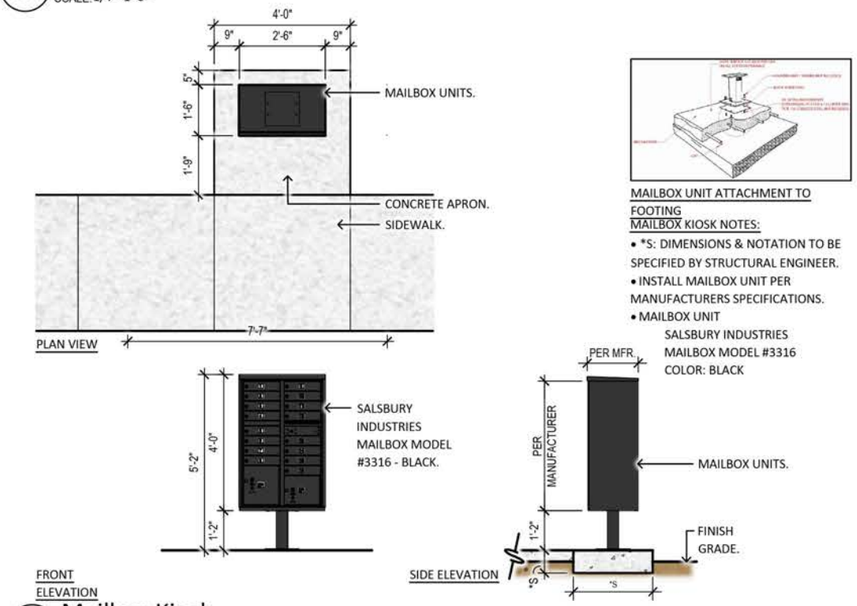
1. 3"X4" SQ. STEEL GATE FRAME
2. 1"X4" STEEL SLATS
3. 1"X4" STEEL VERTICALS
4. RECESSED CONCRETE TRACK
5. HEAVY-DUTY GATE CASTOR AND IMBEDDED GALVANIZED STEEL TRACK
6. 4" SQ. STEEL STABILIZER ARM
7. EDGE OF PAVEMENT
8. 2"X4" STEEL VERTICALS
9. SLIDING GATE OPERATOR
   INSTALL HARDWARE AND VEHICULAR SENSORS PER MANUFACTURER'S SPECIFICATIONS
10. CONTROL BOX
    INSTALL IN LOCATION WHERE CONTROL BOX IS ACCESSIBLE WHILE GATE IS IN 'OPEN' CONDITION
11. 6'-0" THEME WALL, SEE DETAIL 1
12. FINISHED GRADE
13. DRIVABLE SURFACE PER CIVIL
14. ADJACENT PROPERTY WALL
15. THEME WALL COLUMN, SEE DETAIL 2

14 Emergency Vehicle Gate

SCALE:1/4"=1'-0"

15 Mailbox Kiosk

SCALE:1/4"=1'-0"

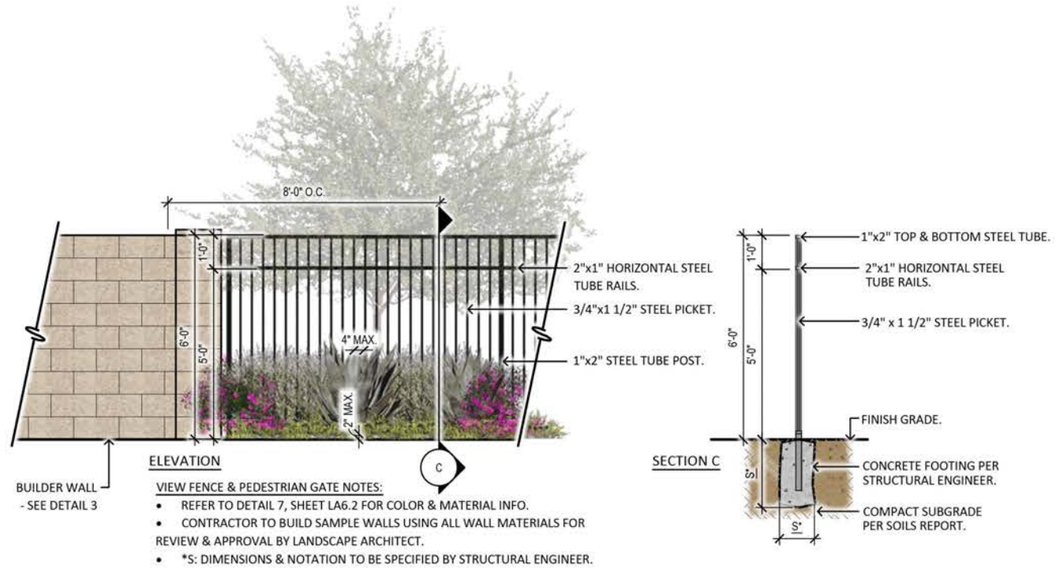


MAILBOX UNIT ATTACHMENT TO FOOTING

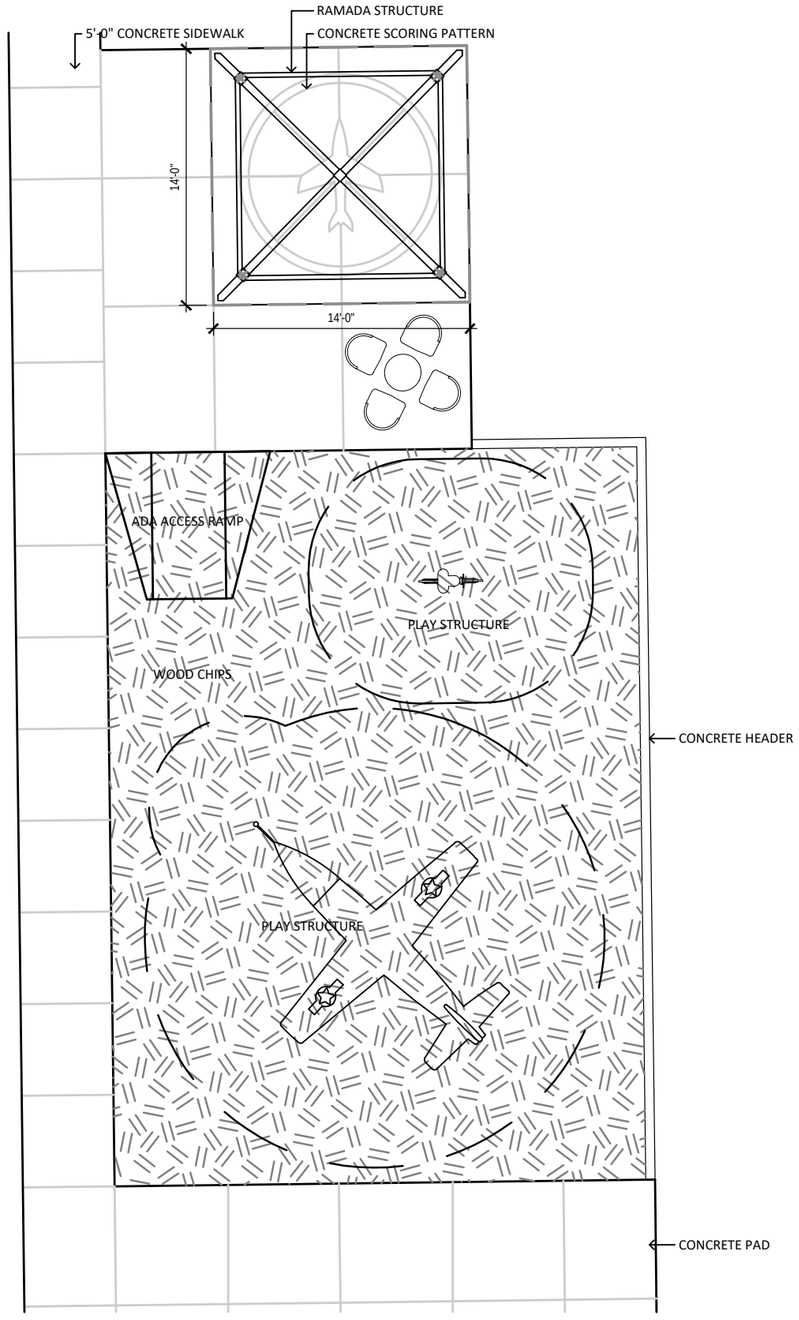
MAILBOX KIOSK NOTES:
- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- INSTALL MAILBOX UNIT PER MANUFACTURERS SPECIFICATIONS.
- MAILBOX UNIT
  SALSBURY INDUSTRIES
  MAILBOX MODEL #3316
  COLOR: BLACK

16 6'-0" View Fence

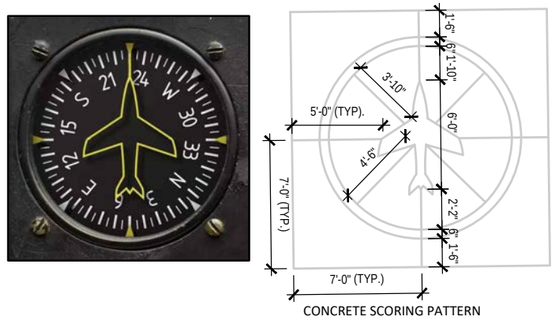
SCALE:1/2"=1'-0"



VIEW FENCE & PEDESTRIAN GATE NOTES:
- REFER TO DETAIL 7, SHEET LA6.2 FOR COLOR & MATERIAL INFO.
- CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.
- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.



17 Amenity Area
SCALE:1/4"=1'-0"



AVIATION COMPASS DESIGN INTENT
CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO STARING CONSTRUCTION.

18 Concrete Scoring Pattern
SCALE:1/4"=1'-0"

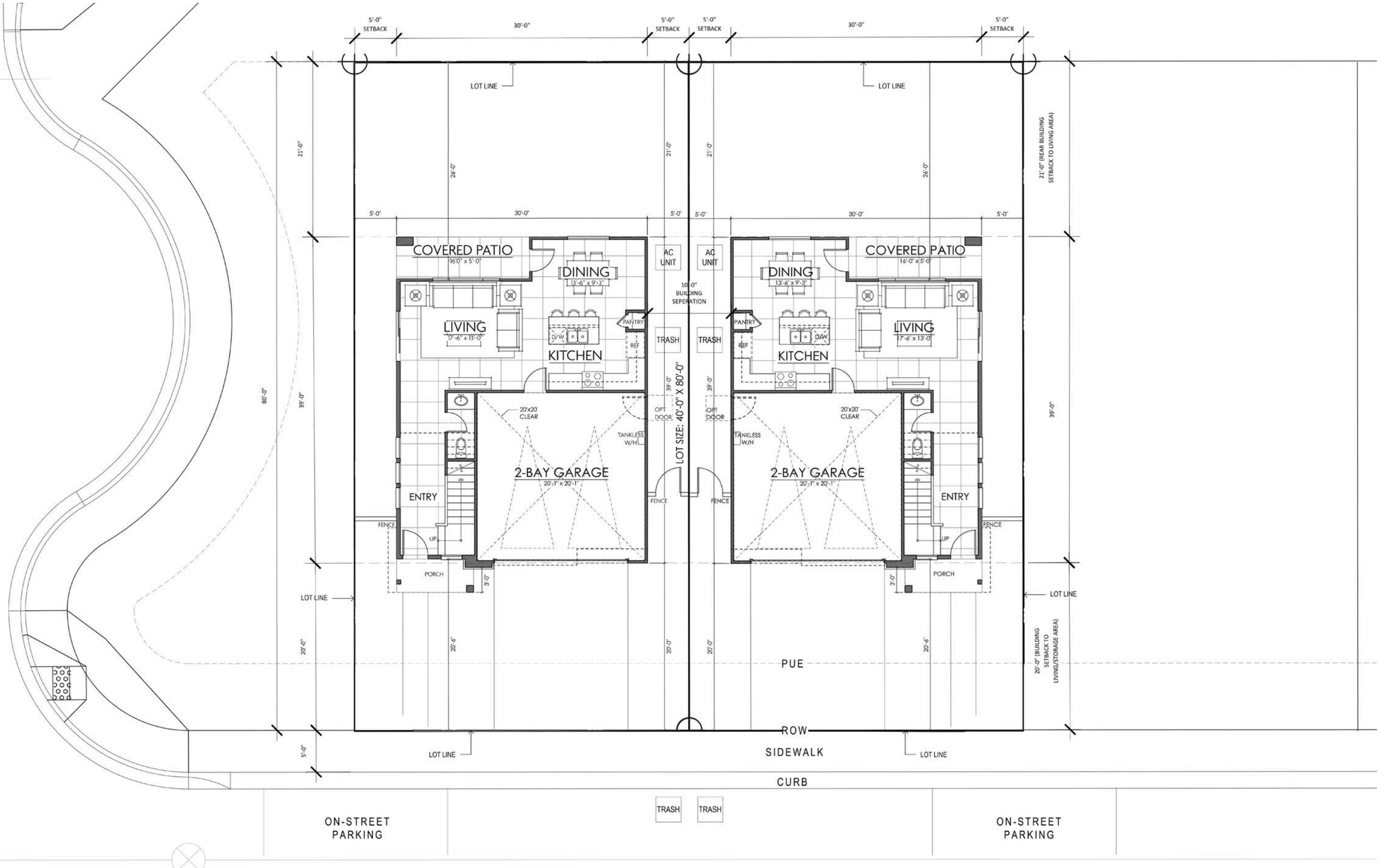
PLAY STRUCTURE DESIGN INTENT
CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO STARING CONSTRUCTION.

19 Play Structure
SCALE:1/4"=1'-0"

EXHIBIT J: DETAILS

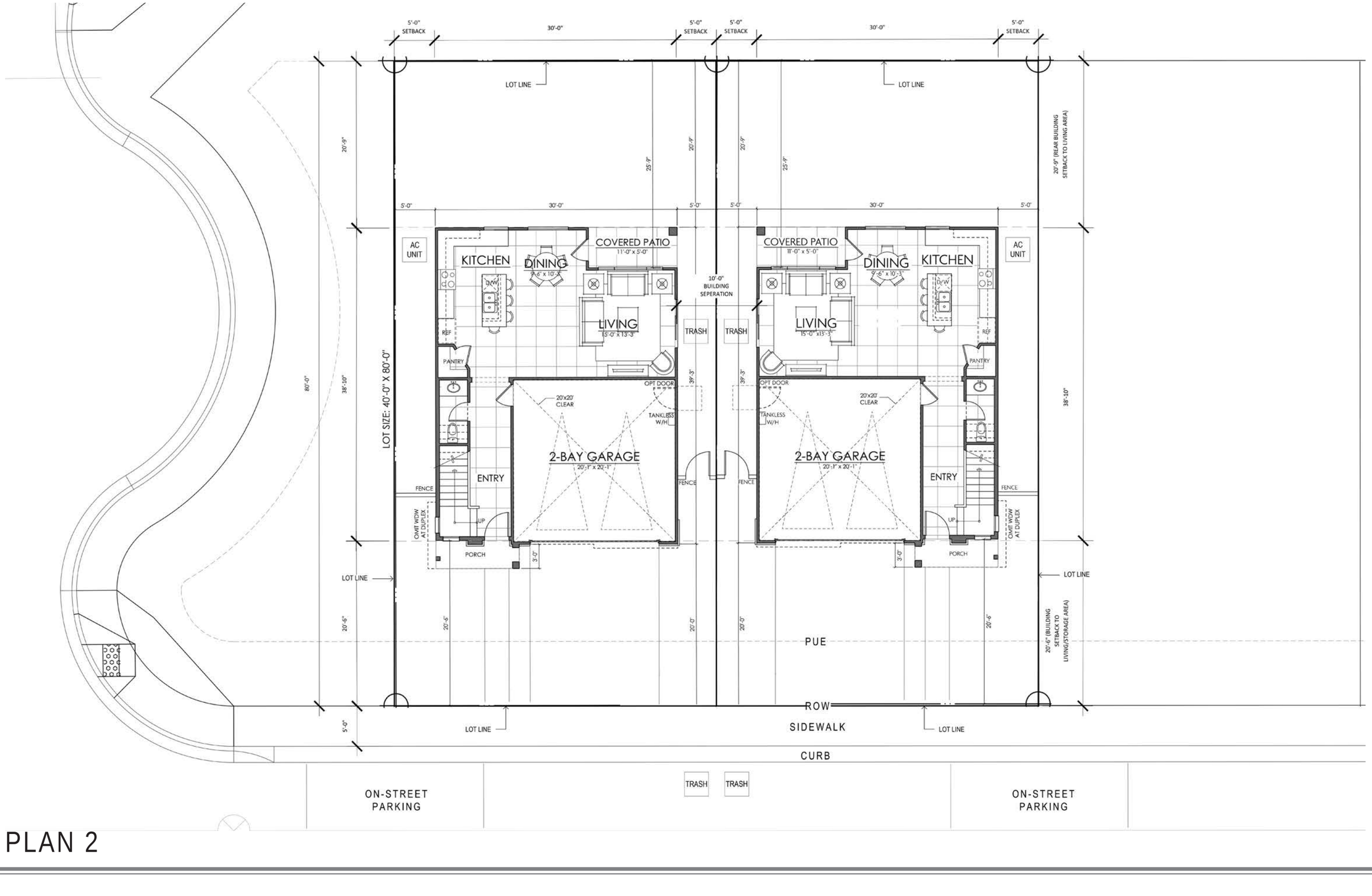
PLAN SCALE 1:40

EXHIBIT K: LOT FIT DIAGRAMS



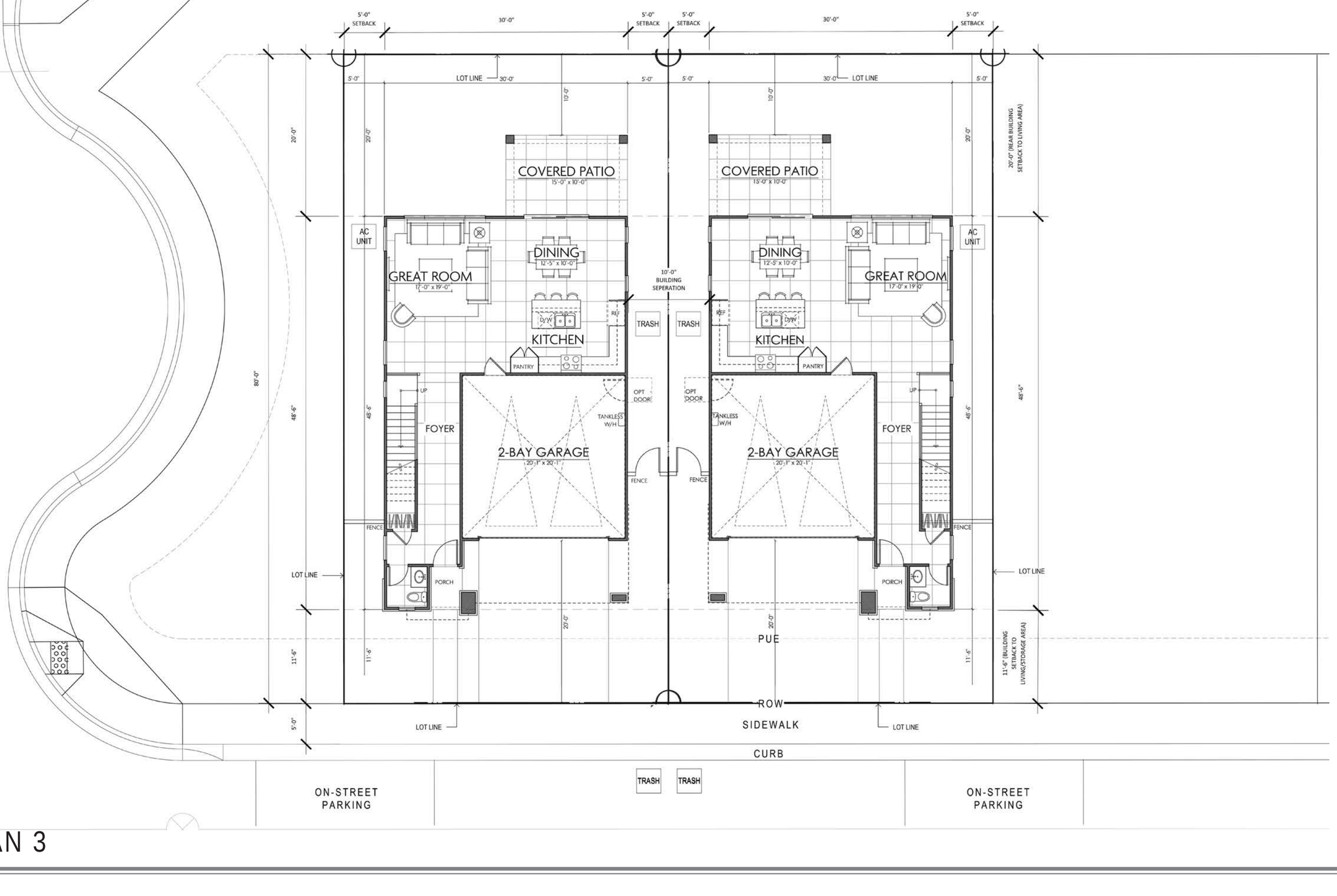
PLAN 1

EXHIBIT K: LOT FIT DIAGRAMS



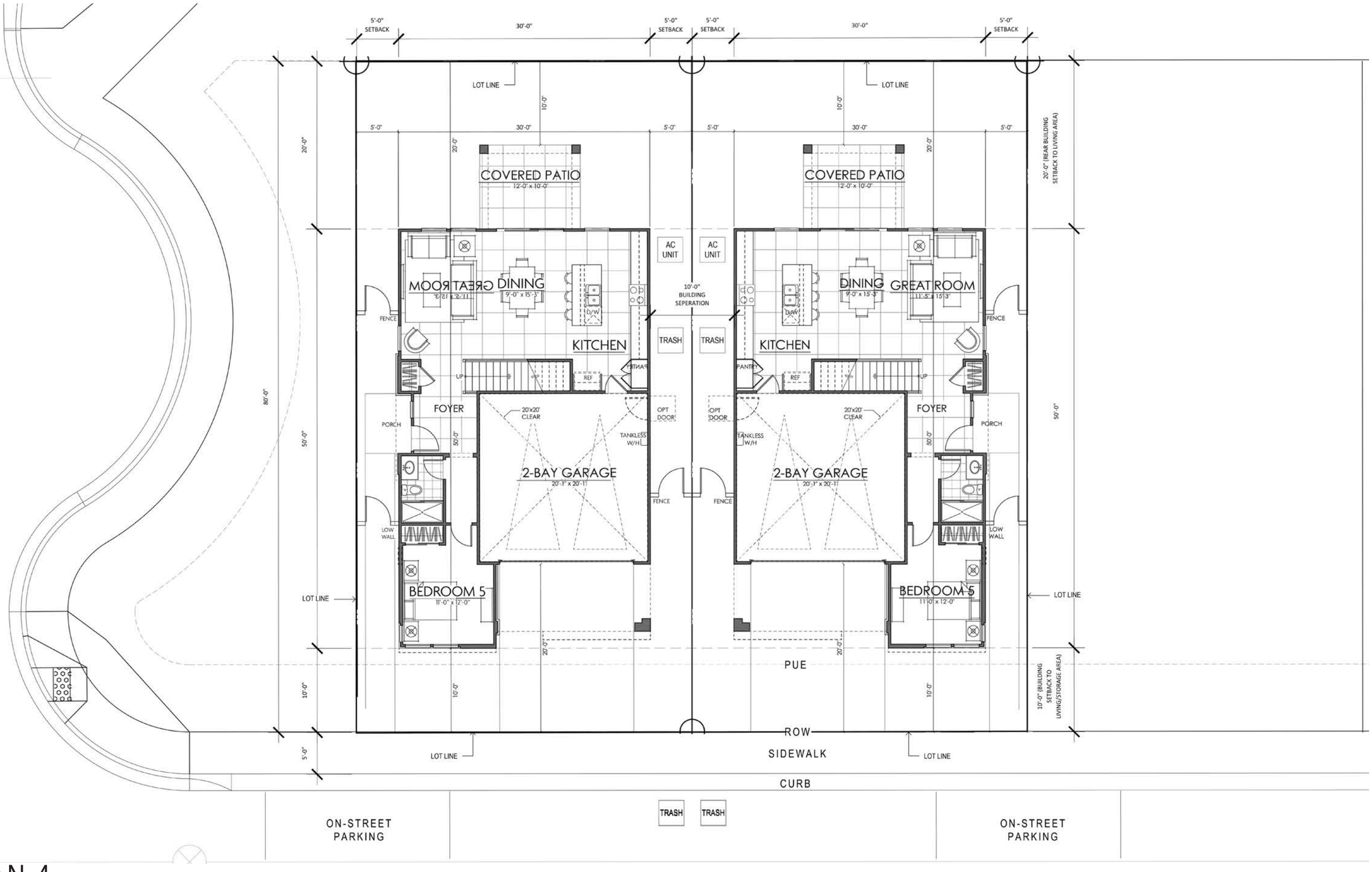
PLAN 2

EXHIBIT K: LOT FIT DIAGRAMS

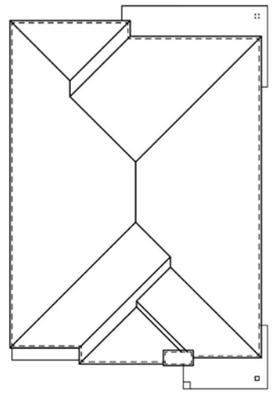


PLAN 3

EXHIBIT K: LOT FIT DIAGRAMS



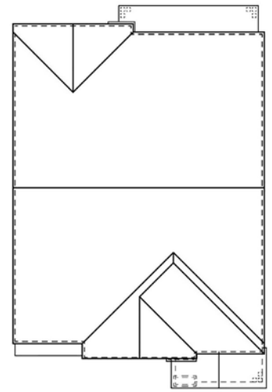
PLAN 4



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "A"

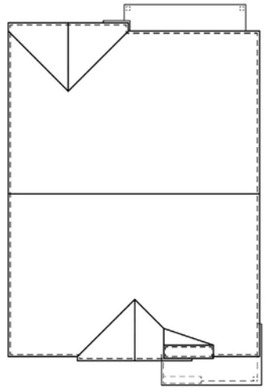
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "B"

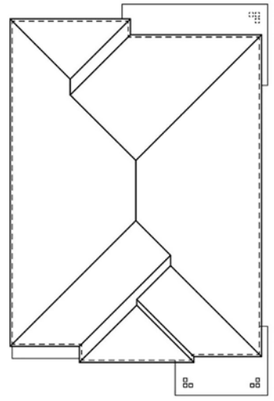
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "C"

SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "D"

SCALE: 1/8" = 1'-0"

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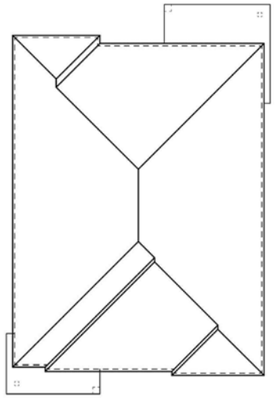
EXHIBIT L: FLOOR & ROOF PLANS

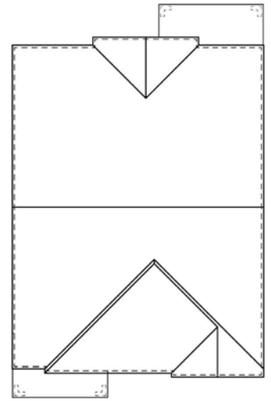
PLAN 1



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "A"

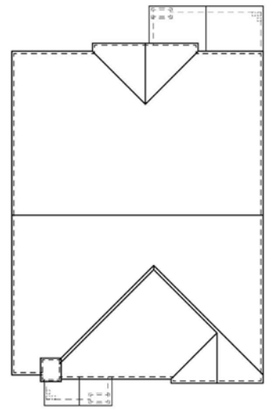
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "B"

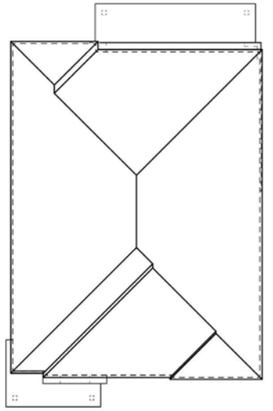
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "C"

SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "D"

SCALE: 1/8" = 1'-0"

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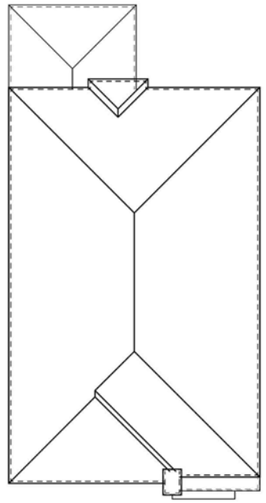
EXHIBIT L: FLOOR & ROOF PLANS

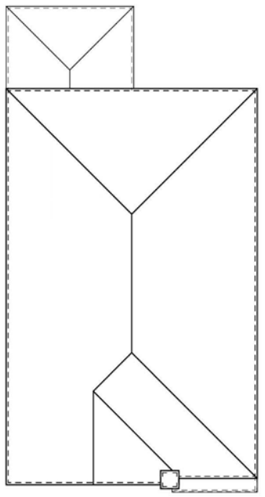
PLAN 2



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "A"

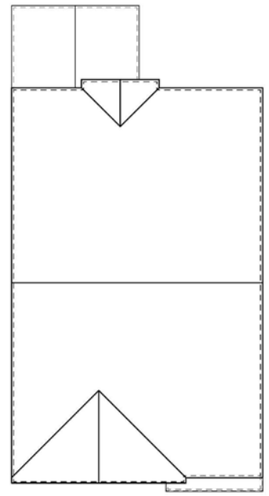
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "C"

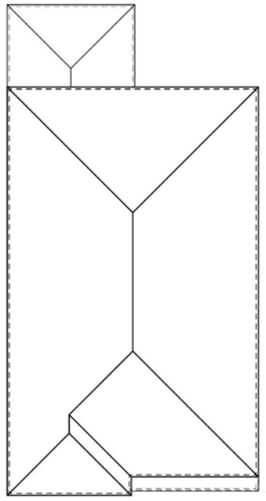
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "B"

SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "D"

SCALE: 1/8" = 1'-0"

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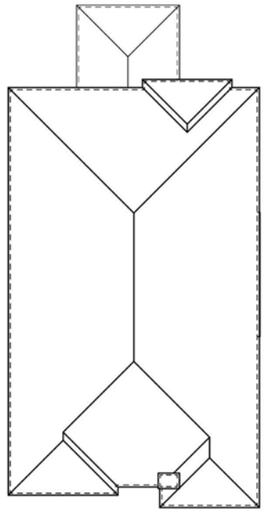
EXHIBIT L: FLOOR & ROOF PLANS

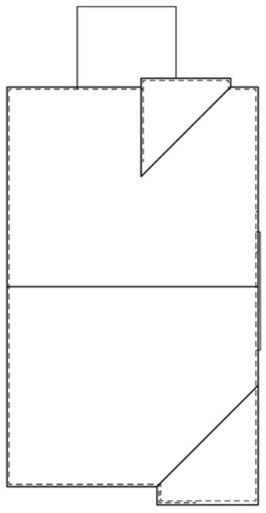
PLAN 3



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "A"

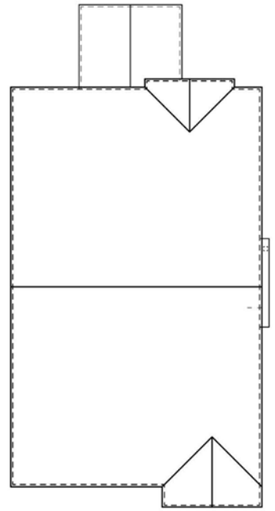
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "C"

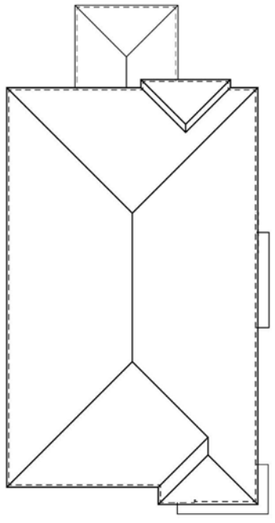
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "B"

SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "D"

SCALE: 1/8" = 1'-0"

EXHIBIT L: FLOOR & ROOF PLANS

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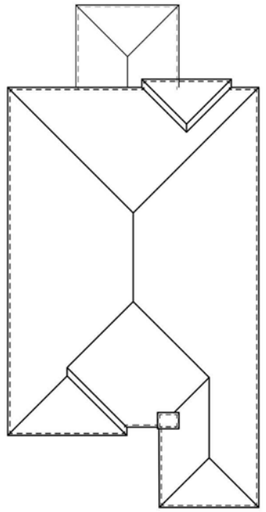
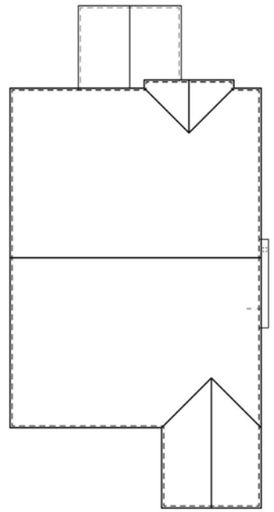
PLAN 4



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "A"

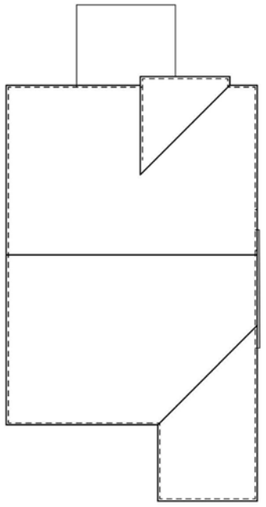
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "B"

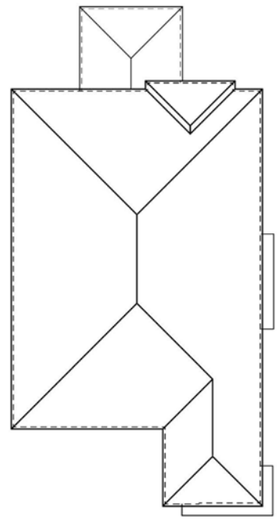
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "C"

SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN "D"

SCALE: 1/8" = 1'-0"

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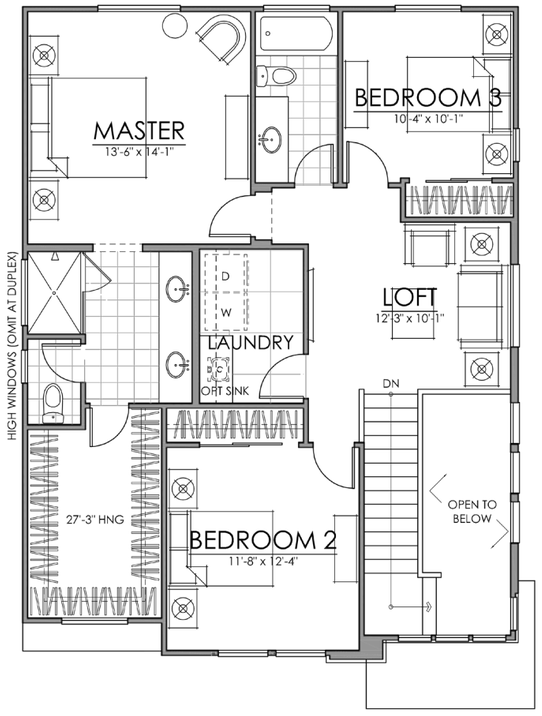
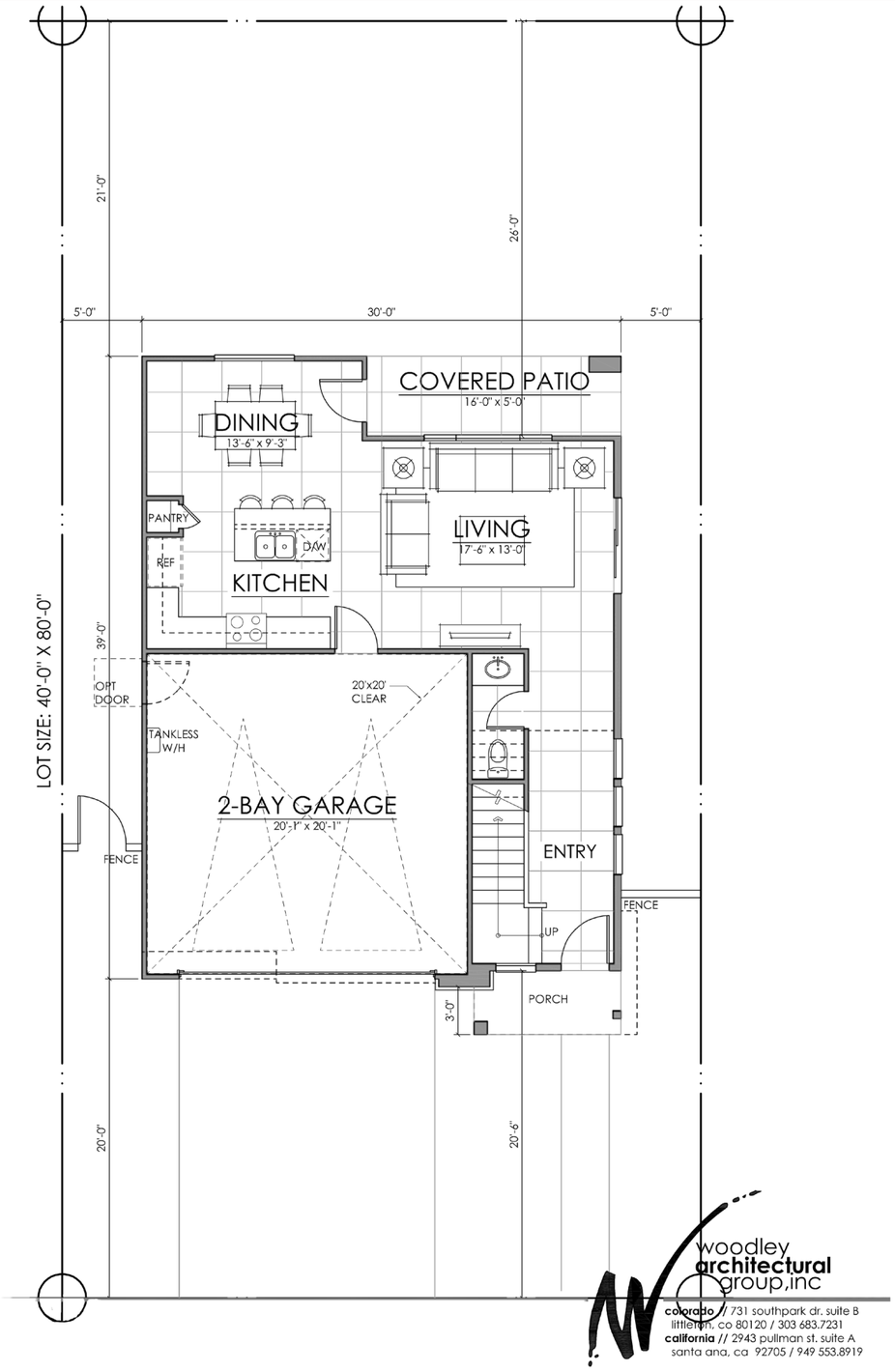
EXHIBIT L: FLOOR & ROOF PLANS

PLAN 4X

EXHIBIT L: FLOOR & ROOF PLANS





FIRST FLOOR	670 SQ. FT.
SECOND FLOOR	1014 SQ. FT.
TOTAL LIVING	**1684 SQ. FT.**
LOT COVERAGE	
FIRST FLOOR	21%
SECOND FLOOR	32%

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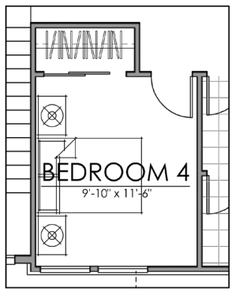
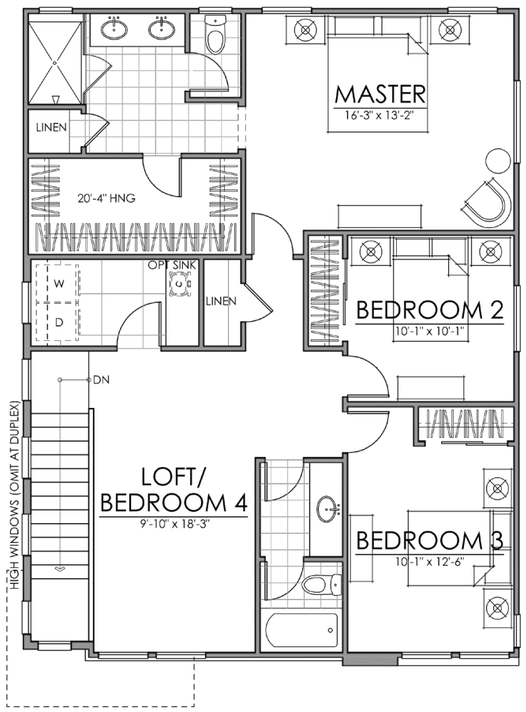
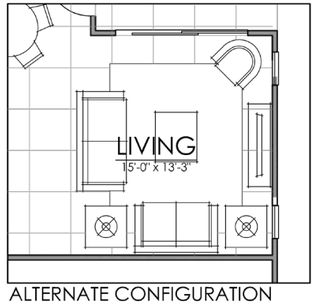
PLAN 1

EXHIBIT L: FLOOR & ROOF PLANS

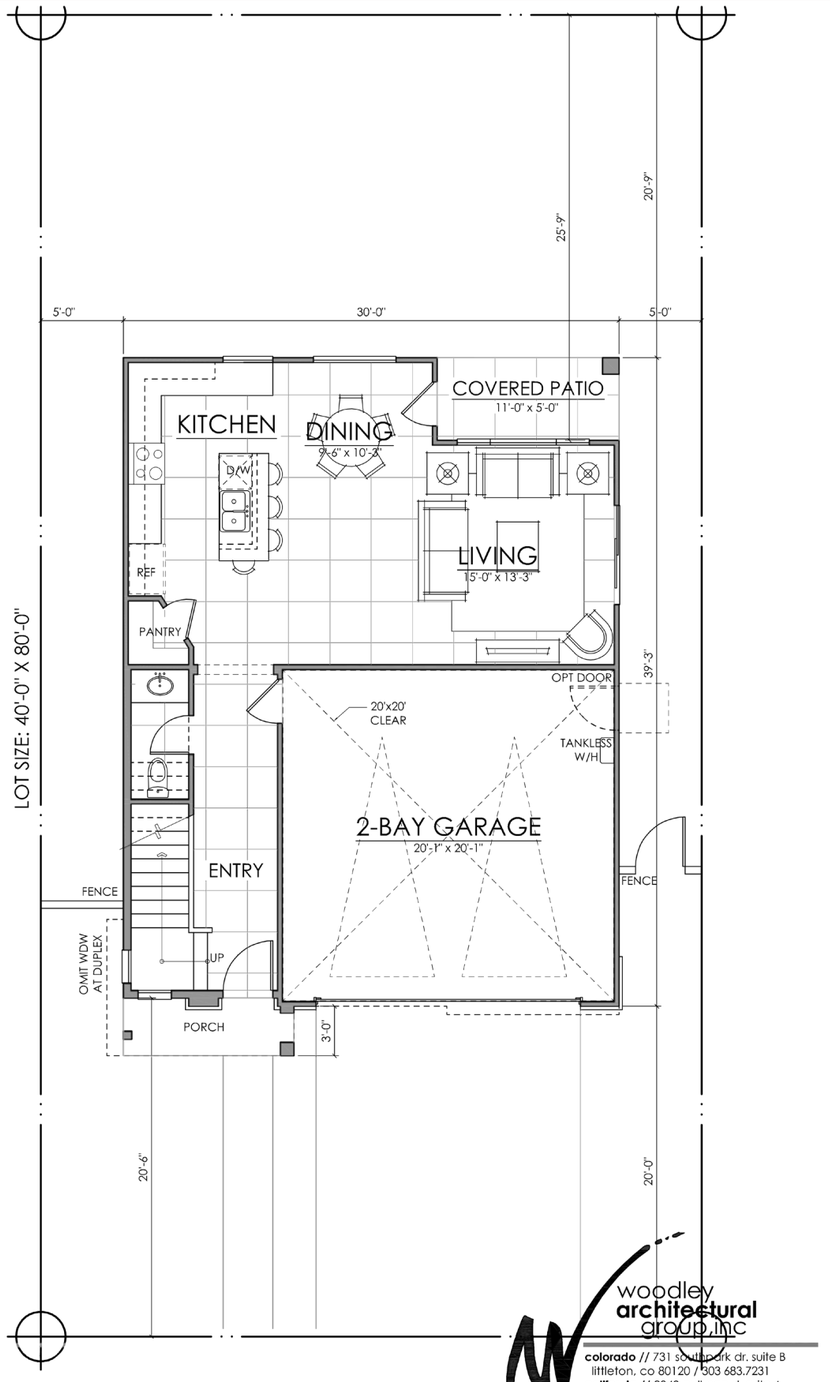


BEDROOM 4 OPTION





ALTERNATE CONFIGURATION



FIRST FLOOR	703 SQ. FT.
SECOND FLOOR	1104 SQ. FT.
TOTAL LIVING	**1807 SQ. FT.**
LOT COVERAGE	
FIRST FLOOR	22%
SECOND FLOOR	35%

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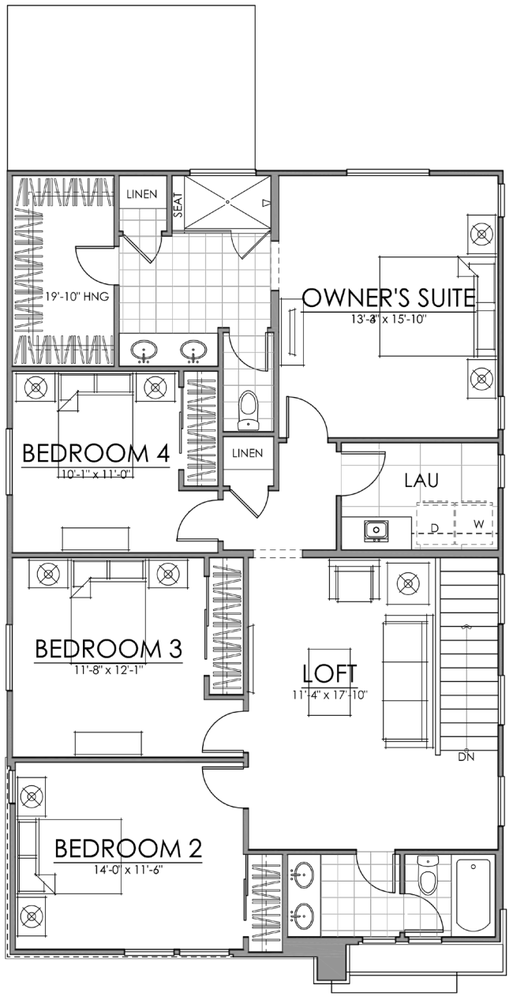
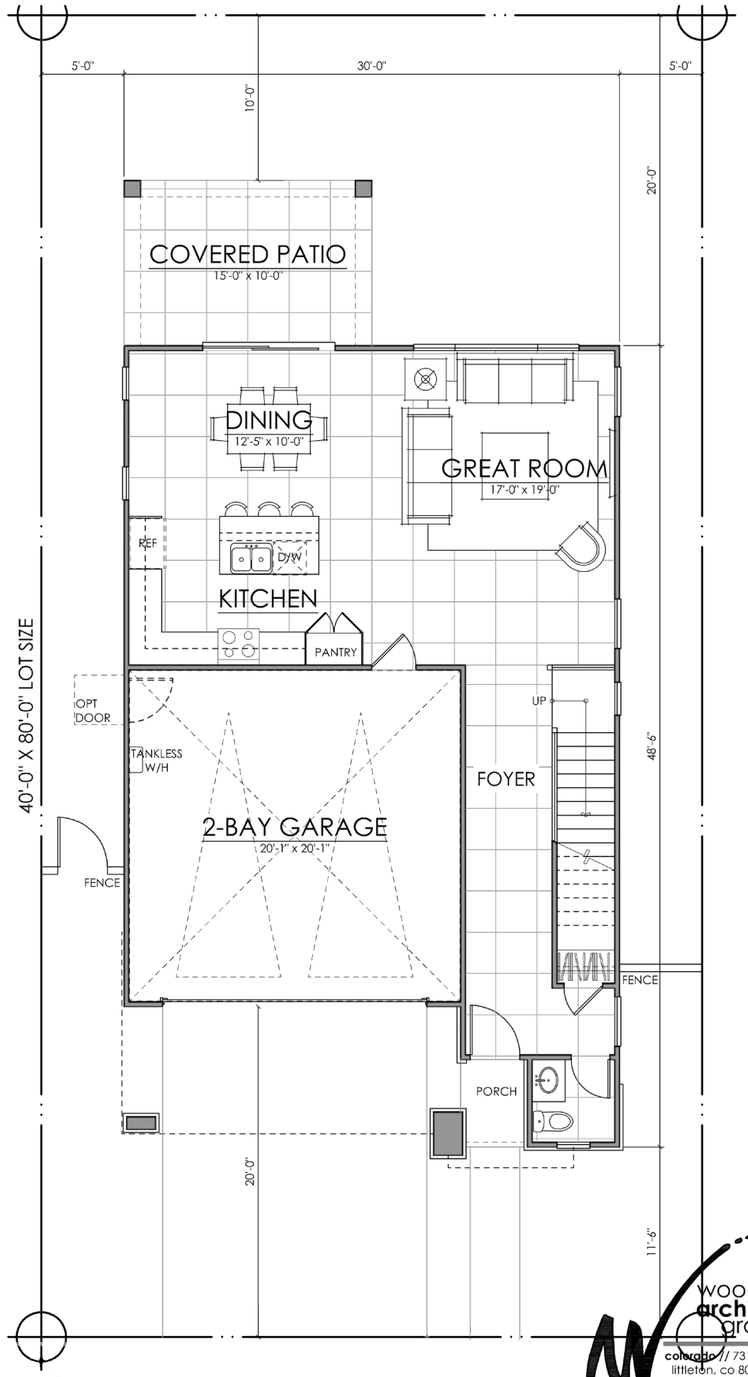
PLAN 2





FIRST FLOOR	845 SQ. FT.
SECOND FLOOR	1370 SQ. FT.
TOTAL LIVING	**2215 SQ. FT.**
LOT COVERAGE	
FIRST FLOOR	26%
SECOND FLOOR	43%

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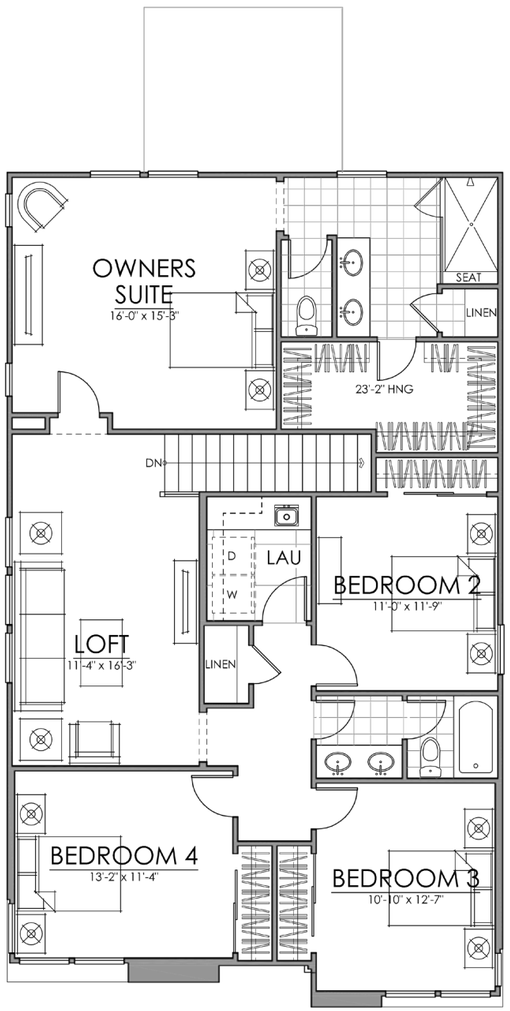
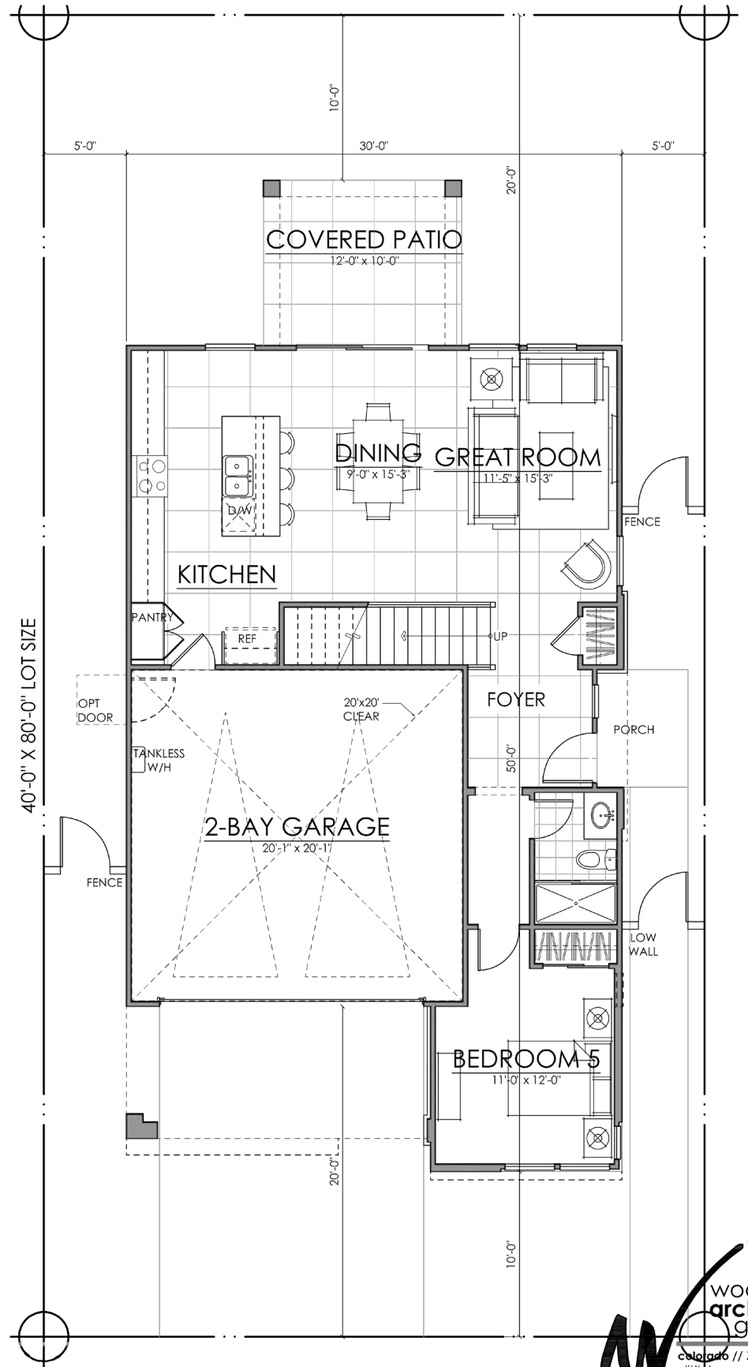
EXHIBIT L: FLOOR & ROOF PLANS

PLAN 3





FIRST FLOOR	891 SQ. FT.
SECOND FLOOR	1419 SQ. FT.
TOTAL LIVING	**2310 SQ. FT.**
LOT COVERAGE	
FIRST FLOOR	28%
SECOND FLOOR	44%

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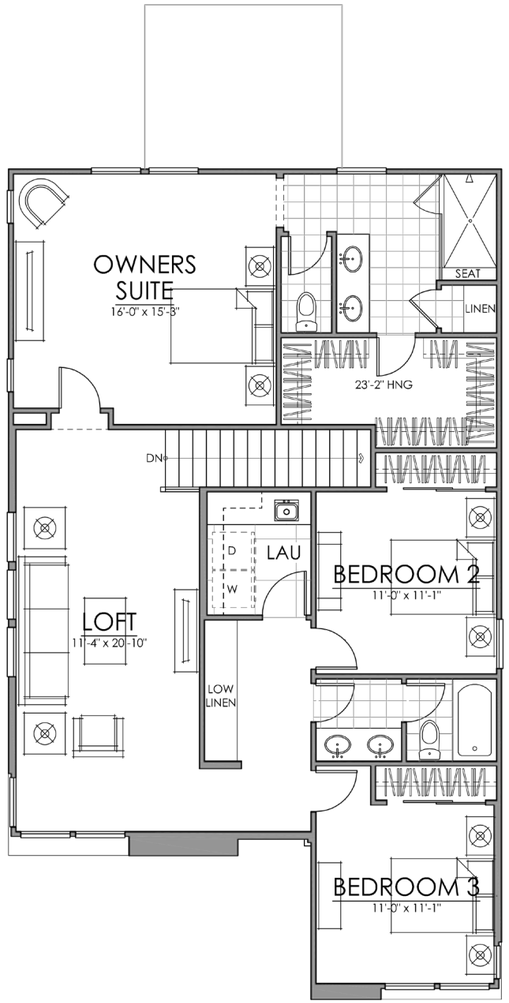
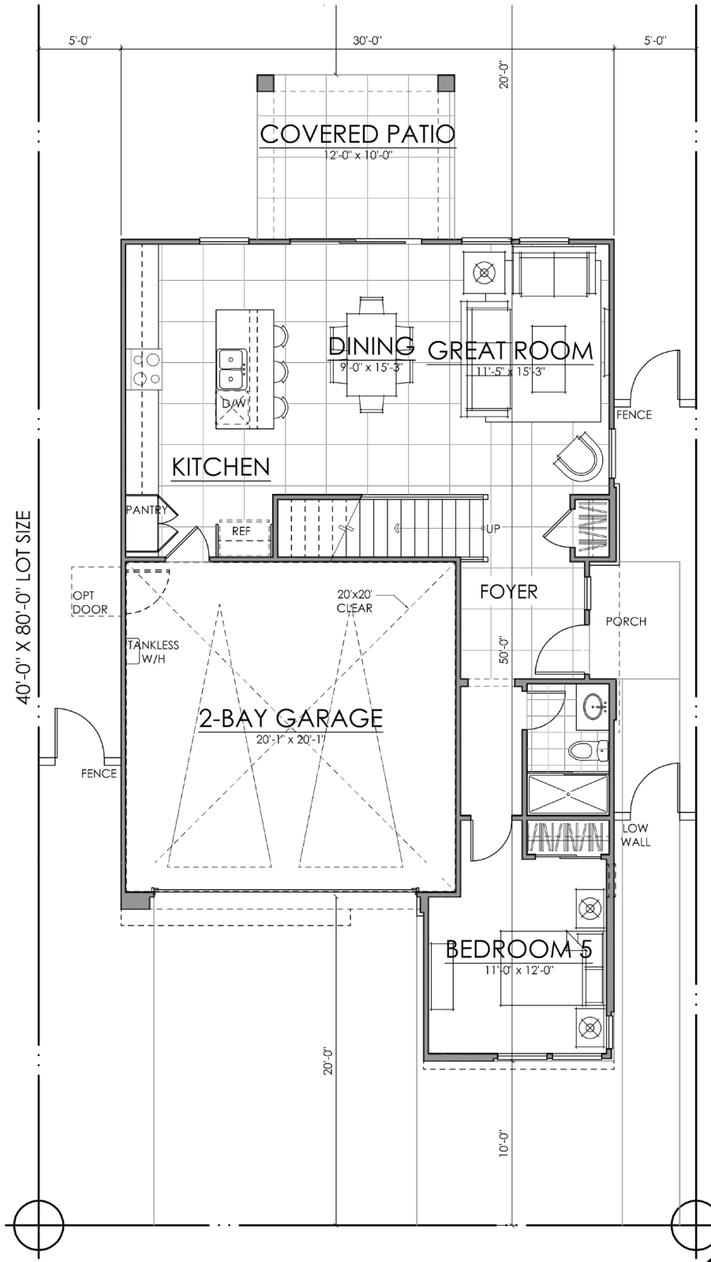
PLAN 4

EXHIBIT L: FLOOR & ROOF PLANS





FIRST FLOOR	891 SQ. FT.
SECOND FLOOR	1286 SQ. FT.
TOTAL LIVING	**2177 SQ. FT.**
LOT COVERAGE	
FIRST FLOOR	28%
SECOND FLOOR	40%

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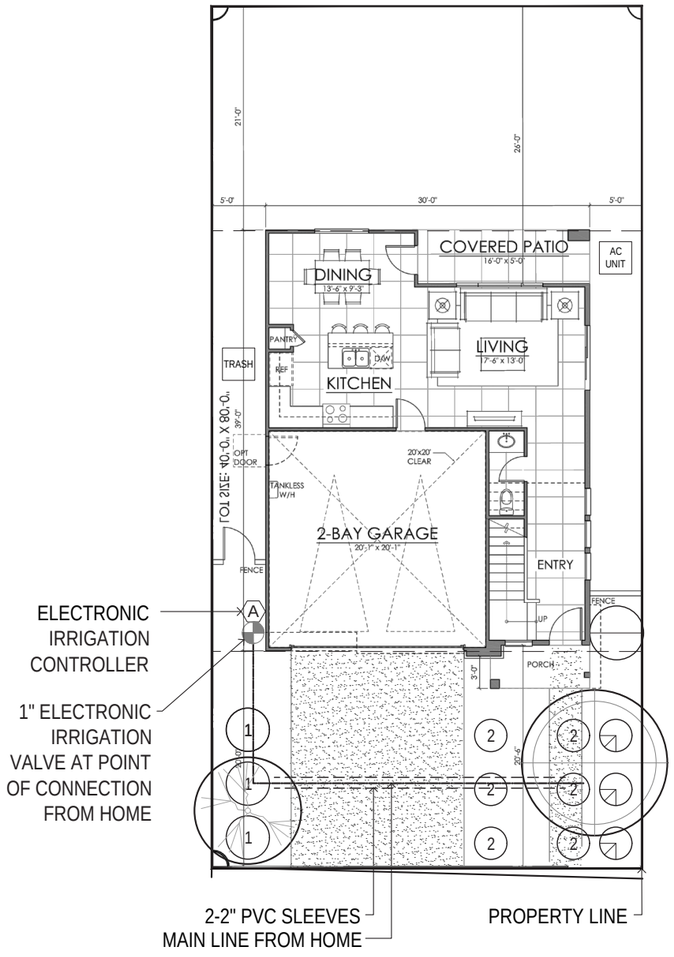
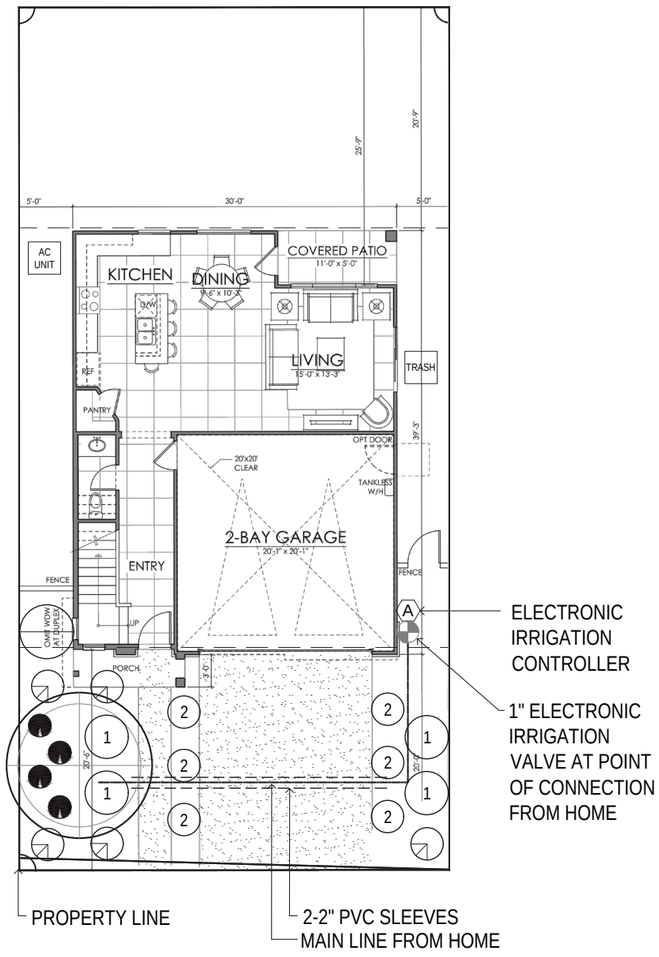
EXHIBIT L: FLOOR & ROOF PLANS

PLAN 4X OPT. SECOND FLOOR



1 Typical Front Yard Landscape - Plan 1

SCALE:NTS



2 Typical Front Yard Landscape - Plan 2

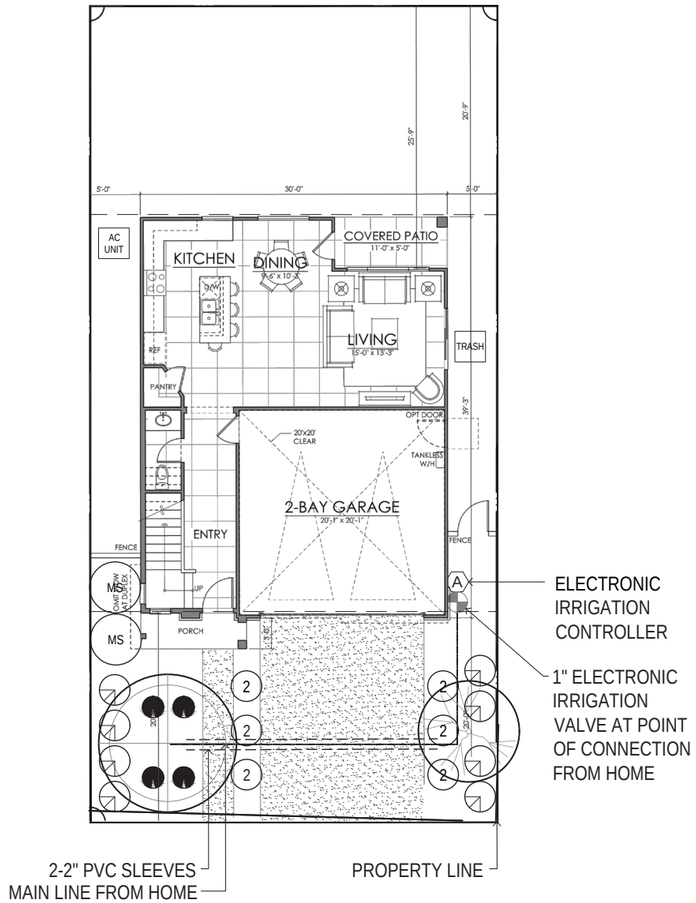
SCALE:NTS

Conceptual Lot Plant Legend

Symbol	Description
Trees	
	24" BOX STREET TREE
	15 GAL ACCENT TREE
Shrubs	
MS	5 GAL. UPRIGHT SHRUB
	5 GAL. FOUNDATION SHRUB
	5 GAL. ACCENT SHRUB
	1 GAL. FOUNDATION SHRUB
	5 GAL. ACCENT SHRUB 1
1	1 GAL. GROUNDCOVER 1
2	1 GAL. GROUNDCOVER 2
	CONCRETE

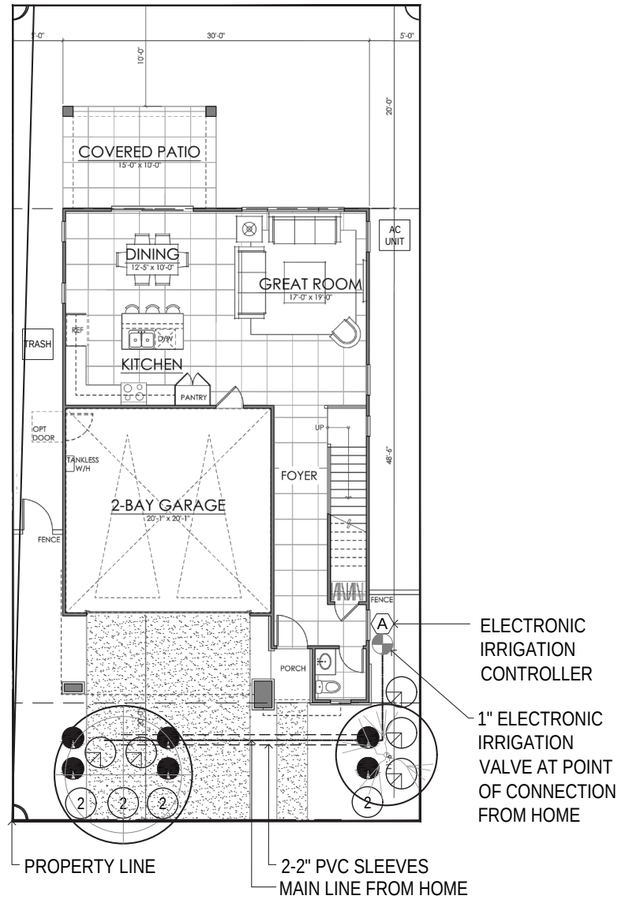
EXHIBIT M: TYPICAL FRONT YARD S

PLAN 1 & 2



3 Typical Front Yard Landscape - Plan 3

SCALE:NTS



4 Typical Front Yard Landscape - Plan 4

SCALE:NTS

Conceptual Lot Plant Legend

Symbol	Description
Trees	
	24" BOX STREET TREE
	15 GAL ACCENT TREE
Shrubs	
MS	5 GAL. UPRIGHT SHRUB
	5 GAL. FOUNDATION SHRUB
	5 GAL. ACCENT SHRUB
	1 GAL. FOUNDATION SHRUB
	5 GAL. ACCENT SHRUB 1
1	1 GAL. GROUNDCOVER 1
2	1 GAL. GROUNDCOVER 2
	CONCRETE

EXHIBIT M: TYPICAL FRONT YARDS

PLAN 3 & 4

elevationA - DESERT CONTEMPORARY

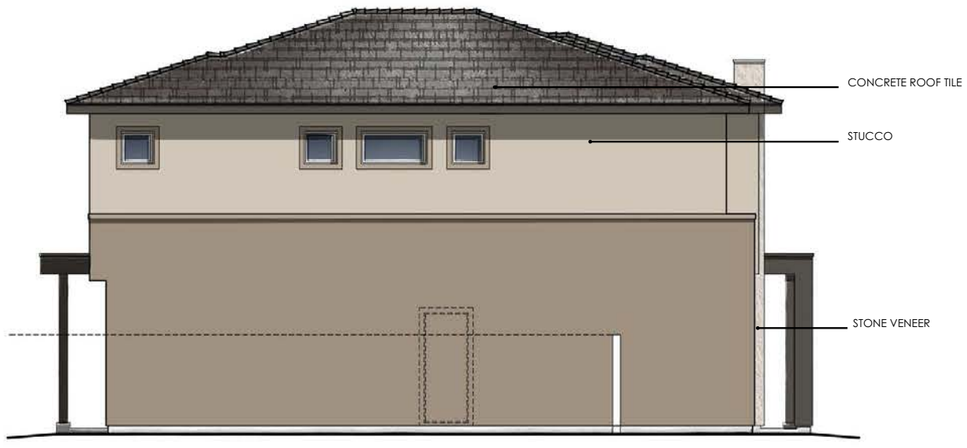
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN ONE | ELEVATION A | DESERT CONTEMPORARY

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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EXHIBIT N: CONCEPT ELEVATIONS

elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN ONE | ELEVATION B | MODERN SPANISH

HUDSON CROSSING | ARCADIA COMMUNITIES

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elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN ONE | ELEVATION C | MID-CENTURY MODERN

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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EXHIBIT N: CONCEPT ELEVATIONS

elevationD - MODERN PRAIRIE

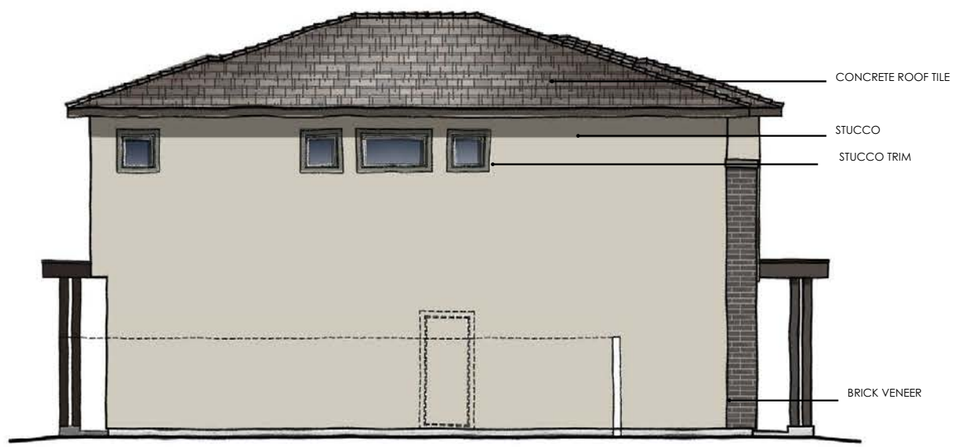
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN ONE | ELEVATION D | MODERN PRAIRIE

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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EXHIBIT N: CONCEPT ELEVATIONS

elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN TWO | ELEVATION A | DESERT CONTEMPORARY

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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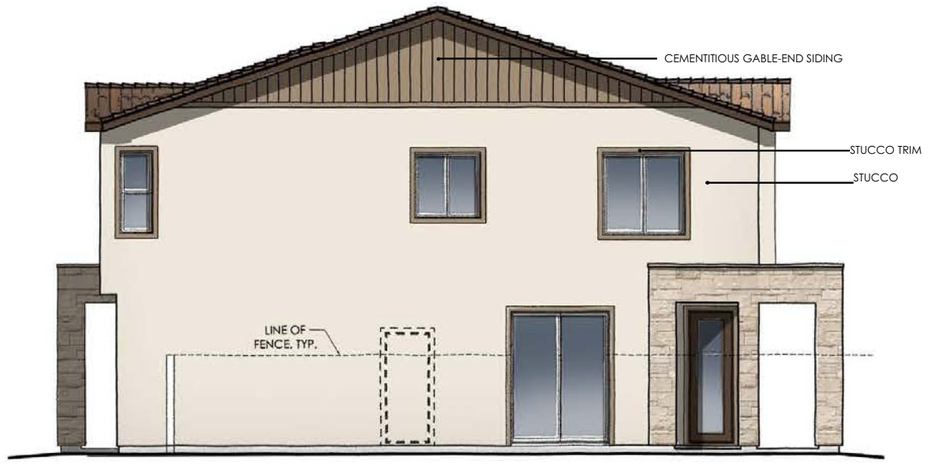
elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN TWO | ELEVATION B | MODERN SPANISH

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationC - MID-CENTURY MODERN

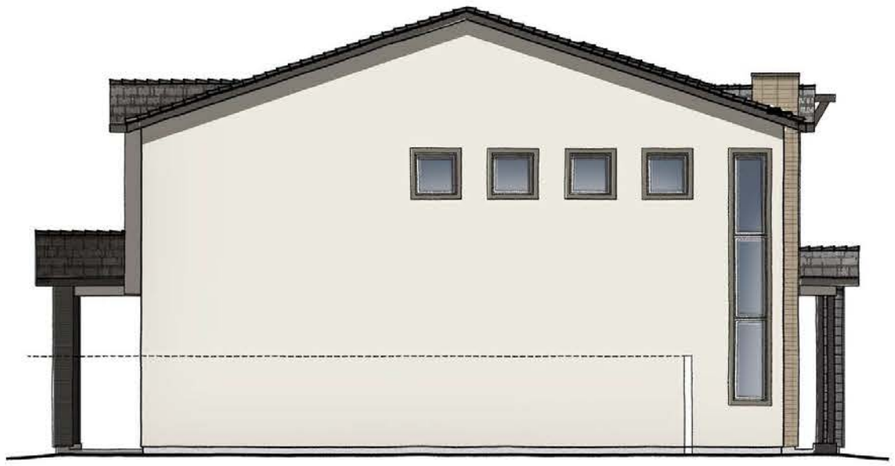
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN TWO | ELEVATION C | MID-CENTURY MODERN

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN TWO | ELEVATION D | MODERN PRAIRIE

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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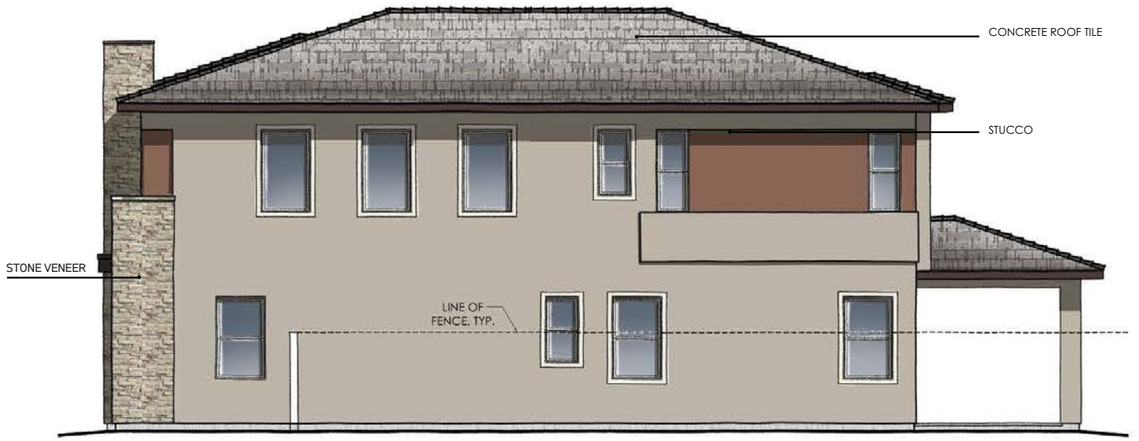
EXHIBIT N: CONCEPT ELEVATIONS

EXHIBIT N: CONCEPT ELEVATIONS

elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"

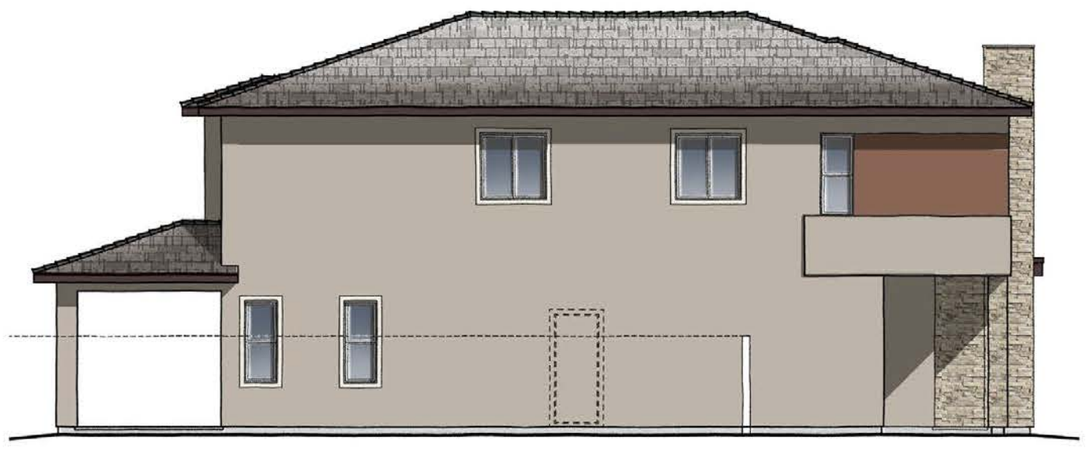


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN THREE | ELEVATION A | DESERT CONTEMPORARY

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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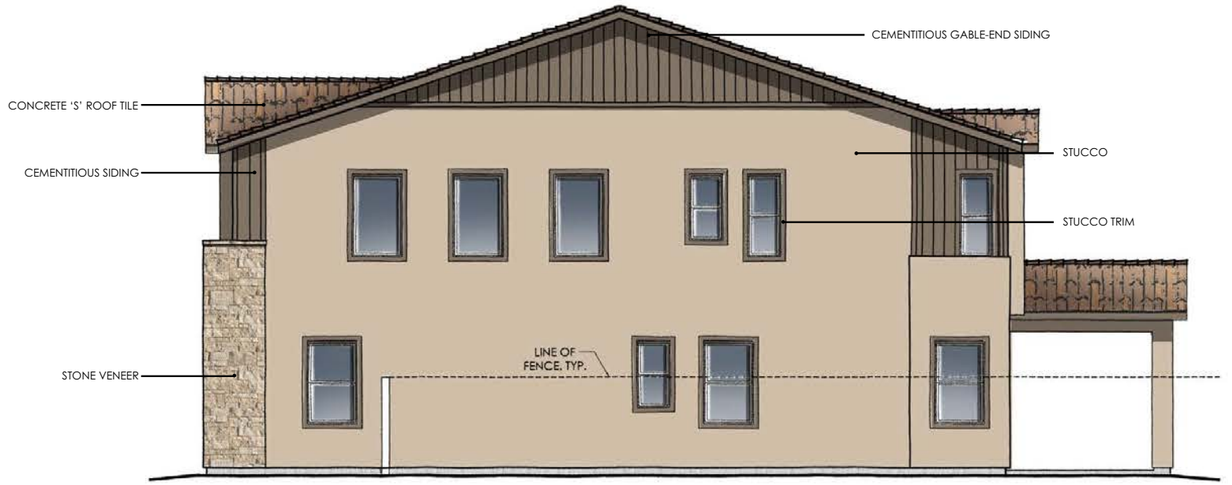
elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN THREE | ELEVATION B | MODERN SPANISH

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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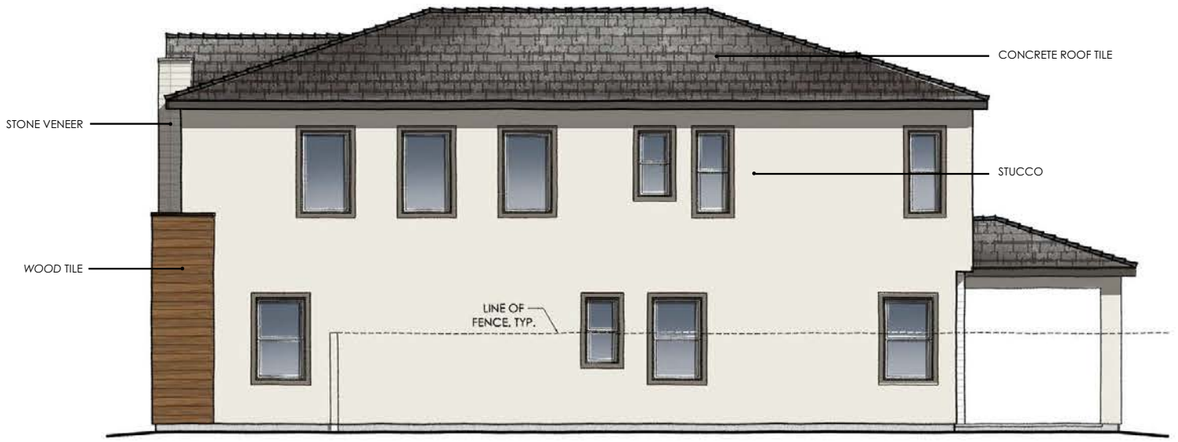
EXHIBIT N: CONCEPT ELEVATIONS

elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"

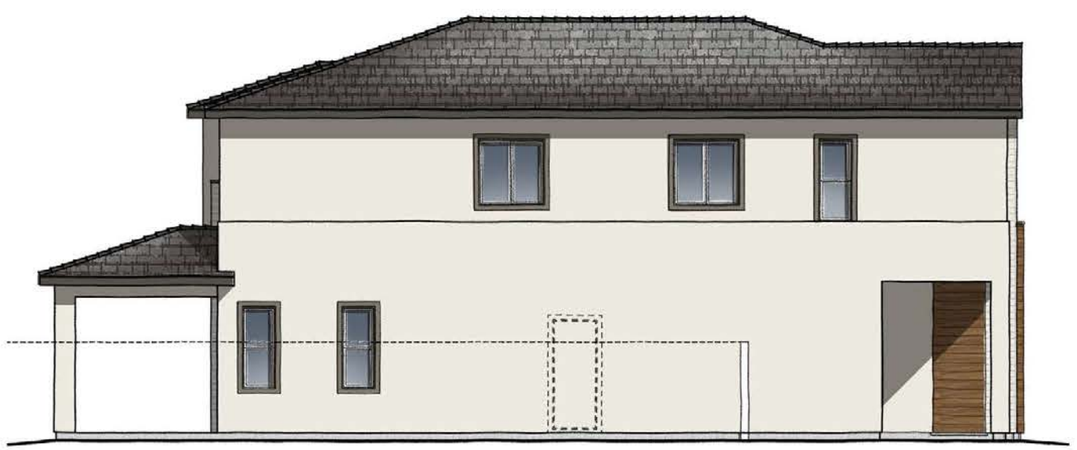


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN THREE | ELEVATION C | MID-CENTURY MODERN

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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EXHIBIT N: CONCEPT ELEVATIONS

elevationD - MODERN PRAIRIE

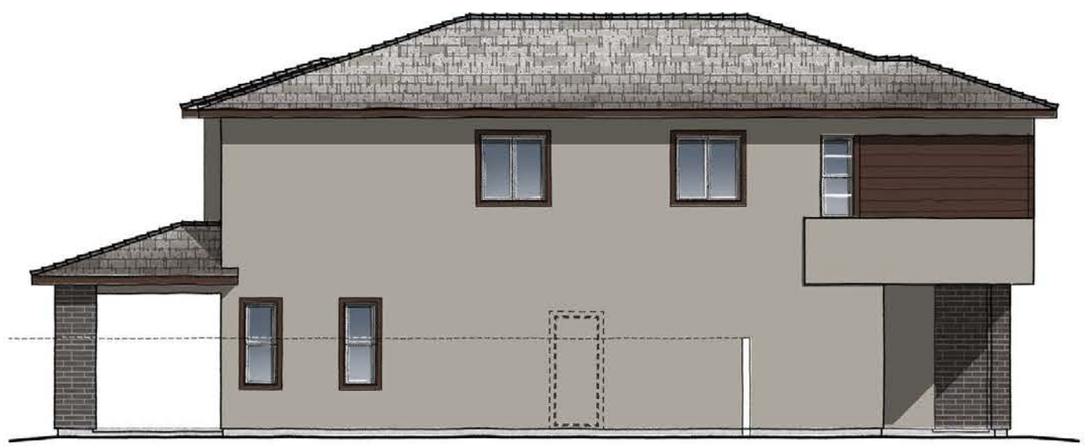
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN THREE | ELEVATION D | MODERN PRAIRIE

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN FOUR | ELEVATION A | DESERT CONTEMPORARY

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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EXHIBIT N: CONCEPT ELEVATIONS

elevationB - MODERN SPANISH

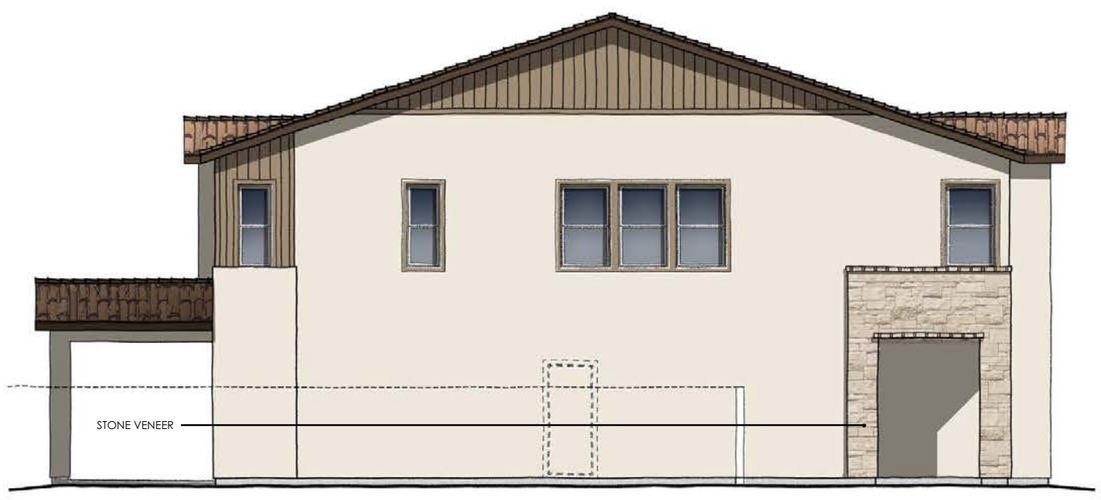
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN FOUR | ELEVATION B | MODERN SPANISH

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN FOUR | ELEVATION C | MID-CENTURY MODERN

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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EXHIBIT N: CONCEPT ELEVATIONS

elevationD - MODERN PRAIRIE

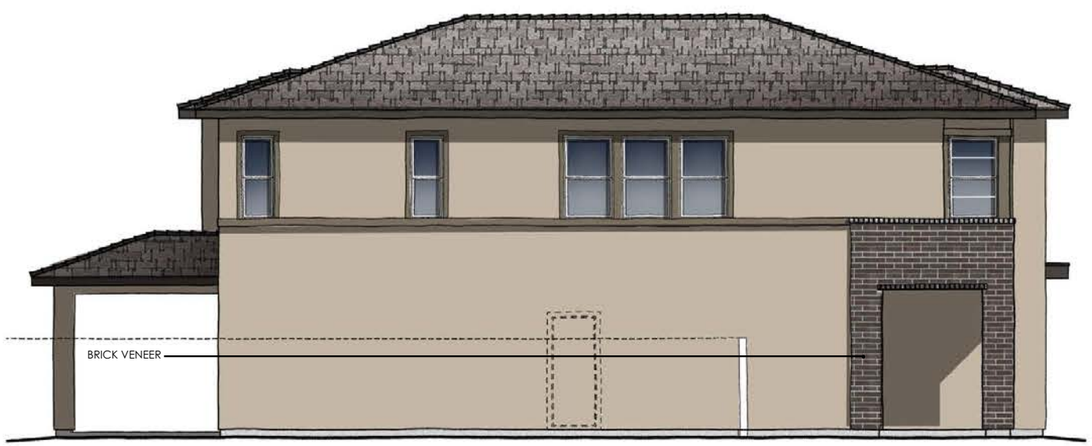
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20

ARCADIA

PLAN FOUR | ELEVATION D | MODERN PRAIRIE

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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EXHIBIT N: CONCEPT ELEVATIONS

EXHIBIT N: CONCEPT ELEVATIONS

elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

OPTIONAL SECOND FLOOR

PLAN FOUR | ELEVATION A | DESERT CONTEMPORARY

12.02.20

ARCADIA

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationB - MODERN SPANISH

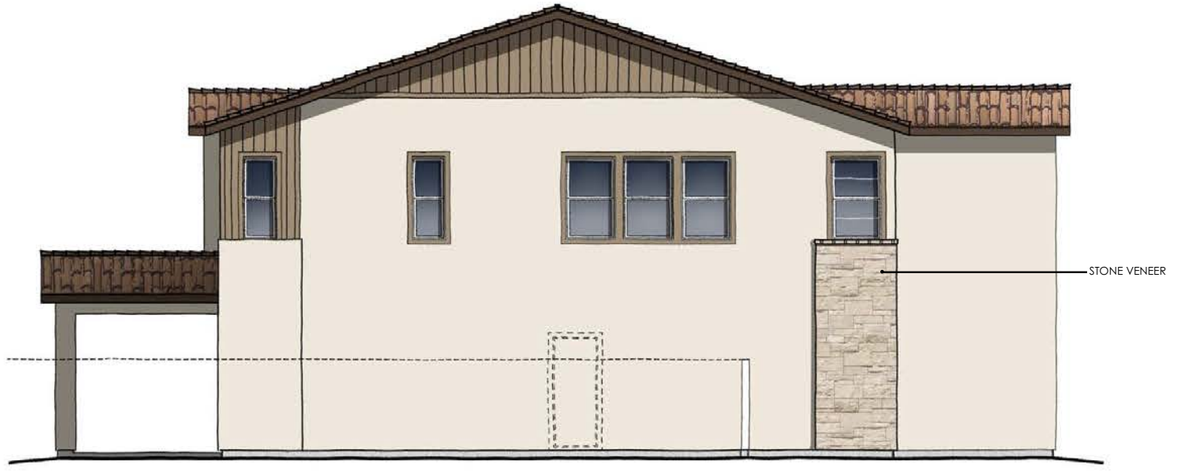
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

OPTIONAL SECOND FLOOR

PLAN FOUR | ELEVATION B | MODERN SPANISH

12.02.20

ARCADIA

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationC - MID-CENTURY MODERN

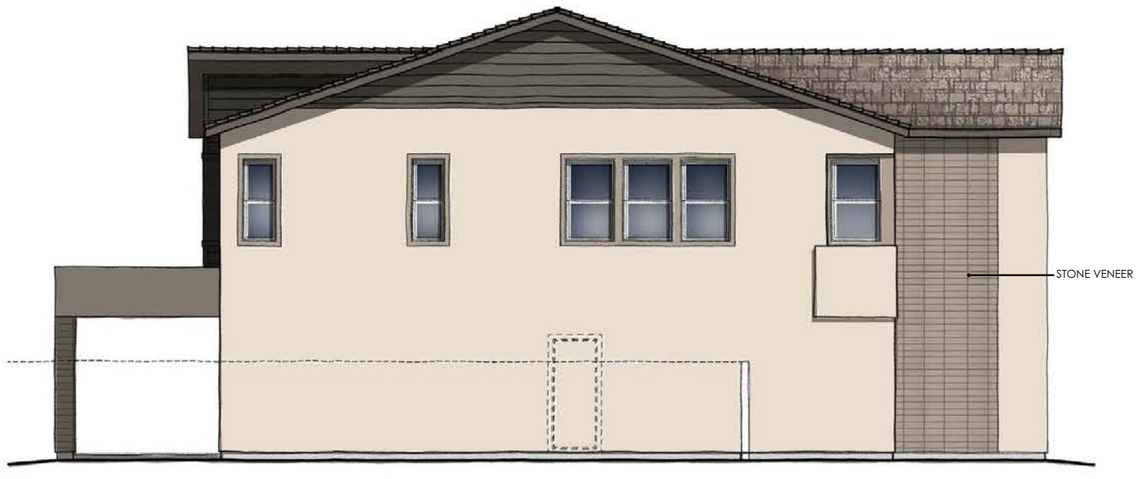
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

OPTIONAL SECOND FLOOR

PLAN FOUR | ELEVATION C | MID-CENTURY MODERN

12.02.20

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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EXHIBIT N: CONCEPT ELEVATIONS

EXHIBIT N: CONCEPT ELEVATIONS

elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

OPTIONAL SECOND FLOOR

PLAN FOUR | ELEVATION D | MODERN PRAIRIE

12.02.20

HUDSON CROSSING | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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EXHIBIT O: COLOR SCEHEMES & MATERIALS

SCHEME 1
ELEVATION A | DESERT CONTEMPORARY

SCHEME 2
ELEVATION A | DESERT CONTEMPORARY

SCHEME 3
ELEVATION A | DESERT CONTEMPORARY

SCHEME 4
ELEVATION B | MODERN SPANISH

SCHEME 5
ELEVATION B | MODERN SPANISH

SCHEME 6
ELEVATION B | MODERN SPANISH

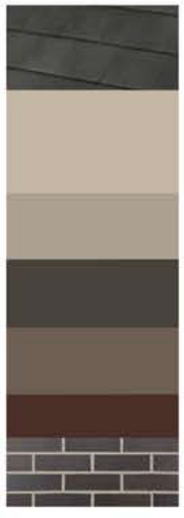
SCHEME 7
ELEVATION C | MID-CENTURY MODERN

SCHEME 8
ELEVATION C | MID-CENTURY MODERN

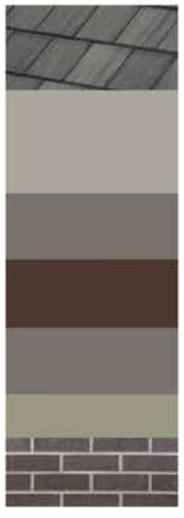
SCHEME 9
ELEVATION C | MID-CENTURY MODERN

SCHEME 10
ELEVATION D | MODERN PRAIRIE

SCHEME 11
ELEVATION D | MODERN PRAIRIE



SCHEME 12
ELEVATION D | MODERN PRAIRIE



LIGHT FIXTURE

woodley architectural group, inc
colorado // 731 southpark dr. suite 8
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919

HUDSON CROSSING | CHANDLER ARIZONA
ARCADIA COMMUNITIES

Original Date | 03.17.20
Add Stucco II A Elev. | 08.27.20
Add Gable-End Siding | 09.21.20
Color Changes | 12.10.20

MATERIALS		
Paint: Sherwin Williams	Wood Tile: Dal Tile	Stone: El Dorado Stone
Roof: Boral Roof	Schluter: Schluter Systems	Stone: Creative Mines
Grout: Solomon Colors, Inc	Brick:Endicott	Wall Tile Grout: Laticrete
		Garage Door: Wayne Dalton

ELEVATION A *DESERT CONTEMPORARY*	SCHEME | 1	SCHEME | 2	SCHEME | 3
ROOF | *SAXONY 900 SLATE*	1FJCS5360 Stone Mountain Dark	1FJCS3233 Brown Blend	1FJCS0330 Appalachian Blend
STUCCO I	SW 7036 Accessible Beige	SW 6108 Latte	SW 7044 Amazing Gray
STUCCO II	SW 9174 Moth Wing	SW 9108 Double Latte	SW 6061 Tanbark
TRIM	SW 7038 Tony Taupe	SW 6106 Kilim Beige	SW 7008 Alabaster
FASCIA | GARAGE DOOR	SW 7048 Urbane Bronze	SW 7040 Smokehouse	SW 6013 Bitter Chocolate
ENTRY DOOR	SW 6076 Turkish Coffee	SW 2848 Roycoft Pewter	SW 6062 Rugged Brown
STONE | *EL DORADO STONE* VANTAGE 30 | DRYSTACK	White Elm Vantage 30	White Elm Vantage 30	Craft Split Timberwolf
TRIM AT STONE | *STUCCO OVER FOAM*	SW 7042 Shoji White	SW 7042 Shoji White	SW 7658 Gray Clouds

ELEVATION B *MODERN SPANISH*	SCHEME | 4	SCHEME | 5	SCHEME | 6
ROOF | *MISSION "S"*	1MSCS1132 Charcoal Brown Blend	1MSCS6464 California Mission Blend	1MSCS0431 Apple Bark
STUCCO	SW 7541 Grecian Ivory	SW 7012 Creamy	SW 7527 Nantucket Dune
VERTICAL SIDING | TRIM AT VERTICAL SIDING	SW 7040 Smokehouse	SW 7535 Sandy Ridge	SW 7514 Foothills
TRIM	SW 7507 Stone Lion	SW 7535 Sandy Ridge	SW 7514 Foothills
FASCIA	SW 7041 Van Dyke Brown	SW 7027 Well-Bred Brown	SW 6076 Turkish Coffee
ENTRY DOOR	SW 7740 Messenger Bag	SW 7622 Homburg Gray	SW 2839 Roycroft Copper Red
STONE | *EL DORADO STONE* CUT COARSE STONE | DRYSTACK	Madrona Cut Coarse Stone	Oyster Cut Coarse Stone	Seashell Cut Coarse Stone
TRIM AT STONE | *STUCCO OVER FOAM*	SW 7507 Stone Lion	SW 7532 Urban Putty	SW 7555 Patience

HUDSON CROSSING | CHANDLER ARIZONA
ARCADIA COMMUNITIES

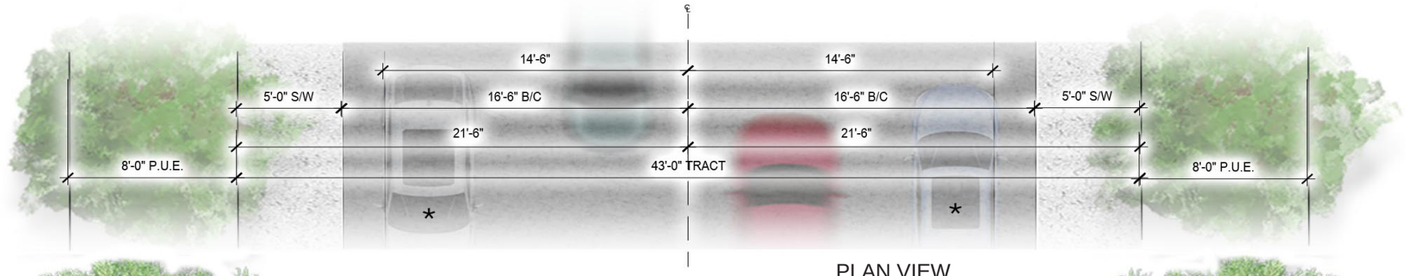
Original Date | 03.17.20
Add Stucco II A Elev. | 08.27.20
Add Gable-End Siding | 09.21.20
Color Changes | 12.10.20

ELEVATION C *MID-CENTURY MODERN*	SCHEME | 7	SCHEME | 8	SCHEME | 9
ROOF | *SAXONY 900 SLATE*	1FJCS5354 Stone Mountain Blend	1FJCS0024 Desert Sage	1FJCS5360 Stone Mountain Dark
STUCCO	SW 9165 Gossamer Veil	SW 6140 Moderate White	SW 7008 Alabaster
TRIM	SW 7068 Grizzle Gray	SW 0037 Morris Room Grey	SW 7046 Anonymous
FASCIA | GABLE-END SIDING	SW 7069 Iron Ore	SW 7047 Porpoise	SW 7048 Urbane Bronze
ENTRY DOOR	SW 0018 Teal Stencil	SW 0040 Roycroft Adobe	SW 6207 Retreat
PAINTED BLOCK | CREATIVE MINES LOFT CRAFT PAINTGRADE BLOCK | *STACKED BOND*	SW 9165 Gossamer Veil	SW 0037 Morris Room Grey	SW 7008 Alabaster
WALL TILE | *DAL TILE* **SCHLUTER** | *QUADEC* **WALL TILE GROUT** ***TRIM AT WALL TILE***	Willowgrove FP98 Stone Grey (TSSG) 60 Dusty Gray *SW 7017 | Dorian Gray*	Blackwood FP99 Bronze (TSOB) 35 Mocha *SW 7020 | Black Fox*	Timberland FP99 7 Beige (TSB) 35 Mocha *SW 9091 | Half-Calf*

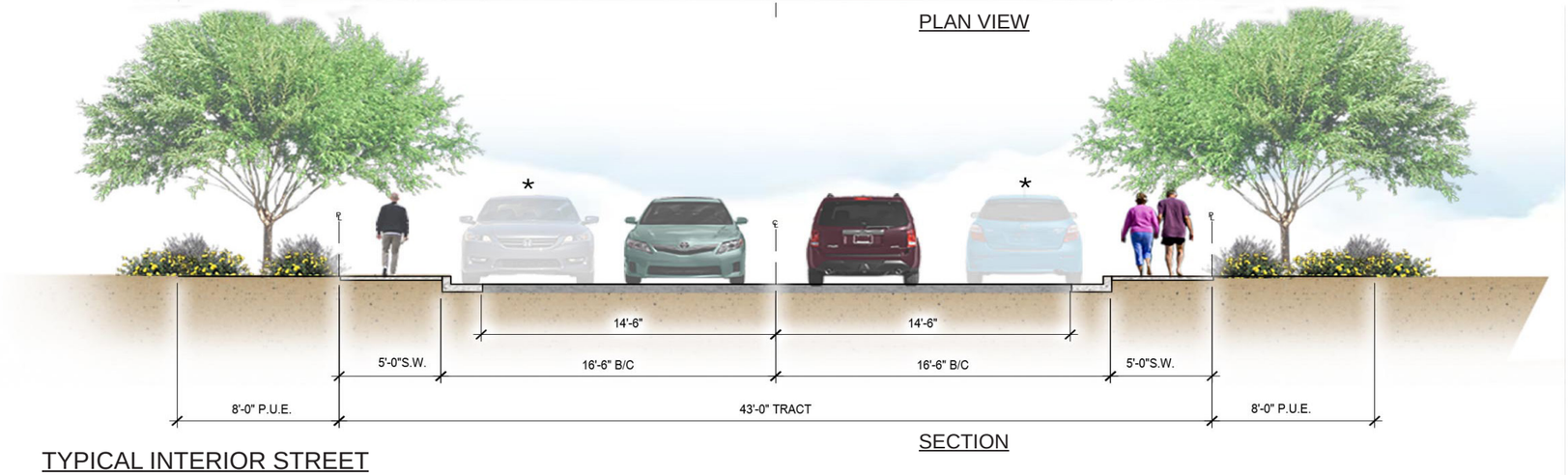
ELEVATION D *MODERN PRAIRIE*	SCHEME | 10	SCHEME | 11	SCHEME | 12
ROOF | *SAXONY 900 SLATE*	1FJCS0330 Appalachian Blend	1FJCS5360 Stone Mountain Dark	1FJCS5354 Stone Mountain Blend
STUCCO	SW 7050 Useful Gray	SW 7506 Loggia	SW 7017 Dorian Gray
SIDING	SW7068 Grizzle Gray	SW6068 Brevity Borwn	SW 6076 Turkish Coffee
TRIM	SW 7060 Attitude Gray	SW 7508 Tavern Taupe	SW 6076 Turkish Coffee
FASCIA	SW 7020 Black Fox	SW 7675 Sealskin	SW 6076 Turkish Coffee
ENTRY DOOR	SW 6223 Still Water	SW 9182 Rojo Marrón	SW 7748 Green Earth
BRICK | *ENDICOTT BRICK* THOMPSON BUILDING MATERIALS ***TRIM AT BRICK***	Manganese Ironspot *SW7048 | Urbane Bronze*	Sienna Ironspot *SW7510 | Chateau Brown*	Manganese Brown Ironspot *SW 7020 | Black Fox*
BRICK GROUT	SGS 94H Iron Black	SGS 85H Dark Chocolate	SGS 85H Dark Chocolate

EXHIBIT O: COLOR SCEHEMES & MATERIALS

EXHIBIT P: STREET SECTIONS



PLAN VIEW

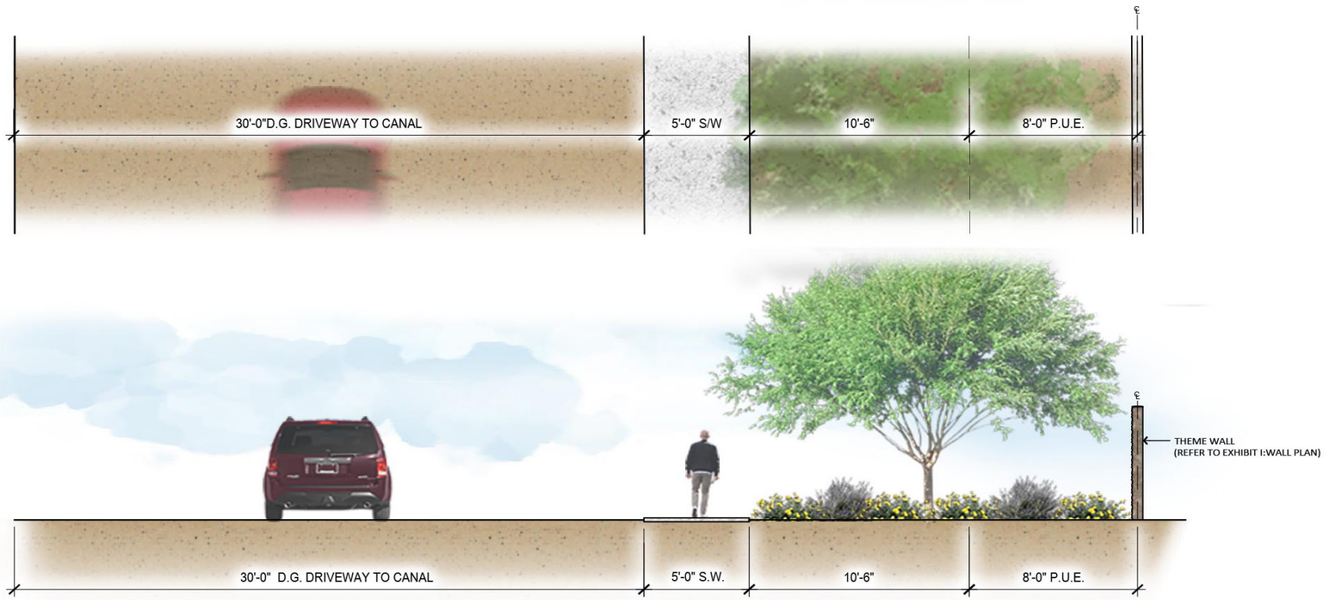


SECTION

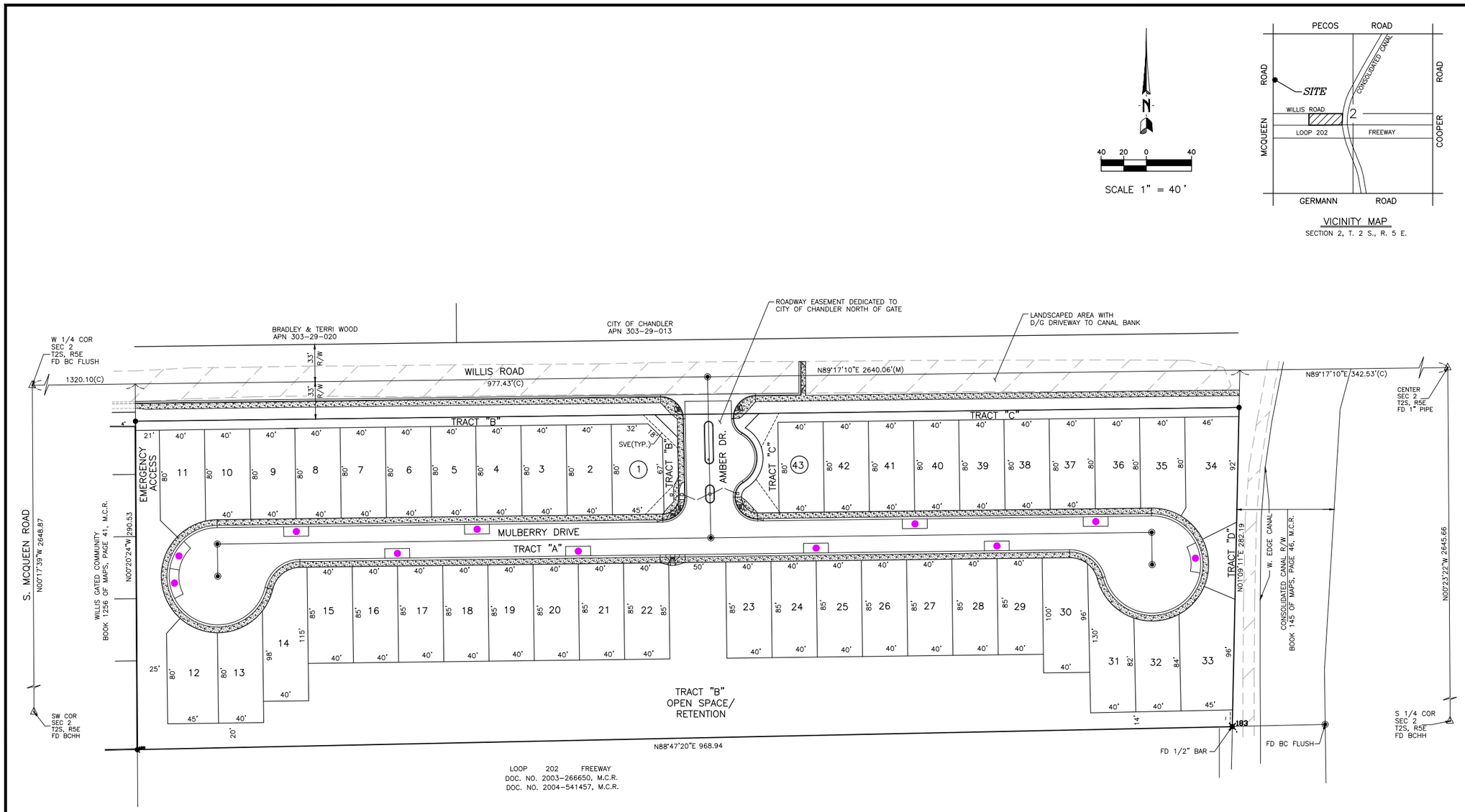
TYPICAL INTERIOR STREET

43' OVERALL PRIVATE TRACT LOOKING EAST OR WEST

*PARKING PROVIDED ON
BOTH SIDES OF THE STREET

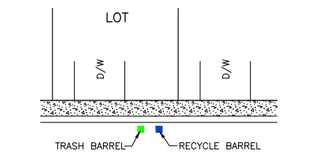


LANDSCAPED AREA WITH D/G DRIVEWAY TO CANAL BANK



SCALE 1" = 40'

VICINITY MAP
SECTION 2, T. 2 S., R. 5 E.



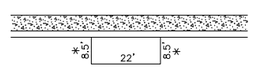
TYPICAL TRASH/RECYCLE BARREL LOCATIONS

PARKING CALCULATIONS

PARKING REQUIRED:
GUEST SPACES: 11
TOTAL PARKING SPACES: 11

PARKING PROVIDED:
GUEST SPACES: 11
TOTAL PARKING SPACES: 11

LEGEND:
- INDICATES VISITOR PARKING
- INDICATES TRASH BARREL
- INDICATES RECYCLING BARREL



PARKING SPACE DIMENSIONS
* 8.5' DIMENSION IS FROM LIP OF CURB

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

PARKING PLAN
HUDSON CROSSING

EXHIBIT Q: PARKING PLAN

35934
THOMAS A.
WEBER
ARIZONA U.S.A.

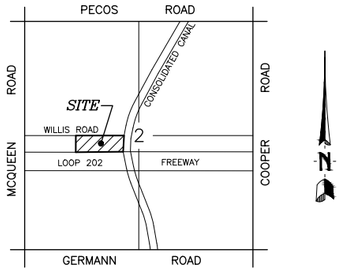
Revised
8-13-20
12-18-20

Date
04-17-20
As-Built
.
Job No.
190510

1 OF 1

PRELIMINARY PLAT
FOR
HUDSON CROSSING

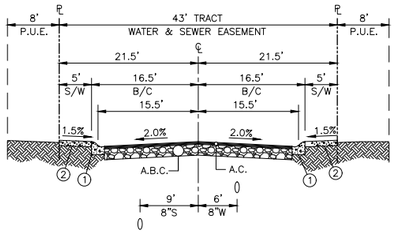
A PORTION OF THE SW QUARTER OF SECTION 2, T. 2 S., R. 5 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



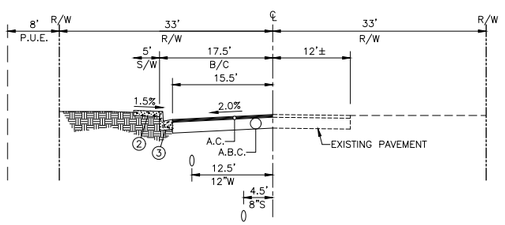
VICINITY MAP
SECTION 2, T. 2 S., R. 5 E.

SHEET INDEX

SHEET	1	COVER SHEET
SHEET	2	PLAN SHEET



TYPICAL INTERIOR STREET
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH & WEST)



WILLIS ROAD
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH & WEST)

(1) INSTALL 4" ROLL CURB & GUTTER M.A.G. DET. 220-C
(2) INSTALL CONCRETE SIDEWALK M.A.G. DET. 230
(3) INSTALL 6" VERTICAL CURB & GUTTER M.A.G. DET. 220-A
(4) INSTALL 6" SINGLE CURB M.A.G. DET. 222 TYPE "B"

BASIS OF BEARING

THE N89°17'08"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER NORTHWEST OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA. ACCORDING TO FINAL PLAT FOR WILLIS GATED COMMUNITY AS RECORDED IN BOOK 1256, PAGE 41, M.C.R.

RETENTION VOLUME REQUIRED

SITE RET'N REQ'D: 38,333 C.F.

LOCATION

LATITUDE: NAD83(1992): 33.2838N
LONGITUDE: NAD83(1992): 111.8188W

BENCH MARK (CMCN# 35B)

SECTION 2, T2S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT THE INTERSECTION OF CANYON OAKS WAY AND DERRINGER WAY; 660' WEST OF COOPER ROAD AND 280' SOUTHE OF PECOS ROAD (NORTHING, 833559.554, EASTING, 732956.040) NAVD 88 ELEVATION 1234.35

UTILITIES AND SERVICES

WATER SERVICE BY THE CITY OF CHANDLER
SEWER SERVICE BY THE CITY OF CHANDLER
ELECTRIC SERVICE BY SALT RIVER PROJECT
TELEPHONE SERVICE BY CENTURYLINK
GAS SERVICE BY SOUTHWEST GAS
CABLE SERVICE BY COX CABLE
POLICE BY CITY OF CHANDLER
FIRE BY CITY OF CHANDLER
REFUSE SERVICE BY CITY OF CHANDLER

SITE SUMMARY

GROSS ACRES: 7.1332 AC. 310,723 S.F.
NET ACRES: 6.3931 AC. 278,483 S.F.
TOTAL LOTS: 43
EXISTING ZONING: PAD
PROPOSED ZONING: PLANNED AREA DEVELOPMENT (PAD)
OPEN SPACE: 2.36 ACRES

NOTES

THIS SUBDIVISION IS WITHIN CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIGATION EASEMENT SHALL BE PROVIDED AT TIME OF FINAL PLATTING

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED, UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED

THE IMPROVEMENTS SHOWN ON THIS SET IF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED

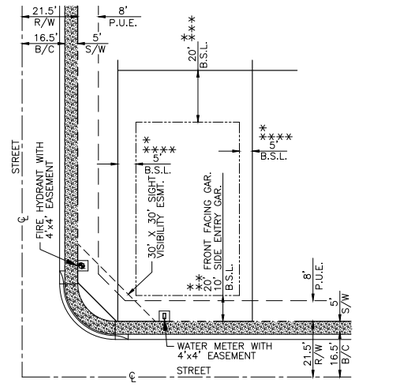
THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

THE PROPERTY LIES WITHIN FLOOD ZONE X-SHADED ACCORDING TO F.I.R.M. NO. 04013C3102M AS PUBLISHED BY FEMA ON 11/4/2015. THIS PROJECT IS NOT IN A FEMA 100 YEAR FLOOD ZONE

VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

LEGEND

℄	STREET CENTERLINE		INDICATES A CORNER OF SURVEY. SET A 1/2" BAR & CAP. R.L.S. # 36070
B.C.H.H.	BRASS CAP IN HAND HOLE		
B.S.L.	BUILDING SETBACK LINE		
(M)	MEASURED	C	CABLE LINE
(C)	CALCULATED	E	ELECTRIC LINE
R/W	RIGHT OF WAY	T	TELEPHONE LINE
B/C	BACK OF CURB	S.L.	STREET LIGHT
S/L	SEWER LINE	S.L.P.B.	STREET LIGHT PULL BOX
F.M.	SEWER FORCE MAIN	T.J.B.	TELEPHONE JUNCTION BOX
W/L	WATER LINE	T.S.	TRAFFIC SIGNAL
B.L.	BRINE LINE	T.S.J.B.	TRAFFIC SIGNAL JUNCTION BOX
P.L.	PRODUCT LINE	S.V.E.	SIGHT VISIBILITY EASEMENT
A.R.	AIR RELEASE LINE	P.U.E.	PUBLIC UTILITY EASEMENT
REC.W/L	RECLAIMED WATER LINE	ELEC.	ELECTRIC BOX
W.V.	WATER VALVE	H.T.P.P.	HIGH TENSION POWER POLE
R.C.W.V.	RECLAIMED WATER VALVE	P.P.	POWER POLE
W.M.	WATER METER	O.E.	OVERHEAD ELECTRIC
F.H.	FIRE HYDRANT		FIRE HYDRANT
B.F.P.	BACK FLOW PREVENTER		SEWER MANHOLE
IRR.	IRRIGATION		WATER VALVE
S.M.H.	SEWER MANHOLE	C	CABLE MANHOLE
I.M.H.	IRRIGATION MANHOLE	T	TELEPHONE MANHOLE
T.M.H.	TELEPHONE MANHOLE	I	PRIVATE IRRIGATION MANHOLE
C.M.H.	CABLE MANHOLE	B	BRINE LINE MANHOLE
B.M.H.	BRINE LINE MANHOLE	S.R.P.	S.R.P. IRRIGATION MANHOLE
			STREET DRAINAGE DIRECTION



TYPICAL LOT SETBACKS

DEVELOPMENT STANDARDS	PROPOSED PAD
MINIMUM LOT AREA	3,200 sq.ft.
MINIMUM LOT DIMENSIONS	
WIDTH	40'
DEPTH	80'
MAXIMUM HEIGHT	30'/2 STORIES
MINIMUM BUILDING SETBACKS *	
FRONT * *	20'/10'
REAR * * *	20'
SIDE * * * *	5' & 5'
MAXIMUM LOT COVERAGE%	
1 STORY/ 2 STORY	60% (1 story); 50% (2 story)

* ARCHITECTURAL ELEMENTS SUCH AS PROJECTIONS, EAVES, POP-OUTS, DECORATIVE WALL WINGS, CANTILEVERS, CORNICES, OVERHANGS, TRELLIS, AWNINGS, ETC. MAY ENCROACH UP TO TWELVE INCHES INTO YARD SETBACKS

* * MIN. 10' FOR PORCHES, LIVABLE SPACE/ STORAGE AND 20' FOR FORWARD FACING GARAGES

* * * REAR COVERED PATIOS MAY ENCROACH INTO THE SETBACK UP TO 10'

* * * * HVAC UNITS AND REFUSE RECEPTACLES PERMITTED WITHIN SIDE YARD SETBACKS, BUT NO CLOSER THAN THREE FEET FROM PROPERTY LINE

ENGINEER

CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, AZ. 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
CONTACT: JEFF GILES
EMAIL: JGILES@CLOUSEAZ.COM

DEVELOPER

RESIDENTIAL PURSUITS INVESTMENTS, LLC
7600 E. DOUBLETREE RANCH ROAD
SUITE 130
SCOTTSDALE, ARIZONA 85258
PHONE:(602) 478-0662
CONTACT: CHRIS BROWN
EMAIL: CBROWN@ARCADIACAPITALLLC.COM

Clouse Engineering, Inc.
ENGINEERS * SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

ARIZONA

PRELIMINARY PLAT
HUDSON CROSSING

CHANDLER

CERTIFICATE EXPIRES 09/30/2020
35934
THOMAS A. WEBER
REGISTERED PROFESSIONAL ENGINEER
ARIZONA U.S.A.

Revised
12-18-20

Date
04-17-20

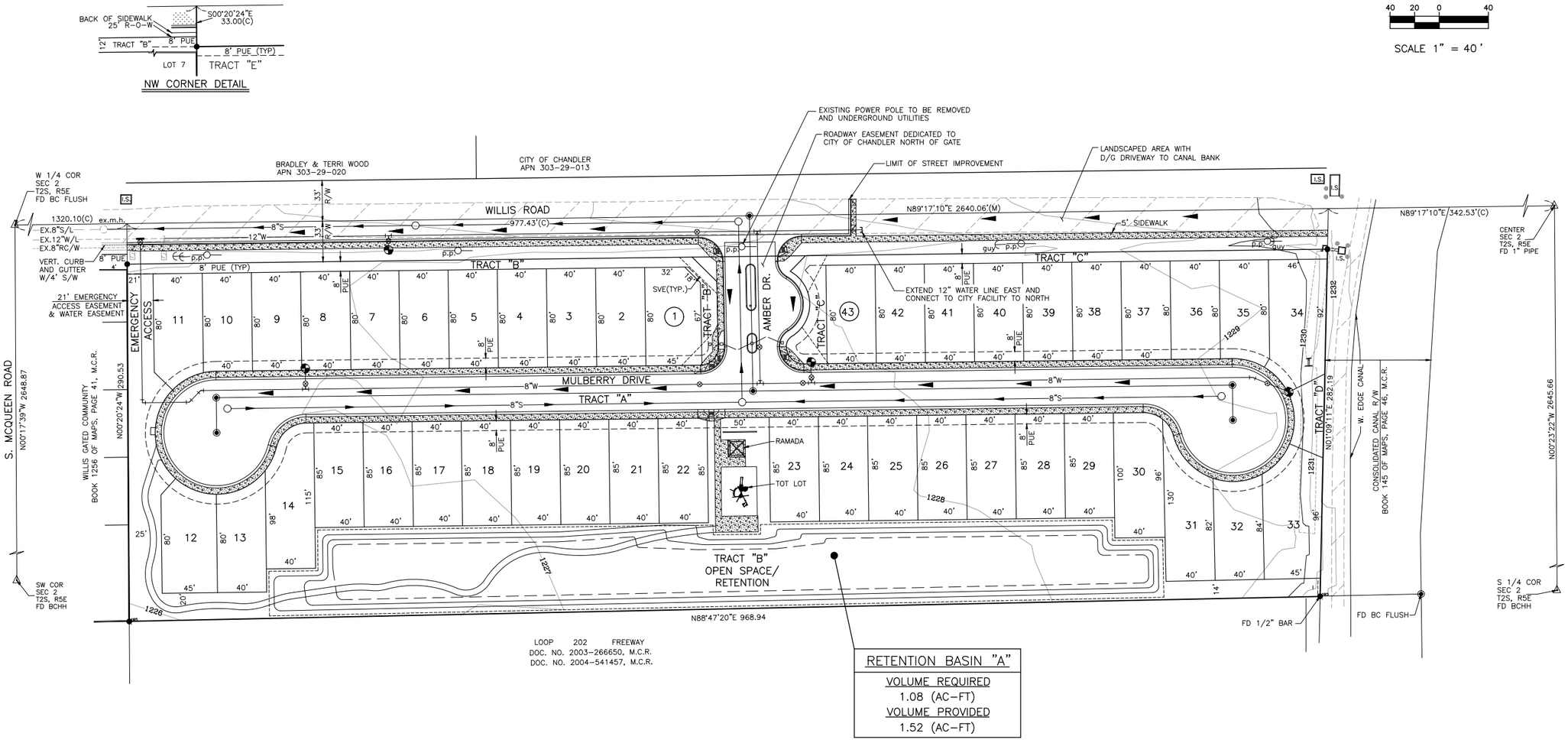
As-Built
.

Job No.
190510

1 OF 2

C.O.C. LOG NO. PLT20-0032

EXHIBIT R: PRELIMINARY PLAT



Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY PLAT
HUDSON CROSSING

ARIZONA

CHANDLER

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
35934
THOMAS A. WEBER
SIGNED
ARIZONA U.S.A.

Revised
8-13-20
12-03-20
12-18-20

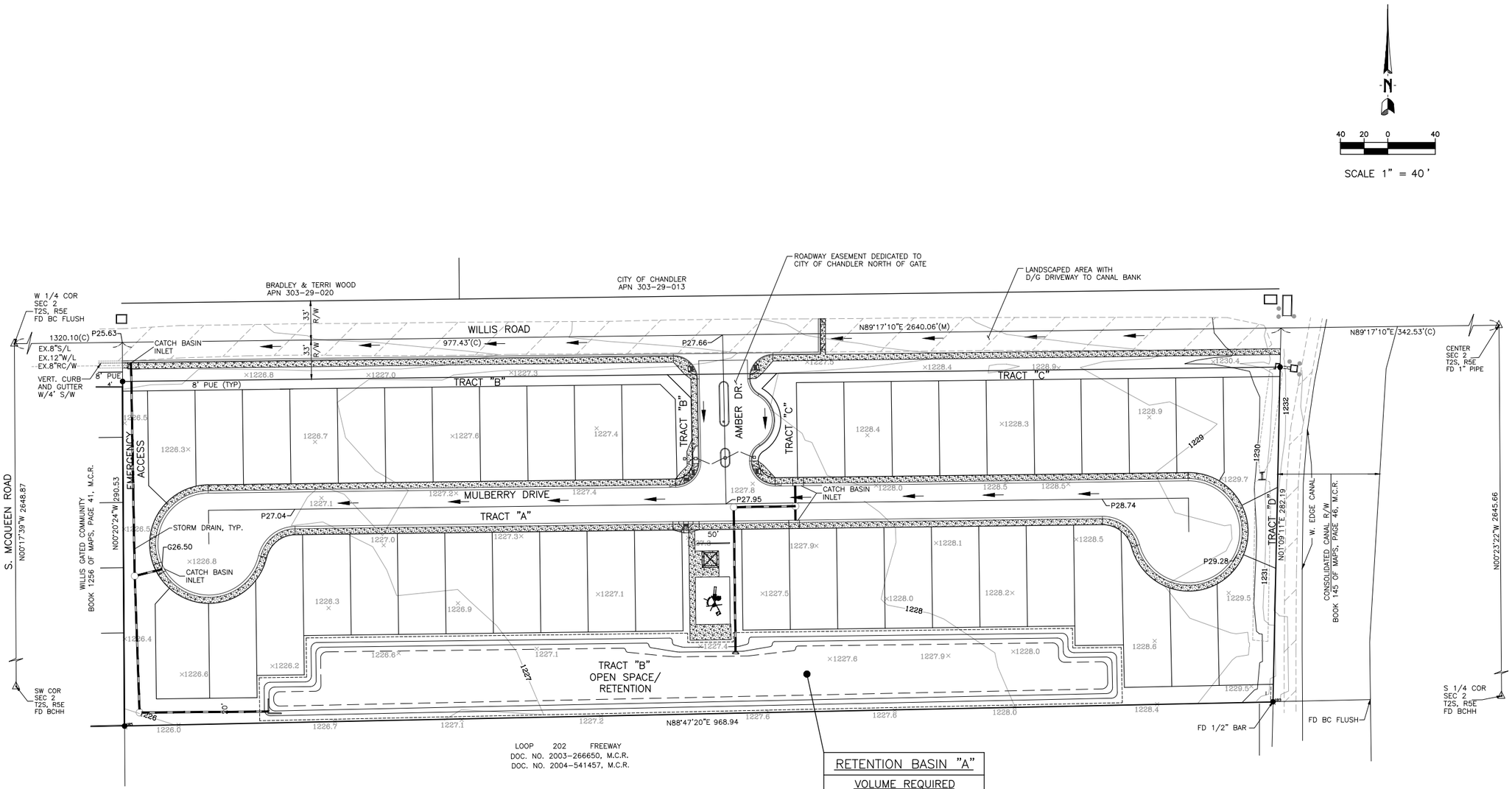
Date
04-17-20

As-Built
.

Job No.
190510

2 OF 2

EXHIBIT R: PRELIMINARY PLAT



RETENTION BASIN "A"
VOLUME REQUIRED
1.08 (AC-FT)
VOLUME PROVIDED
1.52 (AC-FT)

100-YR, 2-HR CALCULATIONS
RETENTION VOLUME REQUIRED = 1.1XAXCX(2.2/12)

RETENTION VOLUME REQUIRED			
DRAINAGE AREA	AREA (AC)	RUNOFF COEFF.	VOLUME REQUIRED (AC-FT)
AREA A	7.14	0.75	1.08
TOTAL	7.14		1.08

RETENTION VOLUME PROVIDED				
DRAINAGE AREA	BASIN	AVG. AREA (AC)	DEPTH/ LENGTH (FT)	VOLUME PROVIDED (AC-FT)
AREA A	A	0.76	2.0	1.52
TOTAL				1.52

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

CLOUSE ENGINEERING, INC., SHALL NOT BE LIABLE FOR ANY PORTION OF WORK NOT CONFORMING TO APPROVED PLANS SHOULD THEIR STAKES BE FOUND MISSING OR DISTURBED.

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY GRADING AND DRAINAGE PLAN
HUDSON CROSSING

ARIZONA
CHANDLER

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
35934
THOMAS A. WEBER
ARIZONA U.S.A.

Revised
8-13-20
12-18-20

Date
04-17-20
As-Built
.
Job No.
190510

1 OF 1

EXHIBIT S: PRELIMINARY GRADING & DRAINAGE PLAN

CHANDLER arizona
Community of Innovation

City Council Memorandum **Development Services Memo No.** 21-05

Date:	January 28, 2021
To:	Mayor and Council
Thru:	Marsha Reed, City Manager Josh Wright, Assistant City Manager Derek Horn, Development Services Director
From:	Benjamin Cereceres, City Planner
Subject:	PLT20-0029/PLT20-0030 LOTUS PROJECT
Request:	Preliminary Plat and Final Plat (PLT)
Location:	Southwest corner of Roosevelt Avenue and Frye Road (north side of the Loop 202 Santan Freeway and approximately 1/4 of a mile west of Kyrene Road)
Applicant:	Sven Tustin / Connor Commercial Real Estate

Proposed Motion:

Move City Council approve Preliminary Plat, PLT20-0029 and Final Plat, PLT20-0030 Lotus Project located at the southwest corner of Roosevelt Avenue and Frye Road (north side of the Loop 202 Santan Freeway and approximately 1/4 of a mile west of Kyrene Road) as recommended by Planning and Zoning Commission and Planning staff.

Background Data:

- Site is 53.33 acres in size
- Zoned Planned Area Development District (PAD) for Light Industrial in 2018
- Four flex industrial buildings were built under Phase I and three additional buildings will be built for Phase II

Purpose:

All four existing buildings in Phase I and the undeveloped area for Phase II are located on one parcel. The current property owner is seeking to divide the parcel into seven (7) separate lots, one for each building, to be sold and owned individually.

The preliminary plat and final plat outline the lots, tracts, easements, and rights-of-way to be conveyed or dedicated as part of developing the site in substantial conformance with the Council-approved rezoning. The City Council approved the zoning on April 12, 2018.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2020.
Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

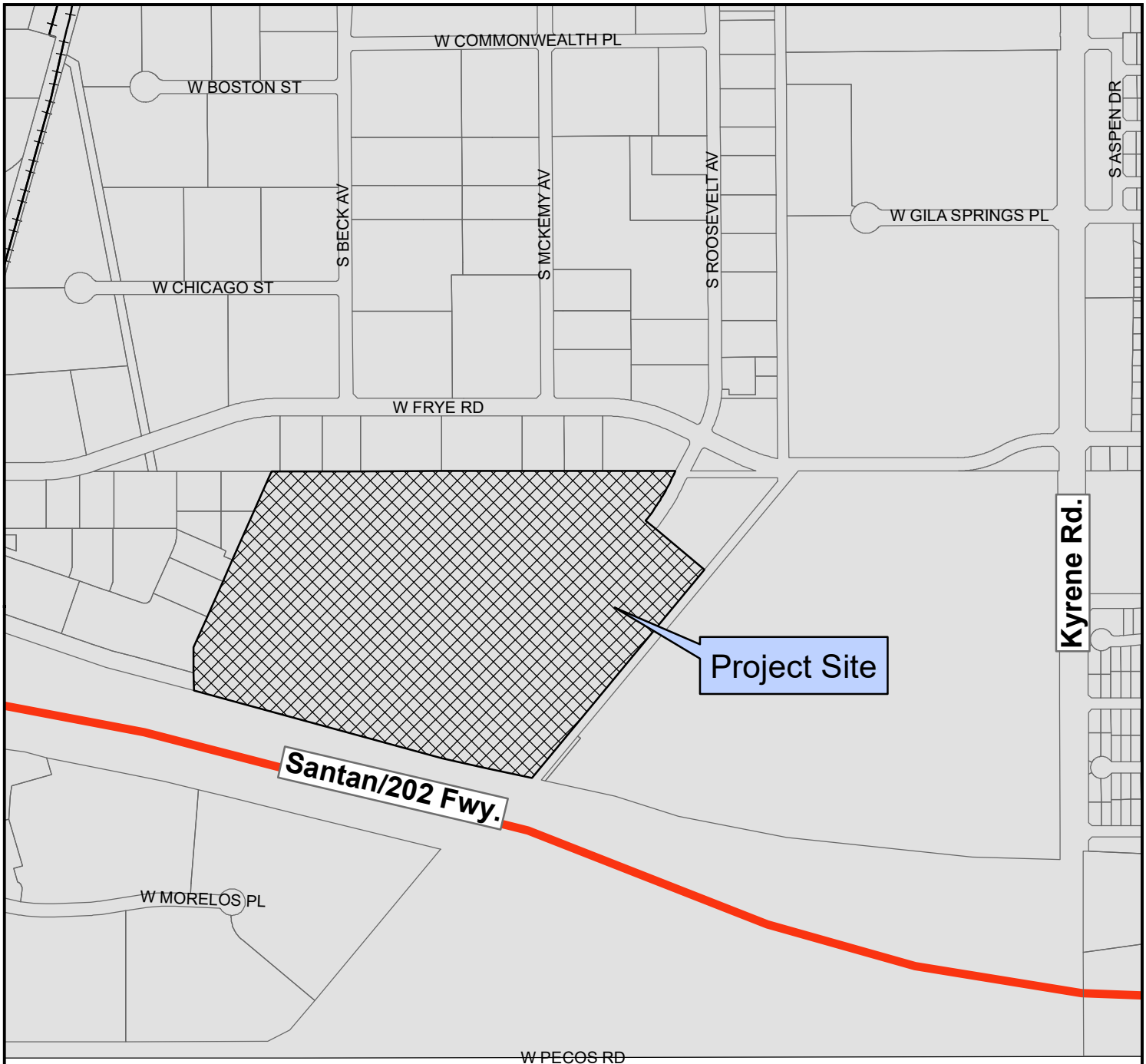
1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

Attachments

PLT20-0030 Vicinty Maps

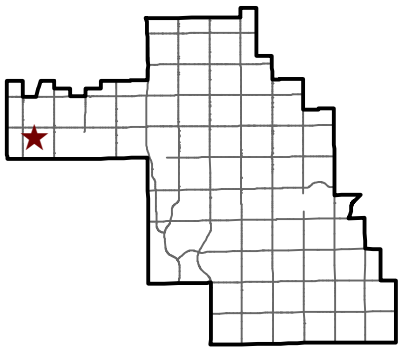
PLT20-0029 Preliminary Plat

PLT20-0030 Final Plat



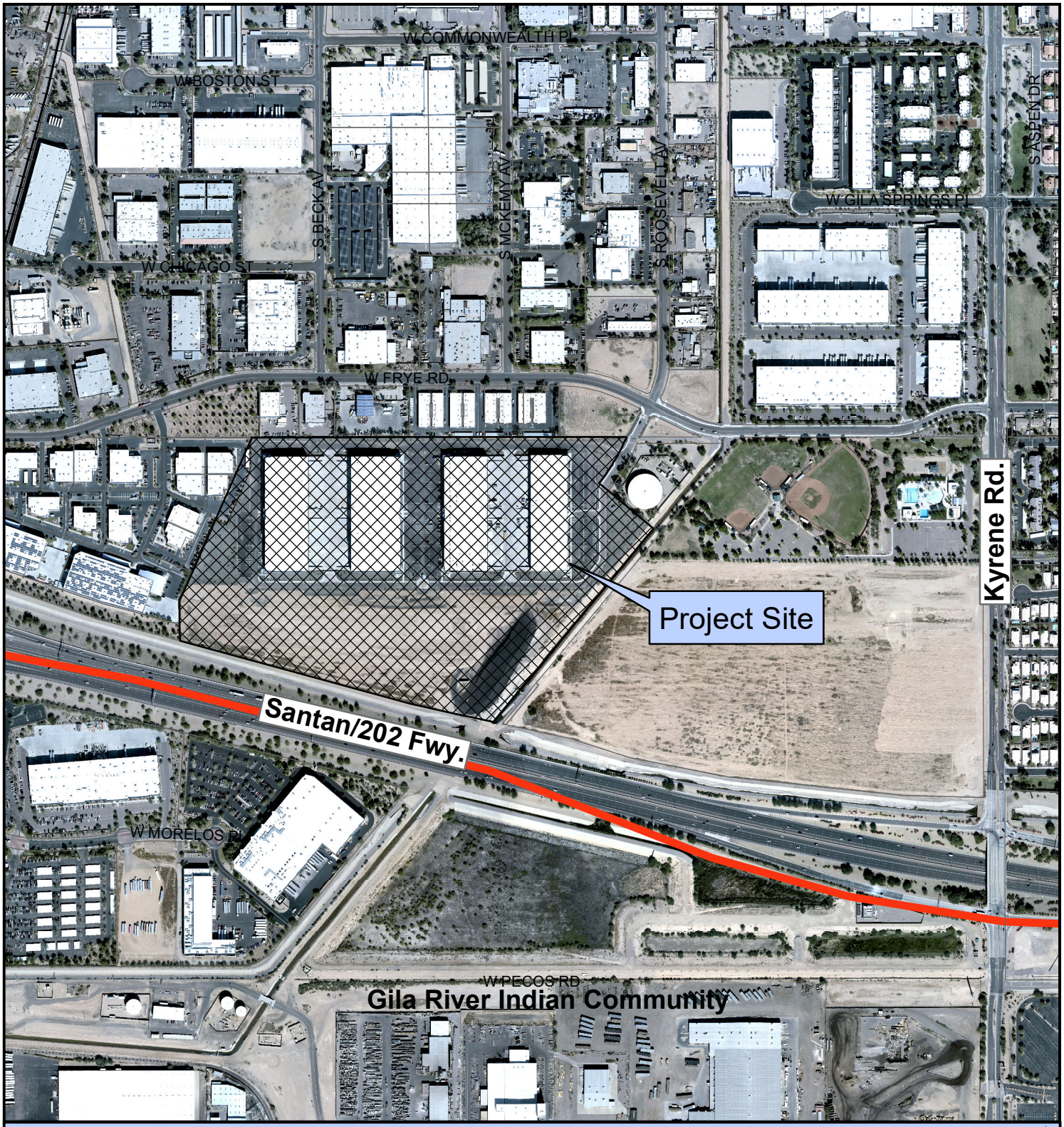
PLT20-0030 Lotus Project (Final Plat)

Project Details
Zoning Case-DVR17-0033 Lotus Project
52.7 Acres
Light Industrial/General Office



Chandler Arizona
Where Values Make The Difference

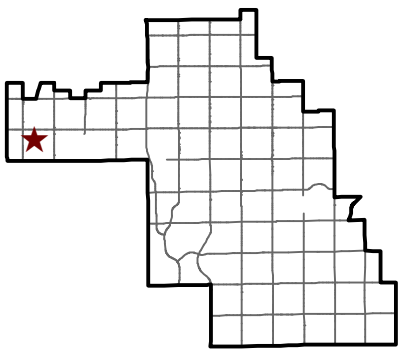
City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning



PLT20-0030 Lotus Project (Final Plat)

N

Project Details
Zoning Case-DVR17-0033 Lotus Project
52.7 Acres
Light Industrial/General Office



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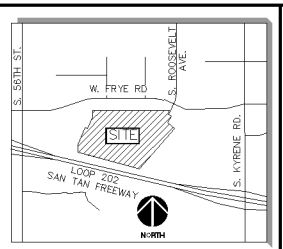
PRELIMINARY PLAT
FOR
LOTUS PROJECT
SWC OF S ROOSEVELT AVENUE AND W. FRYE ROAD
CHANDLER, ARIZONA

A PORTION OF THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
CITY OF CHANDLER
N.T.S.

FLOOD INFORMATION
THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE X.
DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. MAP NUMBER 04013C2715L, REVISED OCTOBER 16, 2013.

BASIS OF BEARINGS
PER SURVEY INNOVATION GROUP, THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AS SHOWN IN BOOK 673, PAGE 25 MARICOPA COUNTY RECORDS. SAID LINE BEARS S00°07'47"W.

BENCHMARK
PER SURVEY INNOVATION GROUP, THE BENCHMARK IS THE FOUND 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, BETWEEN CHANDLER BLVD. AND PECOS ROAD; 390' EAST OF KYRENE ROAD AT INTERSECTION OF ASPEN DRIVE AND CHICAGO STREET. CITY OF CHANDLER BENCHMARK NUMBER 8.
ELEVATION: 1160.57 FEET (NAVD'88)

SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT COVER SHEET
02	PRELIMINARY PLAT

PROJECT INFORMATION
ADDRESS: 6677 WEST FRYE ROAD, CHANDLER, AZ 85226
APN: 301-86-005Q
ZONING: PAD
GROSS AREA: 53.33 ACRES
TOTAL PROPOSED PARCELS: 7

LEGAL DESCRIPTION
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 2" IRON PIPE AT THE CENTER OF SAID SECTION 33, FROM WHICH A FOUND CITY OF CHANDLER BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 33 BEARS NORTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, A DISTANCE OF 2677.26 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 875.81 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 64 DEGREES 00 MINUTES 52 SECONDS EAST, A RADIAL DISTANCE OF 3,471.04 FEET AND HAVING A CHORD BEARING OF NORTH 27 DEGREES 04 MINUTES 22 SECONDS EAST, 131.73 FEET;

THENCE NORTHEASTERLY ALONG THE ARC, DEPARTING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, THROUGH A CENTRAL ANGLE OF 02 DEGREES 10 MINUTES 28 SECONDS, A DISTANCE OF 131.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 61 DEGREES 50 MINUTES 58 SECONDS WEST, A RADIAL DISTANCE OF 20.00 FEET;

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THENCE NORTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, DISTANCE OF 951.71 FEET TO THE CENTER OF SAID SECTION 33 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS SQUARE FEET OR 53.330 ACRES, MORE OR LESS

LAND SURVEYOR
SURVEY INNOVATION GROUP, INC
22425 N 16TH STREET, SUITE 1
PHOENIX, AZ 85024
PH: (480) 922-0780
CONTACT: JARED HANSMANN, RLS
JAREDH@SIGSURVEYAZ.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 944-5500
CONTACT: TRAVER JONES, PE
TRAVER.JONES@KIMLEY-HORN.COM

DEVELOPER/OWNER
CONOR COMMERCIAL REAL ESTATE
6720 N SCOTTSDALE ROAD, SUITE 270
SCOTTSDALE, AZ 85253
PH: (602) 845-6167
CONTACT: SVEN TUSTIN
STUSTIN@CONORCOMMERCIAL.COM

ARCHITECT
DLR GROUP
6225 NORTH 24TH STREET, SUITE 250
PHOENIX, AZ 85016-2042
PH: (602)381-8580
CONTACT: CHANDLER ESKEW
CESKEW@DLRGROUP.COM

LEGEND
PROPERTY LINE
RIGHT OF WAY LINE
STREET CENTERLINE
EASEMENT LINE

LOT AREA TABLE

LOT	AREA (SF)	AREA (AC)
1	379,814	8.7219
2	328,093	7.5320
3	306,369	7.0330
4	418,375	9.6050
5	443,941	10.1910
6	308,328	7.0780
7	138,131	3.1710
TOTAL	2,323,051	53.3290

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Kimley»Horn
CONOR COMMERCIAL REAL ESTATE

SWC OF S. ROOSEVELT AVENUE AND W. FRYE ROAD
PRELIMINARY PLAT COVER SHEET
CHANDLER, ARIZONA

PROJECT No. 191809003
SCALE (H): NONE
SCALE (V): NONE
DRAWN BY: BEQ
DESIGN BY: CGF
CHECK BY: TMJ
DATE: 12/10/20

Professional Engineer
TRAVER JONES
52735
ARIZONA, USA
Expires 09-30-21

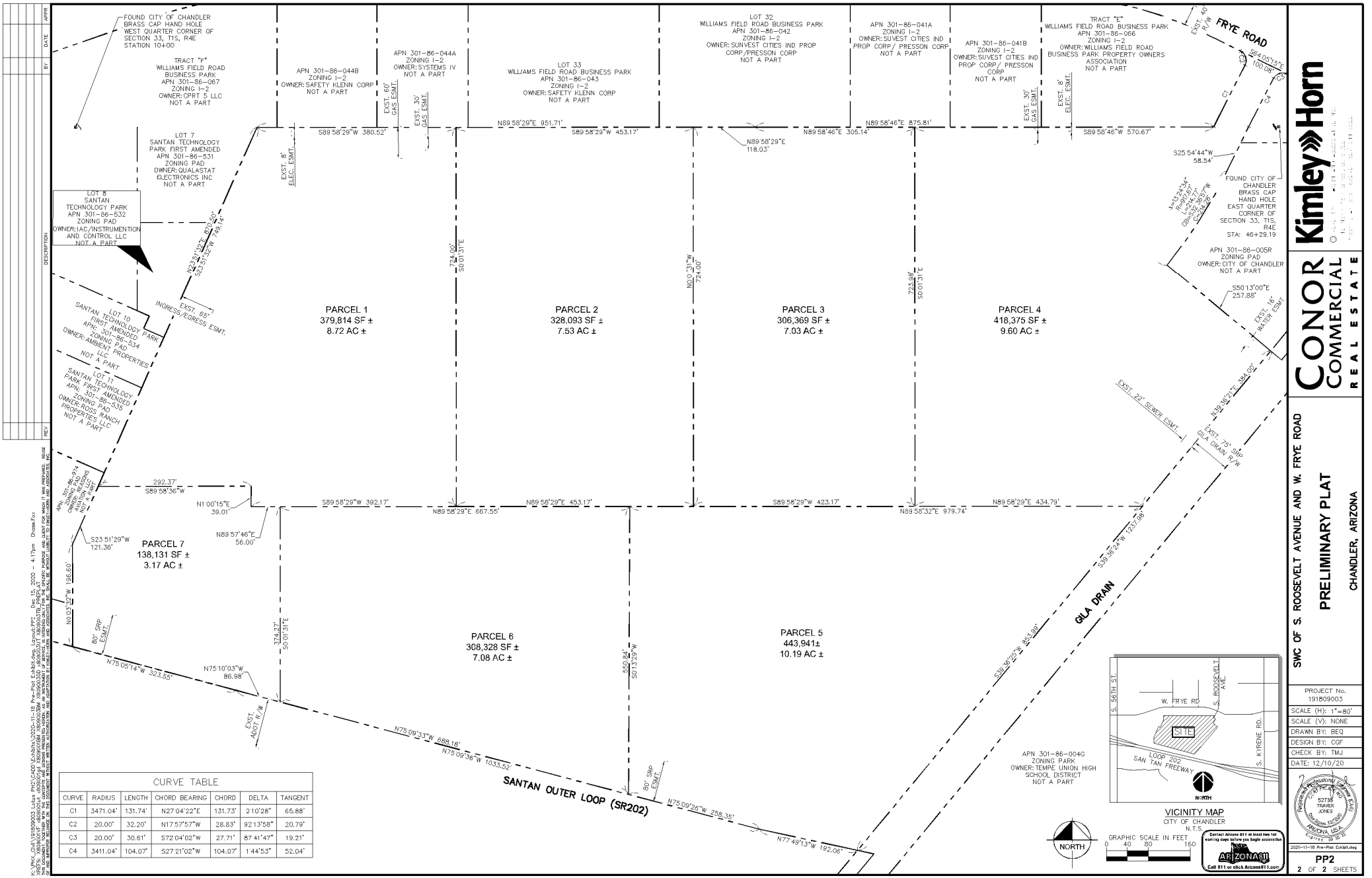
2020-11-18 Pre-Plat Cover Exhibit

PP1
1 OF 2 SHEETS

PLT20-0029

REV	DESCRIPTION	DATE	BY	APPR

K:\PHX_CIVIL\191809003 Lotus PH2\CADD\Exhibits\2020-11-18 Pre-Plat Cover Exhibit.dwg, Layout:PP1 Dec 15, 2020 - 4:18pm ChaseFox
XREFS: 191809003TB_PREPLAT
THE CONTENTS OF THIS DRAWING AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF KIMLEY-HORN AND ASSOCIATIONS, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS MAY NOT BE REPRODUCED IN WHOLE OR IN PART, FOR ANY PURPOSE WHATSOEVER, AND MAY NOT BE RELIED UPON FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	3471.04'	131.74'	N27°04'22"E	131.73'	2°10'28"	65.88'
C2	20.00'	32.20'	N17°57'57"W	28.83'	92°13'58"	20.79'
C3	20.00'	30.61'	S72°04'02"W	27.71'	87°41'47"	19.21'
C4	3411.04'	104.07'	S27°21'02"W	104.07'	1°44'53"	52.04'

CONOR COMMERCIAL REAL ESTATE

Kimley»Horn

SWC OF S. ROOSEVELT AVENUE AND W. FRYE ROAD

PRELIMINARY PLAT

CHANDLER, ARIZONA

PROJECT No. 191809003
SCALE (H): 1"=80'
SCALE (V): NONE
DRAWN BY: BEQ
DESIGN BY: CGF
CHECK BY: TMJ
DATE: 12/10/20

Professional Engineer 52735 TRAVIS JONES ARIZONA, USA Expires 09-30-21

2020-11-18 Pre-Plat Exhibit.dwg

PP2
2 OF 2 SHEETS

PLT20-0029

LOTUS PROJECT
A FINAL PLAT OF

A PORTION OF THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT WL LOTUS PROJECT OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "LOTUS PROJECT", LOCATED IN A PORTION OF THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ABUTTING PROPERTY OWNER.

THIS PLAT HEREBY DEDICATES A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOTS 1 THROUGH 7 TO THE CITY OF CHANDLER.

EASEMENTS ARE DEDICATED TO THE CITY OF CHANDLER AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF:

WL LOTUS PROJECT OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 20____;

WL LOTUS PROJECT OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)S.S
COUNTY OF MARICOPA)

ON THIS DAY _____ OF _____, 20__ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20_____

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2715 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGEND

◙	FOUND CAP IN HANDHOLE AS NOTED
◉	FOUND CAP FLUSH AS NOTED
●	FOUND 1/2" REBAR AS NOTED
○	SET 1/2" REBAR W/CAP LS #60697
BK./PG.	BOOK & PAGE
DOC.	DOCUMENT NUMBER
DKT.	DOCKET NUMBER
APN	ASSESSOR PARCEL NUMBER
R/W	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDS

BOUNDARY LINE
SECTION LINE
CENTER LINE
EASEMENT LINE
ADJACENT BOUNDARY LINE

PARENT LEGAL DESCRIPTION

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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MINUTES 22 SECONDS EAST, 131.73 FEET;

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NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.

2. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.

3. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER OR BOTH, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.

AREA

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	379,814	8.719
2	328,093	7.532
3	306,369	7.033
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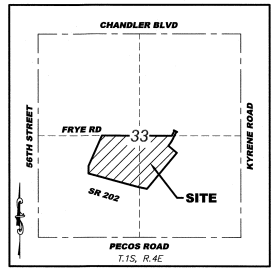


VICINITY MAP
N.T.S.

OWNER

WL LOTUS PROJECT OWNER LLC
2338 WEST ROYAL PALM ROAD SUITE J
PHOENIX, ARIZONA 85021
CONTACT:
PHONE:
EMAIL:

SURVEYOR

SURVEY INNOVATION GROUP, INC.
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
CONTACT: JARED HANSMANN, RLS
PHONE: 480.922.0780
JAREDH@SIGSURVEYAZ.COM

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AS SHOWN IN BOOK 673, PAGE 25 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST.

APPROVALS

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUES.

_____
CITY ENGINEER DATE

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORMS TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

_____
TRANSPORTATION & DEVELOPMENT DIRECTOR DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JARED HANSMANN, RLS #60697
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
JAREDH@SIGSURVEYAZ.COM

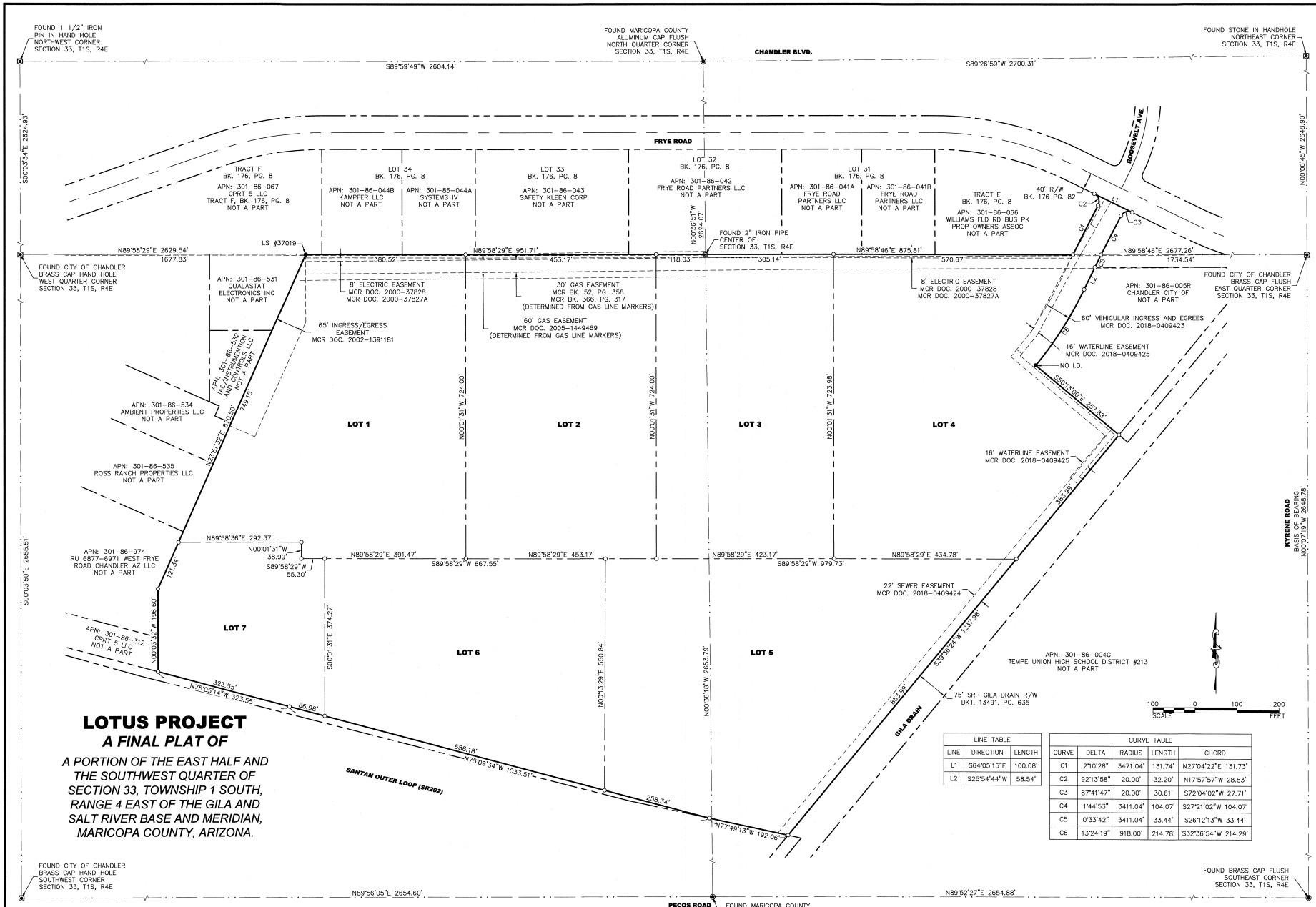
REGISTERED LAND SURVEYOR
60697
JARED P.
HANSMANN
10-14-20
Signed
ARIZONA U.S.A.

PLT20-0030

SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

LOTUS PROJECT
FINAL PLAT
CHANDLER, ARIZONA

REVISIONS:	
1	
2	
3	
DRAWING NAME:	PLAT
JOB NO.	2017-197
DRAWN:	TS
CHECKED:	JPH
DATE:	10/09/2020
SCALE:	N.T.S.
SHEET:	1 OF 2



LOTUS PROJECT
A FINAL PLAT OF

A PORTION OF THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S64°05'15"E	100.08'
L2	S25°54'44"W	58.54'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	2°10'28"	3471.04'	131.74'	N27°04'22"E 131.73'
C2	92°13'58"	20.00'	32.20'	N17°57'57"W 28.83'
C3	87°41'47"	20.00'	30.61'	S72°04'02"W 27.71'
C4	1°44'53"	3411.04'	104.07'	S27°21'02"W 104.07'
C5	0°33'42"	3411.04'	33.44'	S26°12'13"W 33.44'
C6	13°24'19"	918.00'	214.78'	S32°36'54"W 214.29'

PLT20-0030

SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services
2242S N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85034
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

LOTUS PROJECT
FINAL PLAT
CHANDLER, ARIZONA

REGISTERED LAND SURVEYOR
60697
JARED P. HANSMANN
10/9/20
Signed
ARIZONA U.S.A.

REVISIONS:
1
2
3

DRAWING NAME:	PLAT
JOB NO.	2017-197
DRAWN:	TS
CHECKED:	JPH
DATE:	10/09/2020
SCALE:	1"=100'
SHEET:	2 OF 2

CHANDLER arizona
Community of Innovation

City Council Memorandum **Development Services Memo No.** 21-004

Date: January 28, 2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Derek D. Horn, Development Services Director

From: Susan Fiala, Senior Planner
Subject: PLH20-0047/PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion
Request: Area Plan Amendment to the Downtown Ocotillo Area Plan from Multi-Family Residential to Commercial
Rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial
Preliminary Development Plan for site layout and building architecture
Location: East of the southeast corner of Queen Creek and Price roads
Applicant: Adam Baugh, Withey Morris, PLC

Proposed Motion:

Area Plan
Move City Council adopt Resolution No.5433 Downtown Ocotillo Area Plan amendment, PLH20-0047, located east of the southeast corner of Queen Creek and Price roads as recommended by the Planning and Zoning Commission.

Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 4955 approving PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion, Rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial, located east of the southeast corner of Queen Creek and Price roads subject to the conditions as recommended by the Planning and Zoning Commission.

Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion for site layout and building architecture, located east of the southeast corner of Queen Creek and Price roads subject to the conditions as recommended by the Planning and Zoning Commission.

Background Data:

- The proposed modifications cover an area of approximately 0.61 acres
- Downtown Ocotillo Area Plan and zoning approved by City Council on February 22, 2007
- Residence Inn zoned as part of the larger Downtown Ocotillo development
- Valerio at Ocotillo rezoned to PAD/MF-1 in 2018
- Downtown Ocotillo includes a mix of uses including retail, restaurant, a four-story residential condominium, and a four-story hotel

Surrounding Land Use Data:

North	Agriculture (proposed office)	South	Lake then Multi-family and office
East	Commercial retail and multi-family	West	Lake then office

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Employment	No change
Downtown Ocotillo Area Plan	Multi-family Residential (.61 acres)	Commercial (.61 acres)

Proposed Development

Valerio at Ocotillo	Existing/Approved	Proposed
Site Area	5.2 acres	4.59 acres
# of Units	32	26
Density	6.15 du/acre	5.66 du/acre
Visitor parking	8 spaces	9 spaces

Residence Inn	Existing	Proposed
Site Area	4.27 acres	4.88 acres
Building Area	107,025 sq. ft.	147,780 sq. ft.
Units/rooms	142	201
Height	59 feet 6 inches top of parapet	60 feet 2 inches top of parapet
Parking Required	142 spaces	201 spaces
Parking Provided	152 spaces	186 spaces
Setback to residential	85 feet required	30 feet

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan and the Downtown Ocotillo Area Plan. The proposed modifications to .61 acres of each site and the hotel expansion are compatible with the overall Downtown Ocotillo Master Planned development. The proposal complies with applicable residential and commercial development standards.

The proposal essentially involves two parts: replacing six lots at Valerio at Ocotillo development (approved as “Ocotillo Patio Villas” in 2018) with parking, and allowing a reduced setback from a new Residence Inn building.

Six residential lots that were located on the southern end of Valerio at Ocotillo will be removed and replaced with additional parking for the new Residence Inn building. The revised property line between the Valerio and Residence Inn developments will be closer to the remaining residential lots. A portion of the site where the six lots are removed will be landscaped and effectively increase common open space for the residential development. A pedestrian gate and pathway from this development to the hotel site is to be maintained per the original approval. To ensure the installation of the gate and pathway, staff recommends this element as a stipulation.

The second component of the request is construction of one additional, four-story hotel building

adjacent to the Valerio at Ocotillo development. The new Residence Inn building continues the Santa Barbara architecture style utilizing same color and materials as the existing hotel. Several waivers are requested to reduce parking, reduce the width of the dissimilar land use buffer along the north property line, and remove the parking lot diamond requirement.

The parking reduction is supported as cross-parking/access easements exist throughout Downtown Ocotillo and allow hotel customers to park in the commercial retail lots. The diamonds in the lot are supported. However, staff recommends that the landscape buffer be increased from five feet to ten feet to allow for sufficient space for plant growth and survival. The date palms existing in the parking lot should either remain or be replaced with date palms to continue the Downtown Ocotillo landscape theme. Staff recommends these revisions as stipulations.

Staff finds the proposal to be consistent with the goals of the General Plan and the Downtown Ocotillo Area Plan, as amended, and recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A Neighborhood Meeting sign was posted on the site.
- A virtual neighborhood meeting was held on November 19, 2020. Two residents registered for the event virtually and asked questions regarding traffic, parking, hotel amenities and construction timing. No opposition to the request was voiced. Positive feedback to the applicant was given by the attendees.
- Planning staff received one phone call asking about the number of total rooms and parking proposed for the hotel expansion. There is no known opposition to the request.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2021.
Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Rezoning

Planning and Zoning Commission recommends the City Council approve rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Valerio at Ocotillo and Residence Inn Expansion” and kept on file in the City of Chandler Planning Division, in File No. PLH20-0048, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The minimum building setback for the hotel building shall be no less than 30 ft. from the north property line.

Preliminary Development Plan

Planning and Zoning Commission recommends the City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Valerio at Ocotillo and Residence Inn Expansion” and kept on file in the City of Chandler Planning Division, in File No. PLH20-0048, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or

supplemented by the Chandler City Council.
2. The site shall be maintained in a clean and orderly manner.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
5. A pedestrian pathway and pedestrian gate shall be installed along the common property line to connect the multi-family development and hotel development allowing for shared parking and pedestrian access for multi-family guests.
6. The landscape strip along the north property line of the hotel shall be no less than ten feet in width.
7. Existing date palms located within the parking lot shall be maintained or replaced with new date palms.
8. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Attachments

Resolution No. 5433
Ordinance No. 4955
Vicinity Maps
Development Booklet, Attachment A

RESOLUTION NO. 5433

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "DOWNTOWN OCOTILLO AREA PLAN" FROM MULTI-FAMILY RESIDENTIAL TO COMMERCIAL, ON PROPERTY LOCATED EAST OF THE SOUTHEAST CORNER OF QUEEN CREEK ROAD AND PRICE ROAD.

WHEREAS, a property owner seeks approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located east of the southeast corner of Queen Creek and Price roads; and

WHEREAS, the Chandler General Plan adopted by the City Council on August 30, 2016, encourages the preparation of neighborhood plans/Area Plans that address distinct characteristics and support unique land use planning for each area; and

WHEREAS, an existing area plan, the "Downtown Ocotillo Area Plan," has been adopted for the area generally bounded by Queen Creek Road, Alma School Road, Chandler Heights Road, and Price Road; and

WHEREAS, the applicant prepared this amendment to the existing Downtown Ocotillo Area Plan; and

WHEREAS, such an amendment, covering a portion of the adopted Area Plan including a map, has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona as follows:

Section 1. That the attached amended map exhibit, "Valerio at Ocotillo and Residence Inn Expansion - Area Plan Amendment – PLH20-0047" is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2021.

ATTEST:

_____ _____

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No, 5433 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2021, and that a quorum was present thereat.

_____

CITY CLERK

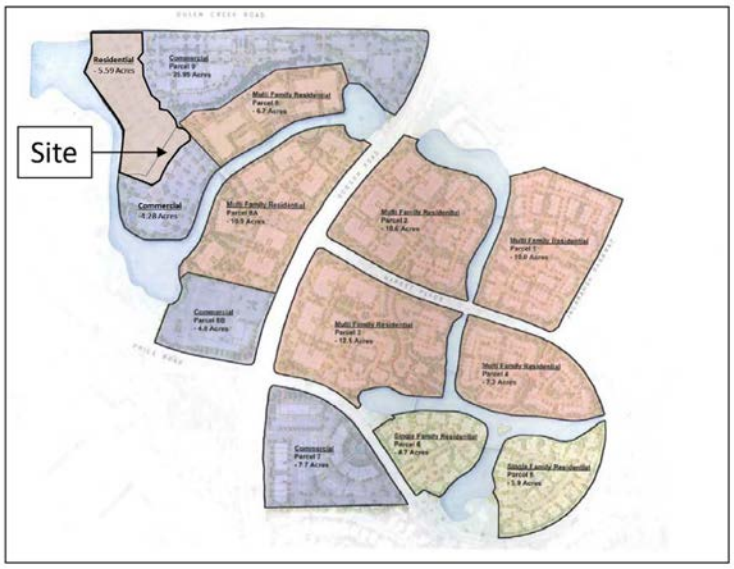
APPROVED AS TO FORM:

_____

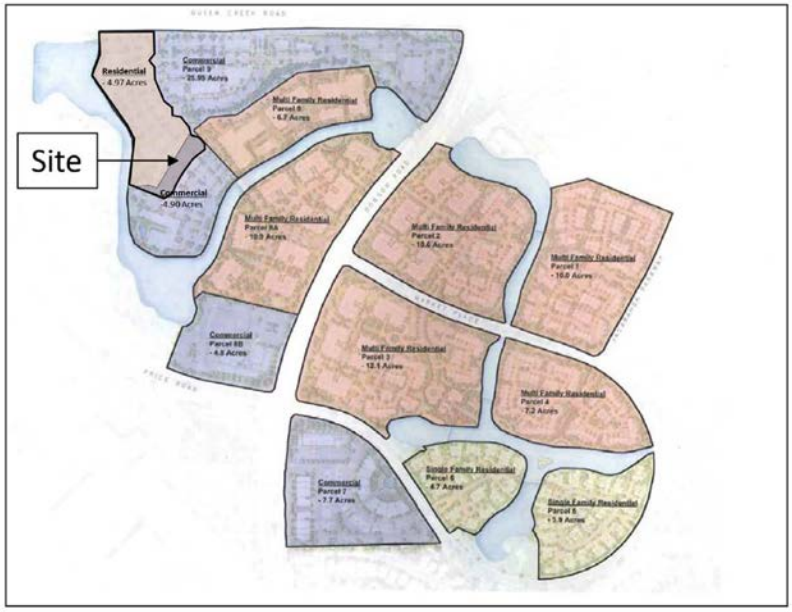
CITY ATTORNEY TA

Valerio at Ocotillo and Residence Inn Expansion - AREA PLAN AMENDMENT – PLH20-0047

Existing Area Plan
Downtown Ocotillo



Proposed Area Plan
Downtown Ocotillo



ORDINANCE NO. 4955

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING PARCELS FROM PLANNED AREA DEVELOPMENT FOR MEDIUM DENSITY RESIDENTIAL (PAD/MF-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL AS REPRESENTED IN CASE PLH20-0048 (VALERIO AT OCOTILLO AND RESIDENCE INN EXPANSION) LOCATED EAST OF THE SOUTHEAST CORNER OF QUEEN CREEK ROAD AND PRICE ROAD WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, the application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:
As described in *EXHIBIT 'A'*

Said property is hereby rezoned from Planned Area Development for Medium Density Residential (PAD/MF-1) to Planned Area Development (PAD) for Commercial (PAD), subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Valerio at Ocotillo and Residence Inn Expansion" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0048, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. The hotel's minimum building setback shall be no less than 30 ft. from the north property line.

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2021.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2021.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4955 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2021, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY TA

Published:

EXHIBIT 'A'

LEGAL DESCRIPTION
CONDO TRANSFER PARCEL

THAT PORTION OF UNITS 24 THROUGH 30 AND OF THE COMMON ELEMENTS OF "VALERIO AT OCOTILLO CONDOMINIUM", ACCORDING TO BOOK 1475 OF MAPS, PAGE 17, OFFICIAL RECORDS OF MARICOPA COUNTY ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID "VALERIO AT OCOTILLO CONDOMINIUM";

THENCE SOUTH 69°44'27" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 42.89 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH LINE, NORTH 85°00'00" EAST, A DISTANCE OF 69.39 FEET;

THENCE SOUTH 70°57'28" EAST, A DISTANCE OF 41.06 FEET;

THENCE NORTH 31°00'00" EAST, A DISTANCE OF 311.80 FEET TO THE EAST LINE OF SAID "VALERIO AT OCOTILLO CONDOMINIUM";

THENCE SOUTH 42°08'51" EAST, ALONG SAID EAST LINE, A DISTANCE OF 19.06 FEET;

THENCE NORTH 47°51'09" EAST, ALONG SAID EAST LINE, A DISTANCE OF 3.93 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 16.00 FEET;

THENCE SOUTHERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°05'37", AN ARC DISTANCE OF 25.16 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 42°03'14" EAST, ALONG SAID EAST LINE, A DISTANCE OF 48.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE WESTERLY AND HAVING A RADIUS OF 16.00 FEET;

THENCE SOUTHERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 25.13 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 47°56'46" WEST, ALONG THE SOUTH LINE OF SAID "VALERIO AT OCOTILLO CONDOMINIUM", A DISTANCE OF 10.73 FEET

THENCE NORTH 42°03'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 6.48 FEET;

THENCE SOUTH 46°01'12" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 35.81 FEET;

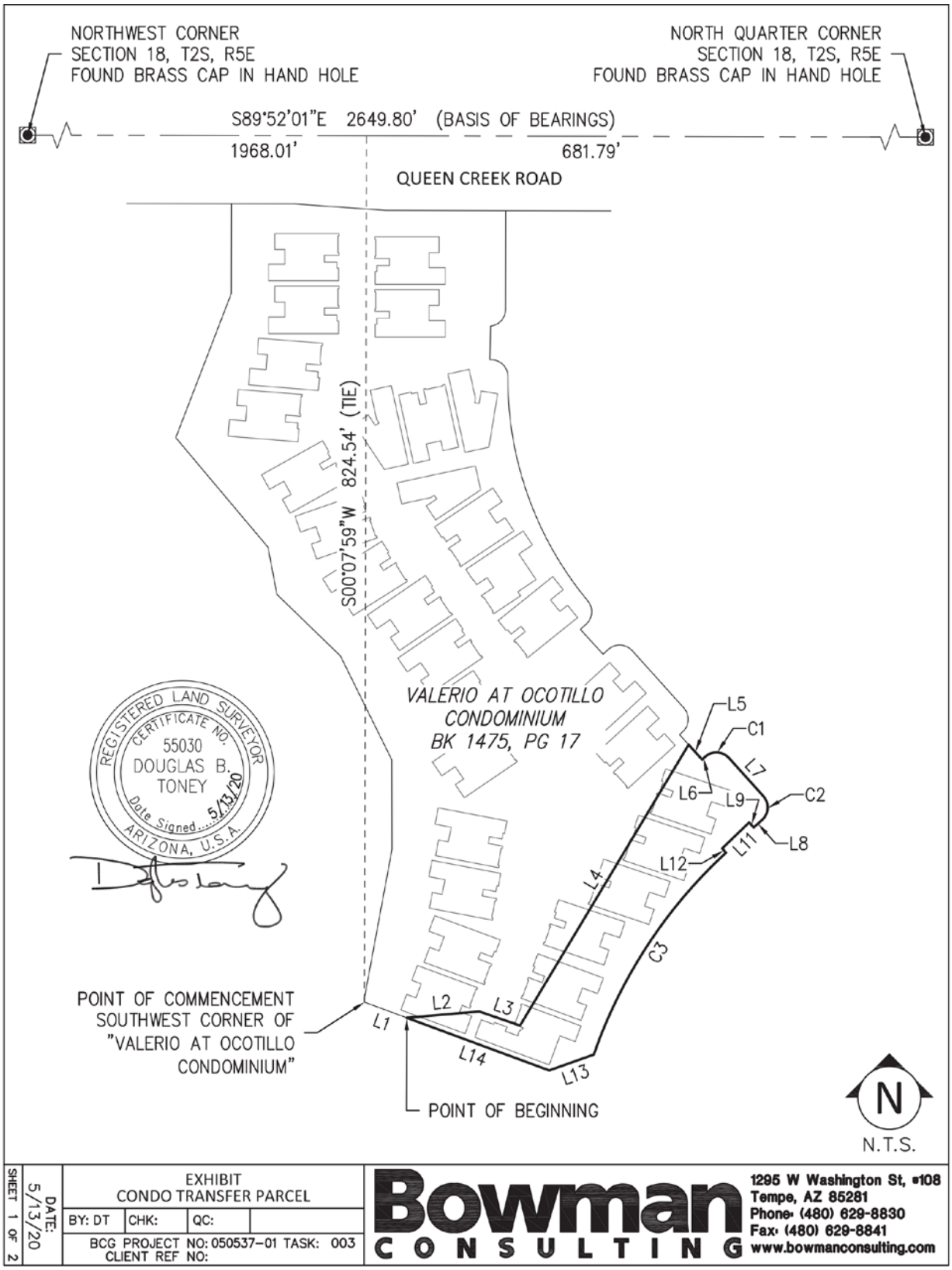
THENCE SOUTH 42°44'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS SOUTH 42°44'55" EAST, A RADIAL DISTANCE OF 474.00 FEET;

THENCE WESTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°02'58", AN ARC DISTANCE OF 232.05 FEET TO A POINT;

THENCE SOUTH 70°30'11" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 45.07 FEET;

THENCE NORTH 69°44'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 144.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 26,637 SQ.FT. OR 0.6115 ACRES, MORE OR LESS.



SHEET 1 OF 2	DATE: 5/13/20	EXHIBIT CONDO TRANSFER PARCEL	BY: DT CHK: QC: BCG PROJECT NO: 050537-01 TASK: 003 CLIENT REF NO:

Bowman CONSULTING
1295 W Washington St, #108
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	42.89'	S69°44'27"E
L2	69.39'	N85°00'00"E
L3	41.06'	S70°57'28"E
L4	311.80'	N31°00'00"E
L5	19.06'	S42°08'51"E
L6	3.93'	N47°51'09"E
L7	48.97'	S42°03'14"E
L8	10.73'	S47°56'46"W
L9	6.48'	N42°03'14"W
L11	35.81'	S46°01'12"W
L12	5.34'	S42°44'55"E
L13	45.07'	S70°30'11"W
L14	144.61'	N69°44'27"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	25.16'	16.00'	090°05'37"
C2	25.13'	16.00'	090°00'00"
C3	232.05'	474.00'	028°02'58"

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55030
DOUGLAS B.
TONEY
Date Signed 5/13/20
ARIZONA, U.S.A.

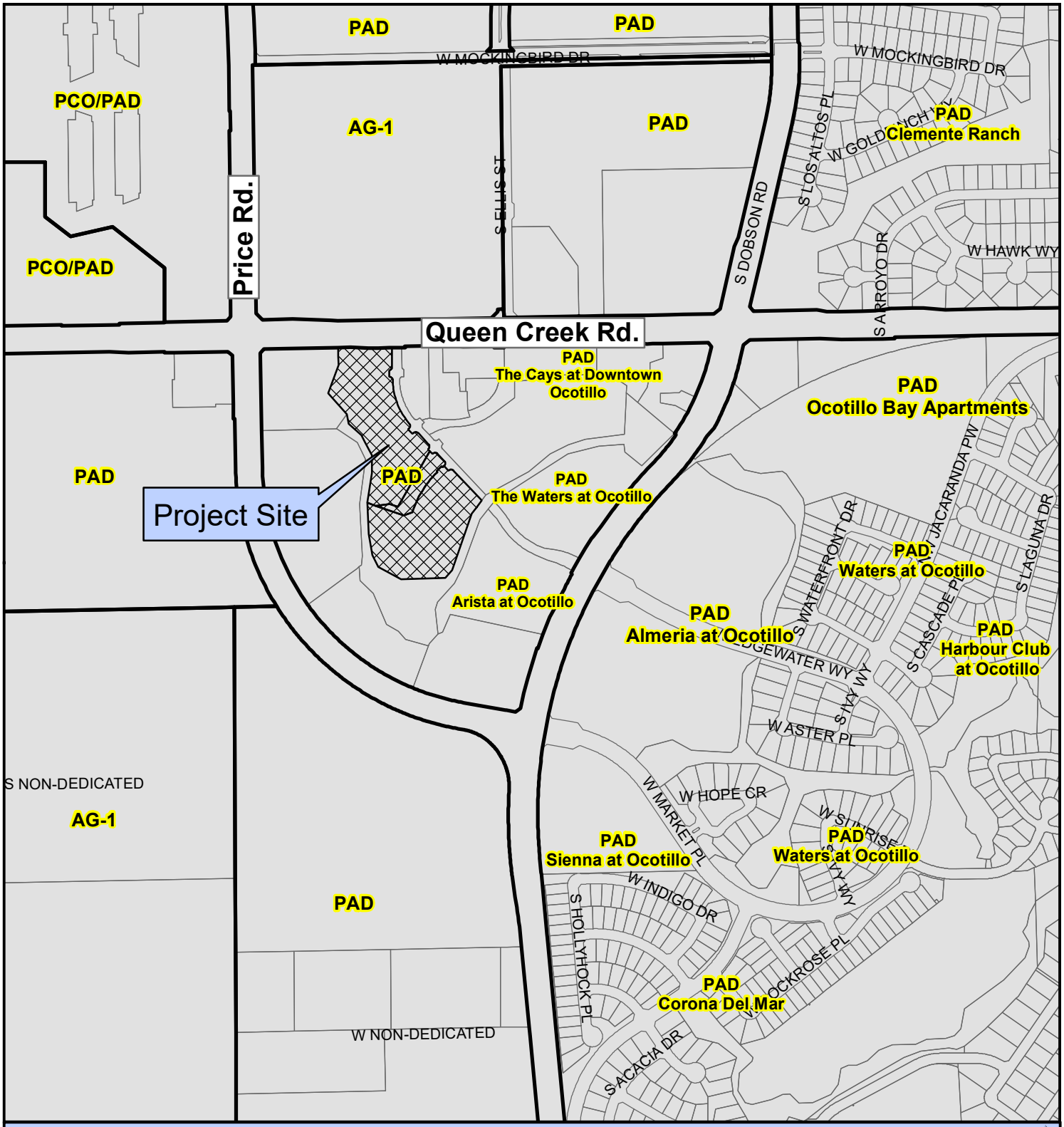
SHEET 2 OF 2 | DATE: 5/13/20

EXHIBIT
CONDO TRANSFER PARCEL

BY: DT | CHK: | QC:

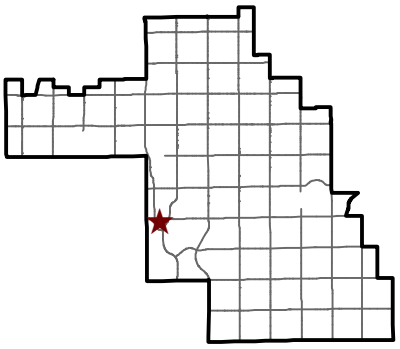
BCG PROJECT NO: 050537-01 TASK: 003
CLIENT REF NO:

Bowman CONSULTING
1295 W Washington St, #108
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com



PLH20-0047/PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion

Proposed Project Details
Area Plan Amendment/Rezone/PDP
Site plan changes and expand hotel
Valerio at Ocotillo- 4.59 acres
Residence Inn- 4.88 acres



Chandler Arizona
Where Values Make The Difference

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

PLH20-0047/PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion

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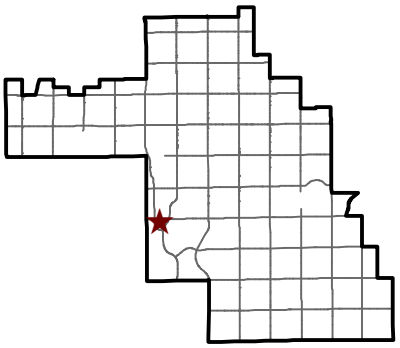

Chandler Arizona
Where Values Make The Difference

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

AREA PLAN AMENDMENT, REZONING AND PRELIMINARY DEVELOPMENT PLAN

THE VALERIO AT OCOTILLO & RESIDENCE INN EXPANSION

2ND SUBMITTAL: DECEMBER 2, 2020
1ST SUBMITTAL: SEPTEMBER 2020

WITHEY MORRIS, PLC
ADAM BAUGH

2525 E. ARIZONA BILTMORE CR., A-212

PHOENIX, AZ 85016

602.230.0600

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- d. AREA PLAN AMENDMENT 5

II. PAD 5

III. PDP 5

INTENT 6

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  - ii. BUILDING MATERIALS 6
  - iii. UNIT DESIGN 6
- c. LANDSCAPING AND OPEN SPACE 6
- d. DEVELOPMENT STANDARDS 7
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I. INTRODUCTION

a. PROJECT BACKGROUND

The subject property is located in Downtown Ocotillo, generally south of Queen Creek Road on Market Street (the "Property"). *See Aerial Map at* ***Tab A***. The Property is currently zoned by two separate PAD/PDPs for both hotel and residential uses. The residential use, Ocotillo Patio Villas (now called "Valerio"), is on the north portion and is subject to DVR18-0022. The Residence Inn Hotel in on the south portion and is governed by the Downtown Ocotillo PAD (case DVR06-0051) and the hotel plans administratively approved in 2016.

Most recently in 2019, the Chandler City Council approved a PAD, PDP, and Area Plan Amendment to permit a 32-unit residential development now called Valerio at Ocotillo (DVR18-0022). The Property is currently zoned PAD (Planned Area Development) for multi-family uses.

The Owners of Valerio also own the Residence Inn hotel property directly south and have decided to expand the Residence Inn project and add a new building. The net effect is a reduction in lots and reconfiguring of the proposed Valerio residential development next door.

The purpose of this PAD, PDP, and Area Plan Amendment is to update the Valerio residential development plan and rezone about .61 acres from PAD for multi-family to PAD for commercial to allow commercial parking for the hotel expansion building. This PDP is intended to provide a single set of standards and guidelines for the Valerio and Residence Inn. These changes will create new economic growth, increased tax revenue, and provide a useful transition to the adjacent area.

b. PROJECT OVERVIEW

The change in the Valerio development plan reduces the residential density in Valerio by removing six (6) lots, which results in an overall change in residential density from approximately 5.7 du/acre to 5.23 du/acre. The lots being removed will be converted into additional parking for the hotel expansion building. Notably, the lot and floor plan layout for the most southerly lot (Unit 24) were modified administratively, as approved by Chandler staff on July 6, 2020, allowing for the re-configuration of Valerio at its southern boundary.

Concurrent with the hotel expansion, Valerio has been replatted to reflect the new condominium boundaries and layout of Unit 24. This change to the residential development plan will reduce the overall parking and trash demand in the residential community and provide an increased landscape buffer for enjoyment of Valerio residents. The community will still reflect the Santa Barbara style, painted white with red barrel tile roofs to complement the character and image of the Downtown Ocotillo area.

i. SUMMARY OF REQUESTS

This application requests an Area Plan Amendment, a zoning amendment to the Planned Area Development (PAD), and a Preliminary Development Plan (PDP).

ii. RELATIONSHIP TO ADJACENT PROPERTIES

This Property is within the Downtown Ocotillo area which is a mix of retail, hotel, and multi-family uses. The Property is currently developed with a hotel at the south consisting of two (2) buildings, and a residential community at the north, which has commenced construction. To the West is a lake and office buildings. To the North is vacant agricultural land intended for future industrial and office uses. To the east are the Downtown Ocotillo shops buildings.

c. GENERAL PLAN CONFORMANCE

This request is in conformance with the City of Chandler General Plan adopted in 2016. The General Plan designates the Property as Employment which allows "a compatible mix of supporting commercial uses and residential densities as an integral component." Given its location within a mixed-use setting (Downtown Ocotillo), residential uses are complementary to the retail, hotel, and multi-family uses in the area.

d. AREA PLAN AMENDMENT

The area plan amendment concerns only the area to be converted into a parking lot to serve the hotel expansion, totaling about .61 acres. The subject area was previously designated as commercial in the Ocotillo Area Plan before it was changed to residential in 2018 via Case No. DVR18-0022. This application proposes an Area Plan amendment to change the designation back to commercial for the parking lot which represents only .61 acres. *See Area Plan Exhibits at* ***Tab B.***

II. PAD

PERMITTED USES: All uses permitted in the MF-1 District (Valerio); and C-2 Commercial District (Residence Inn) in the City of Chandler Zoning Ordinance as well as condominiums by right.

III. PDP

The intent of this document is to set forth a cohesive, single PDP document, for the Valerio at Ocotillo and the Residence Inn. While several sections, particularly related to design standards, are largely restated from prior approvals, this document also sets forth and establishes several additional development standards for the Valerio at Ocotillo and the Residence Inn, as further noted below. This PDP is divided into two (2) parts: Section 1, The Valerio at Ocotillo; and, Section 2, The Residence Inn Expansion. Section 1 addresses the reconfigured Valerio residential development plan and Section 2 pertains to the hotel expansion, building architecture and site layout.

1. The Valerio at Ocotillo PDP

a. SITE DESIGN

Residential building heights, building setbacks, landscape setbacks and development standards will comply with the Council approved Ocotillo Patio Villas PAD (DVR18-0022) as restated below, the City of Chandler Zoning Code and the Multifamily Design Guidelines, except as modified in Ocotillo Patio Villas PAD (DVR18-022) or by this PAD/PDP.

b. VALERIO ARCHITECTURE DESIGN AND THEME

i. BUILDING MASSING AND ARTICULATION

The Valerio reflects the Santa Barbara style, painted white with red barrel tile roofs, arched windows, and inset garages to complement the character and image of the Downtown Ocotillo area. Most of the villas have private entry court yards and inset garage doors with flanking traditionally styled wall lights. A combination of hip, gable end and circular turret roofs will add character and diversity to the streetscape.

ii. BUILDING MATERIALS

Stucco walls, concrete roof tile in a color to emulate clay, along with brick lintels and window surrounds add character appropriate to the Santa Barbara styled architecture. Expansive windows will provide an abundance of light into the villas and capture scenic waterfront views.

iii. UNIT DESIGN

Although this will be a condominium community, the villas provide many design elements found in single family homes. The floor plans encapsulate the current features popular with buyers today. These features include open, spacious great rooms, split bedroom plans, grand en-suite master baths with large walk-in-closets, and optional 3rd bedrooms in lieu of flex spaces which can function as dining rooms or dens.

c. LANDSCAPING & OPEN SPACE

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The landscape character will continue the lush landscape exemplified in the Ocotillo area developments. Evergreen trees such as Mondel pine, Southern Live Oak, fruitless olives and stately date palms will dominate the vertical element, together with deciduous varieties such as Fan West Ash will provide a hint of fall color to the project.

With the use of the lake water for landscape irrigation, the turf area shall be maximized, per the requirements of the Ocotillo Association. The proposed shrubs and groundcovers will provide color and seasonal interest throughout the year. Perimeter walls and entry gates will match the existing character of the Downtown Ocotillo area, providing a sense of security for the residents and uniformity to the area.

d. DEVELOPMENT STANDARDS

Residential development within the Property shall conform to the standards set forth in the MF-1 District of the Chandler Zoning Ordinance and the standards set forth in this PDP. If there is a conflict, the development standards in this PDP shall apply.

Below is a summary of the development standards for Valerio. See Table 1 for a summary of the residential development plan modifications.

i. SETBACKS

The proposed landscape and building minimum setbacks are as follows:

Front Yard Setback (Queen Creek Road)	25 feet
Side Yard Waterfront Setback from water's edge.	25 feet
Side Yard East Setback (Private Drive)	10 feet
Rear Yard Setback (Adjacent to Hotel)	5 feet

ii. HEIGHT

The maximum building heights in the proposed development follow the Chandler Zoning Ordinance MF-1 standards by not exceeding a building height of twenty-five (25') feet.

iii. PARKING

The proposed parking meets the Chandler Zoning Ordinance requirements. Every villa is provided with a two-car garage. Signs will be posted on-site stating that parking in front of garages is prohibited unless the space has the required 20-foot depth per the Chandler Zoning Ordinance. There are 9 additional uncovered parking spaces. Additionally, convenient guest parking is allowed off-site via a cross parking and access easement with the commercial property at Downtown Ocotillo.

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TABLE 1 – VALERIO MODIFICATIONS		
DEVELOPMENT STANDARD	**EXISTING**	**PROPOSED**
# OF UNITS	32	26
DENSITY (DU/AC)	5.7	5.23
REAR YARD SETBACK	10’	**5’**
VISITOR PARKING	8 SPACES	9 SPACES

iv. DEVIATIONS

This PAD/PDP restates below the prior deviations already approved in Ocotillo Patio Villas PAD (DVR18-0022).

Chandler Zoning Ordinance 35-803. - Height and area regulations. Front yard setback reduction from 50 feet to 25 feet, for R/W greater than 99-foot.
Chandler Zoning Ordinance 35-1902 (7)(c). - Site development plan design standards Swimming Pool Length. Swimming pool minimum length reduction from sixty feet to thirty-five feet minimum.

City of Chandler Standard Detail C-228. Modification of the typical driveway access to a private gated community to the layout as shown in the PDP booklet.

The following additional deviation is requested:

Chandler Zoning Ordinance 35-803. - Height and area regulations. Rear yard setback reduction from 10 feet to 5 feet for a dwelling.

e. MULTI-FAMILY DESIGN STANDARDS

i. COMMON FACILITIES, OPEN SPACE, AND AMENITIES

Although platted as condominium units, the development proposal is more akin to patio homes with private rear yards. The private yards area in lieu of amenities traditionally found with apartment home communities. The development is connected to the surrounding area by walking paths.

ii. SPECIFIC DESIGN ATTENTION AREAS

The design of all courtyards and pedestrian areas shall relate to "human scale." Large unvaried building facades shall be avoided. Lighting is provided for both convenience and security. Living units and windows are arranged to provide privacy. Parking is in a location that is convenient to the occupants of the homes.

iii. ENERGY CONSERVATION

The development shall shade the south and west sides of buildings by overhangs and/or trees and provide shade trees on the south and west side of the development. Required shading at the above locations have been provided through recessed patios, recessed windows, and the use of landscape.

iv. CONDOMINIUMS*:* Since the patio homes are not physically connected, there is sufficient soundproofing between dwelling units. There is adequate storage. Dwelling units will have distinctive entryways to avoid the monotony frequently found where a row of doors line a corridor.

v. LANDSCAPING

The amount of landscaping is of sufficient intensity to create a pleasant and comfortable living environment with the amount of plant material dependent on the size of the vegetation as well as the shape and size of the areas to be landscaped. A dynamic landscape setback is provided along the streetscape and perimeter edges.

vi. SECURITY

All of the open spaces are observable to minimize the opportunity for unruly conduct and to create the feeling of "ownership" by the occupants of the projects.

2. The Residence Inn PDP

a. SITE DESIGN

Downtown Ocotillo features distinctive landscaping, a unique lakeside open area, and Santa Barbara influenced architecture and signage. There are tree-lined boulevards, above which are views of the towers of Downtown Ocotillo, and important pedestrian paths and connections. The mixed-use nature of Downtown Ocotillo creates opportunities for hotel guests to enjoy not only hotel amenities, but also the shopping and dining amenities within the larger Downtown Ocotillo area, as the hotel and retail amenities are integrally connected. The addition of a new hotel building will only help to invigorate and activate the area, which will provide many benefits as described herein.

b. ARCHITECTURAL CHARACTER

Just like the rest of Downtown Ocotillo, the Residence Inn fully embraces Santa Barbara style architecture. The most distinctive exterior features of Santa Barbara are red clay tile roofing and smooth white stucco walls. Every building, architectural pedestrian feature, and monument sign in Downtown Ocotillo embraces this style.

Another important element of Santa Barbara style is the connection between interior and exterior space. In Santa Barbara style architecture, exterior space is a large programmatic function of the building. Downtown Ocotillo has taken this element and incorporated it into

many of the buildings. The hotel buildings achieve this by activating gathering areas that enhance the lakeside experience.

c. LANDSCAPING & OPEN SPACE

The landscape character will continue the lush landscape exemplified in the Ocotillo area developments. Evergreen trees such as Mondel pine, Southern Live Oak, fruitless olives and stately date palms will dominate the vertical element, together with deciduous varieties such as Fan West Ash will provide a hint of fall color to the project.

With the use of the lake water for landscape irrigation, the turf area shall be maximized, per the requirements of the Ocotillo Association. The proposed shrubs and groundcovers will provide color and seasonal interest throughout the year. Perimeter walls and entry gates will match the existing character of the Downtown Ocotillo area, providing a sense of security for the residents and uniformity to the area. A series of 25' to 30' tall fan palm trees (Washingtonia robusta) will also be provided along the building foundations of structures that exceed 45' in height.

d. DEVELOPMENT STANDARDS

Hotel development shall conform to the standards set forth in the C-2 District of the Chandler Zoning Ordinance and the standards set forth in this PAD/PDP. If there is a conflict, the development standards in this PAD/PDP shall apply. Refer to Table 2 for a summary of development standard modifications for the hotel addition.

Table 2 – Residence Inn Development Standard Modifications for Hotel Addition

Development Standard	**Existing**	**Proposed**
Building Area	107,025 SF	147,780 SF
Total Units	142	201
Building Height	59'-6" to top of parapet*	60'-2" to top of parapet
Parking Required	142 Spaces	201 Spaces
Parking Provided	152 Spaces	**186 Spaces**
Commercial Building Setback from Residential	Commercial buildings shall be no closer than twenty-five (25) feet, plus one (1) additional foot for each foot of height of the commercial building, from the residential property line	**30'**

*A mid-rise overlay was approved via Case No. DVR06-0051 for six (6) stories of height.

i. DEVIATIONS

Chandler Zoning Ordinance 35-1902.8.a.1 – Additional requirements for shopping centers, office and commercial complexes. Reduce commercial building setback to 30 feet from residential property line.

Chandler Zoning Ordinance 35-1804.3 – Commercial parking schedule. Reduce hotel parking requirement from 201 spaces to 186 spaces on-site. Note that additional parking is available off-site via a cross parking and access easement with the commercial property at Downtown Ocotillo.

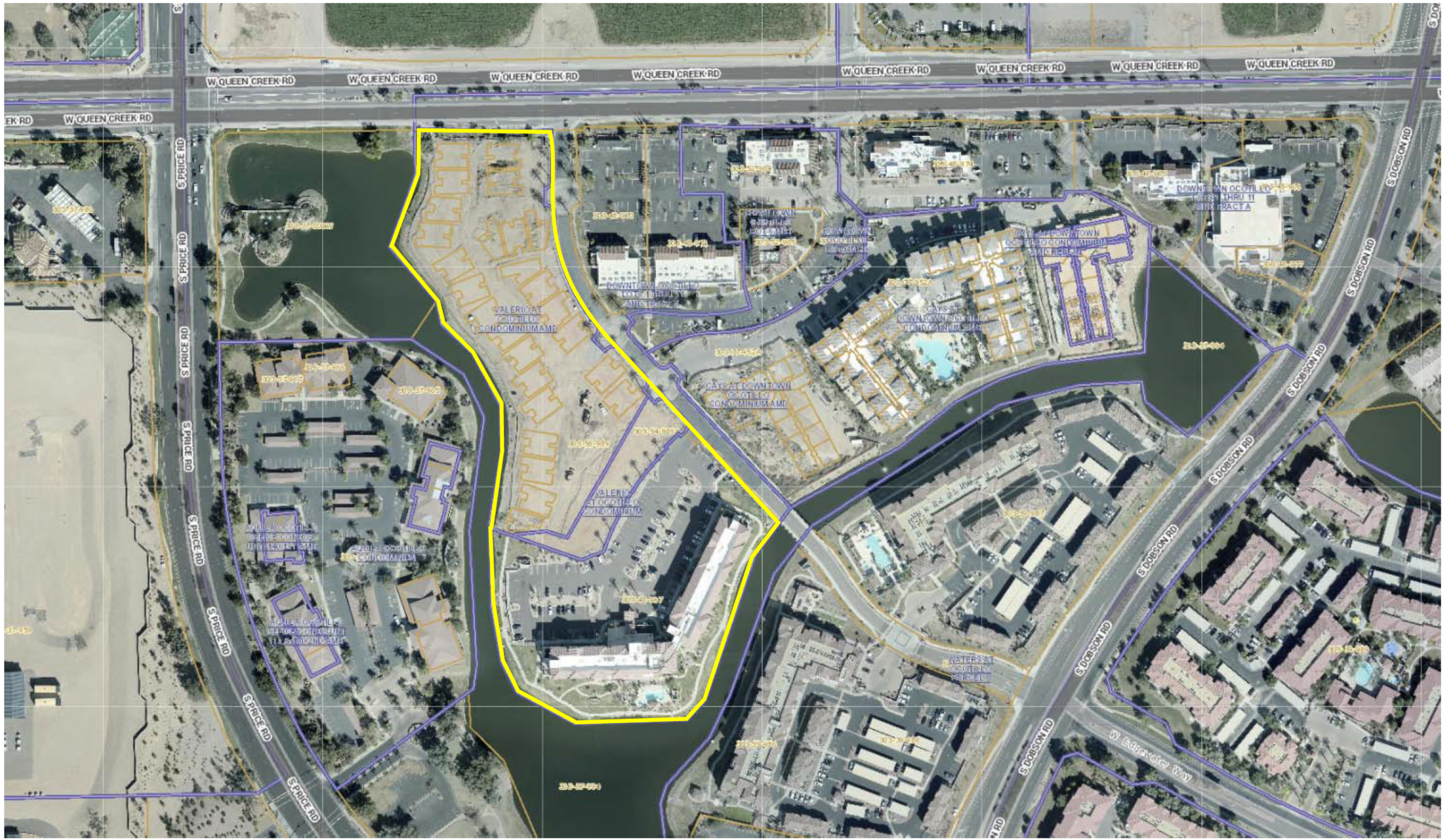
Chandler Zoning Ordinance 35-1903.6.b.3 – Landscaping Buffers. Reduce landscape strip on northern perimeter of the hotel to five (5) feet.

Chandler Zoning Ordinance 35-1903.6.b.2 and b.3 – Landscaping diamonds and buffers. Remove landscape diamond requirement for consistency with overall development and reduce landscape strip on northern perimeter of the hotel to five (5) feet.

Summary

The modified residential community is a better land plan because it provides more open space and reduced density. Additionally, it adds room for new commercial parking to better accommodate the Residence Inn Hotel expansion. The proposal includes Santa Barbara design architecture which characterizes this area and makes meaningful use of an otherwise vacant property. The proposed site plan provides connectivity to the surrounding development, is walkable, and is nicely situated on the lakefront. Overall, the building architecture for both the Residence Inn and Valerio will remain consistent with the Downtown Ocotillo Master Plan area and the overall vision remains unchanged.

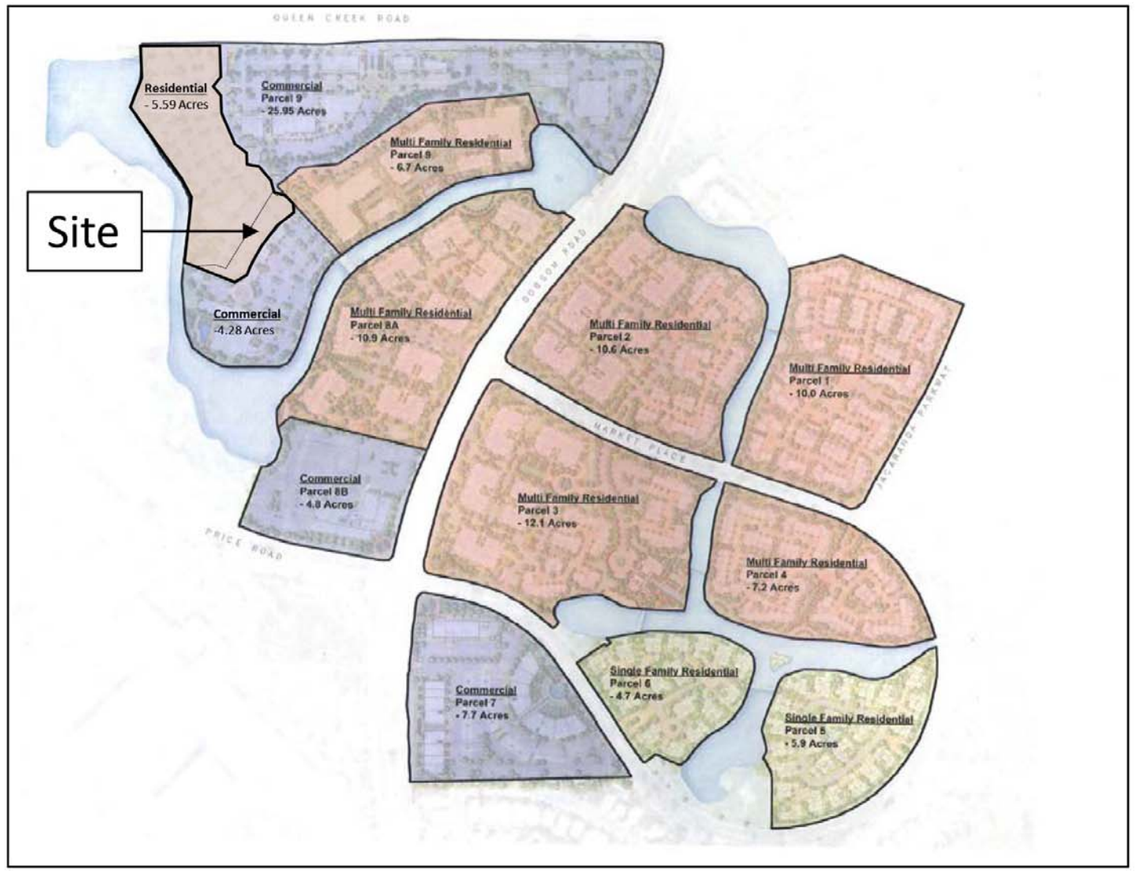
TAB A



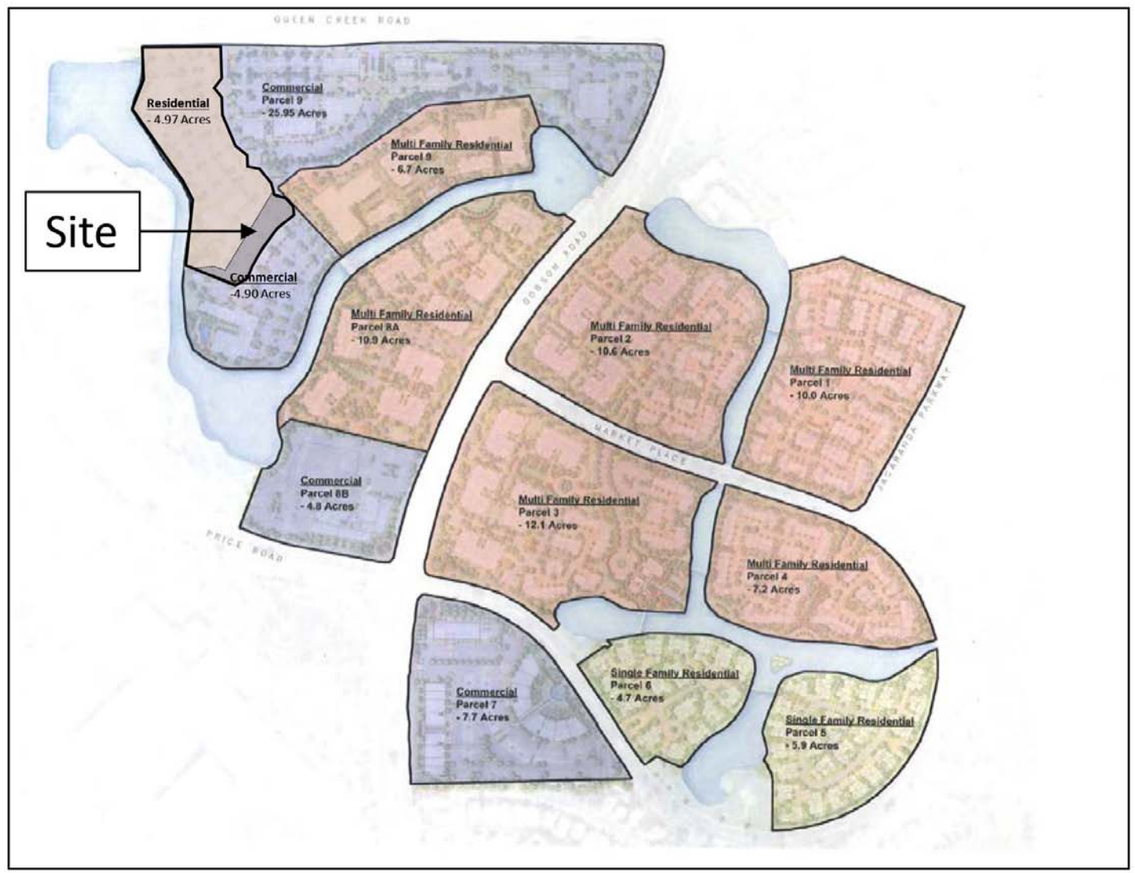
TAB A - OVERALL SITE AERIAL

TAB B

Existing Area Plan
Downtown Ocotillo



Proposed Area Plan
Downtown Ocotillo



TAB A – AREA PLAN MAP

TAB C

EXHIBIT A1.1 - OVERALL SITE RENDERING

VALERIO
AT OCOTILLO

Residence INN
BY MARRIOTT
PHOENIX CHANDLER/SOUTH

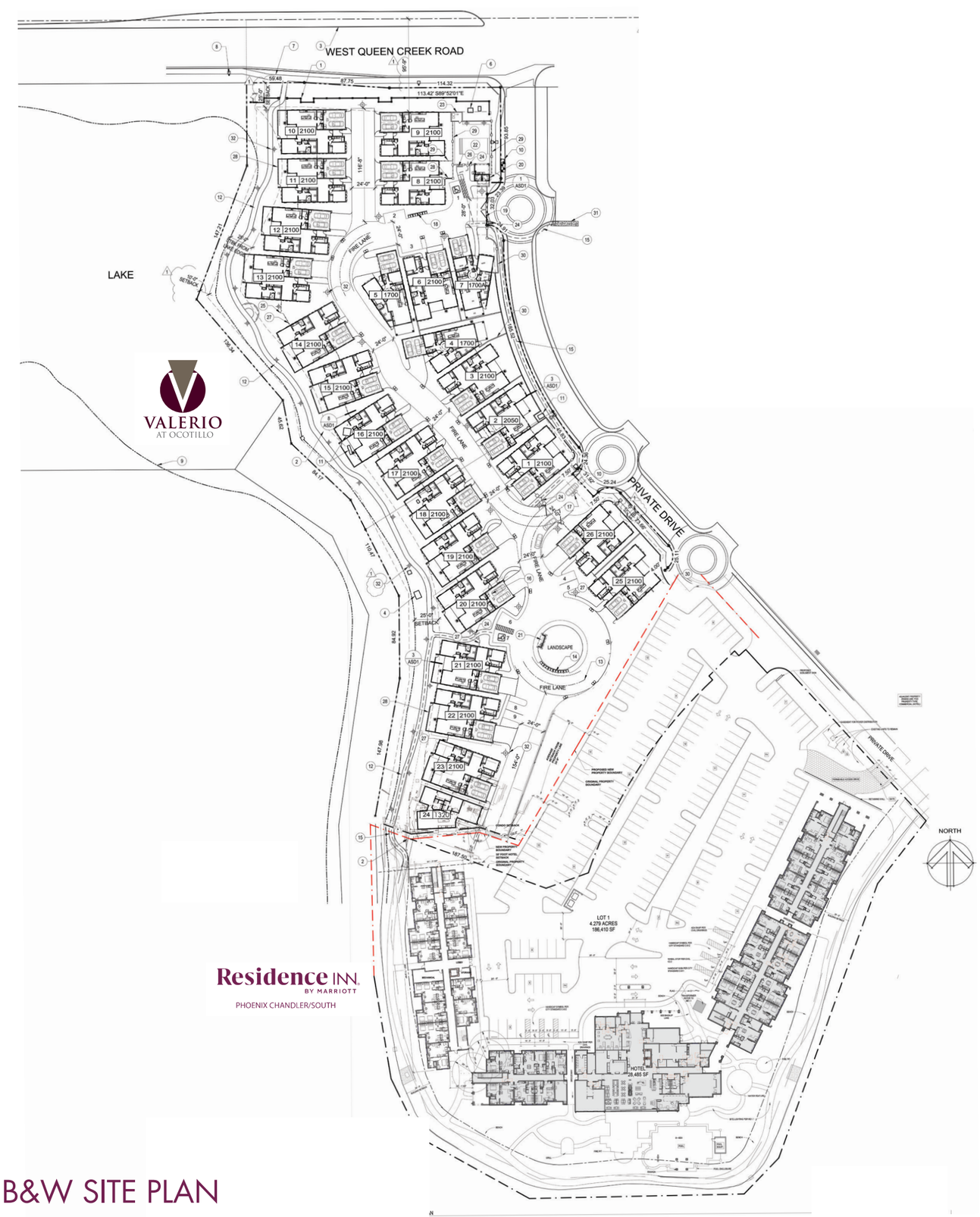


EXHIBIT A1.2 - OVERALL B&W SITE PLAN

VALERIO
AT OCOTILLO

Residence INN
BY MARRIOTT
PHOENIX CHANDLER/SOUTH

TAB D

OVERALL SITE DATA

PROJECT NAME:	THE VALERIO AT OCOTILLO
PROJECT ADDRESS:	2777 W QUEEN CREEK RD CHANDLER, AZ 85248
SITE AREA:	199,278 SF / 4.57 NET ACRES
TOTAL PARCEL:	216,492 SF / 4.97 GROSS ACRES
ZONING:	EXISTING PAD PROPOSED PAD
APN:	303-54-989
LEGAL DESCRIPTION:	LOTS 2 AND 3 OF DOWNTOWN OCOTILLO LOTS 1 THRU 11 AND TRACT A, ACCORDING TO BOOK OF 981 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA.
PROPOSED USE:	RESIDENTIAL (CONDO)
DENSITY:	5.23 DU / AC

BUILDING DATA

UNIT TYPE	Units			
TWO BEDROOM UNITS	3	12%	1,706	SQ FT
THREE BEDROOM UNITS	23	88%	1,318 - 2,130	SQ FT
TOTAL	26		49,884	

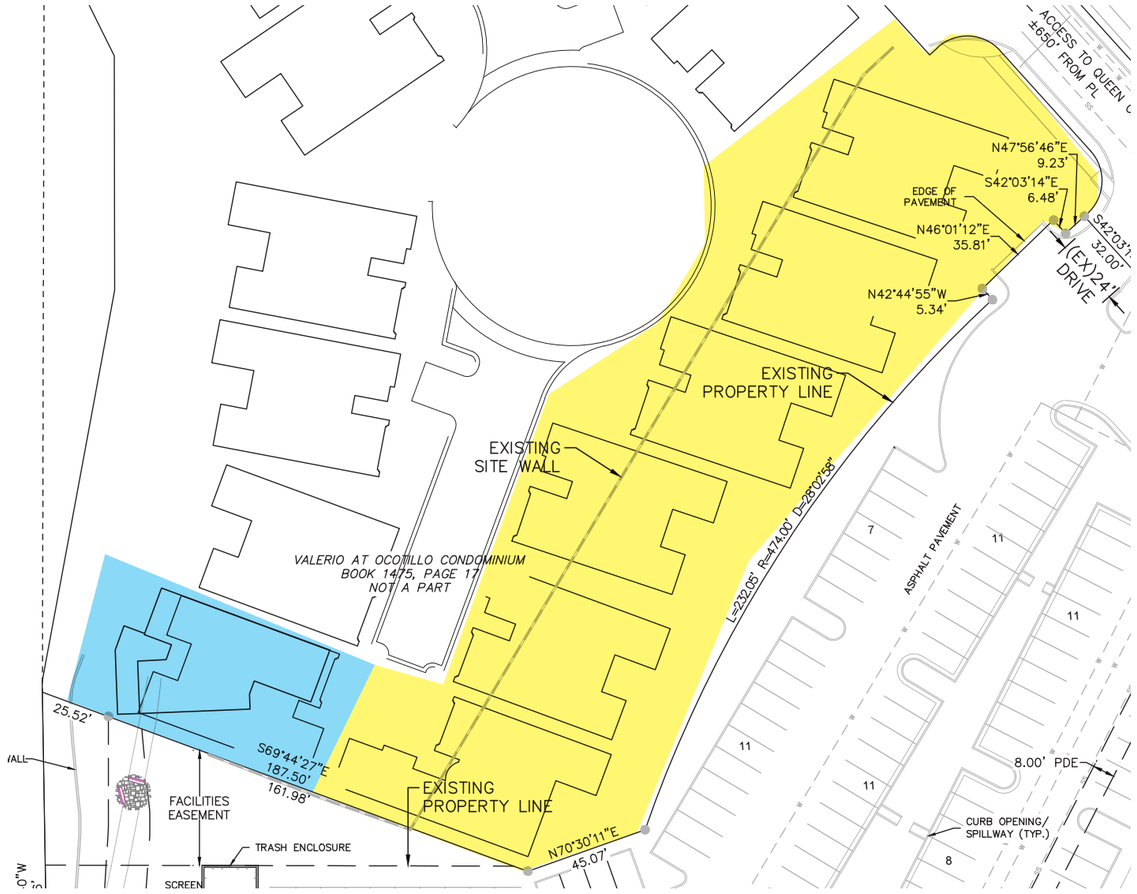
BUILDING HEIGHT	
MAX ALLOWED	35 FEET
MAX PROPOSED	20 FEET

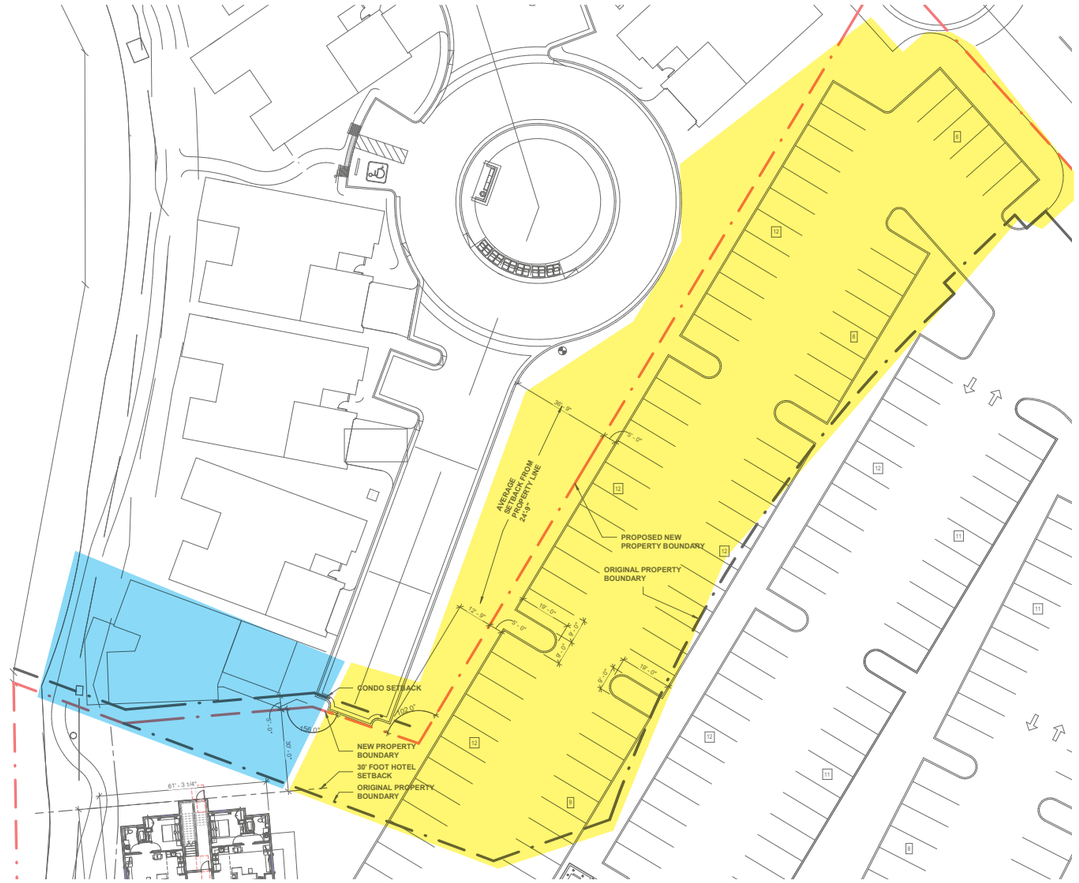
PARKING DATA

PARKING REQUIRED:	
23 (3) BEDROOM UNITS (23 X 2.25):	52 P.S.
3 (2) BEDROOM UNITS (3 X 2):	6 P.S.
TOTAL PARKING REQUIRED	58 P.S.
PARKING PROVIDED:	
26 UNITS W/ 2 CAR GARAGE	52 P.S.
GUEST PARKING	7 P.S.
REGULAR PARKING SPACE	2 P.S.
ADA ACCESSIBLE	
TOTAL PARKING PROVIDED	61 P.S.

EXHIBIT A1.3 - OVERALL VALERIO SITE PLAN

VALERIO
AT OCOTILLO





6 LOTS REMOVED FOR HOTEL EXPANSION PARKING

FLOOR PLAN REMODELED

EXHIBIT A1.4 - VALERIO SOUTHERN AREA CLOSE UP

VALERIO
AT OCOTILLO

PLANT LEGEND

TREES	SIZE/ SPECIFICATION
Pinus halepensis Aleppo Pine	24" Box: 2.0" Cal. 9'H x 4'W Standard
Quercus virginiana Southern Live Oak	24" Box: 1.5" Cal. 9'H x 4'W Standard
Olea europaea "swan hill" Swan Hill Olive	36" Box: 3.0" Cal. 10'H x 7'W Multi Trunk
Dalbergia sissoo Sissoo Tree	24" Box: 1.5" Cal. 9'H x 4'W Standard
Schinus terebinthifolius Brazilian Pepper Tree	36" Box: 2.25" Cal. 12'H x 7'W Multi Trunk
Washingtonia robusta Mexican Fan Palm	20',25", 30' Trunk Height Skin Trunk Full Height
Pinus eldarica Mondel Pine	24" Box: 2.5" Cal. 9'H x 4'W Double Stake
Tipuana tipu Tipu Tree	36" Box: 3.0" Cal. 11'H x 6'W Double Stake

NOTE:
MIMIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

MIMIMUM CALIPER SIZE SPECIFIED IS FROM THE ARIZONA NURSERY ASSOCIATION GROWER'S COMMITTEE, RECOMMENDED AVERAGE TREE SPECIFICATIONS.

SHRUBS	SIZE
Tecoma hybrid Orange Jubilee	15 Gallon
Phoenix roebelenii Pigmy Date Palm	15 Gallon
Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon
Senna phyllodenia Silver- Leaf Senna	5 Gallon
Leucophyllum candida "Thundercloud " Sage	5 Gallon
Xylosma congestum Shiny Xylosma	5 Gallon
Dodonea viscosa Hopseed Bush	5 Gallon
Nerium oleander "Petite Pink" Dwarf	5 Gallon
Rapiolepis indica Indian Hawthorn	5 Gallon
Feijoa sellowiana Pineapple Guava	5 Gallon
Hibiscus rosa- sinensis Chinese Hibiscus	5 Gallon
Ruellia peninsularis Baja Ruellia	5 Gallon
Juniperus chinensis "Sea- Green" Juniper	5 Gallon
Dietes bicolor Fortnight Lily *Ruellia* Katie Ruellia	1 Gallon
Tecomaria capensis Cape Honeysuckle	5 Gallon
Sophora secundiflora Texas Mountain Laurel	5 Gallon
Thevetia peruviana Yellow Oleander	15 Gallon
Muhlenbergia capilaris Regal Mist Deer Grass	5 Gallon
GROUNDCOVERS	**SIZE**
Lantana montevidensis Gold Mound Lantana	1 Gallon
Convolvulus cneorum Bush Morning Glory	1 Gallon
Rosemarinus officinalis Rosemary	1 Gallon
Wedelia trilobata Yellow Dots	1 Gallon
Seasonal annuals	4" Pots @ 6" O.C.
Cynodon dactylon Midiron Hybrid	Sod
	5 Gallon w/ 4'x4' Trellis
LANDSCAPE MATERIALS	
Decomposed granite "Table Mesa Brown"	3/4" Sized 2" Depth
Concrete header Extruded	6"x 6"

EXHIBIT A2 - VALERIO LANDSCAPE PLAN

VALERIO AT OCOTILLO

Residence INN BY MARRIOTT

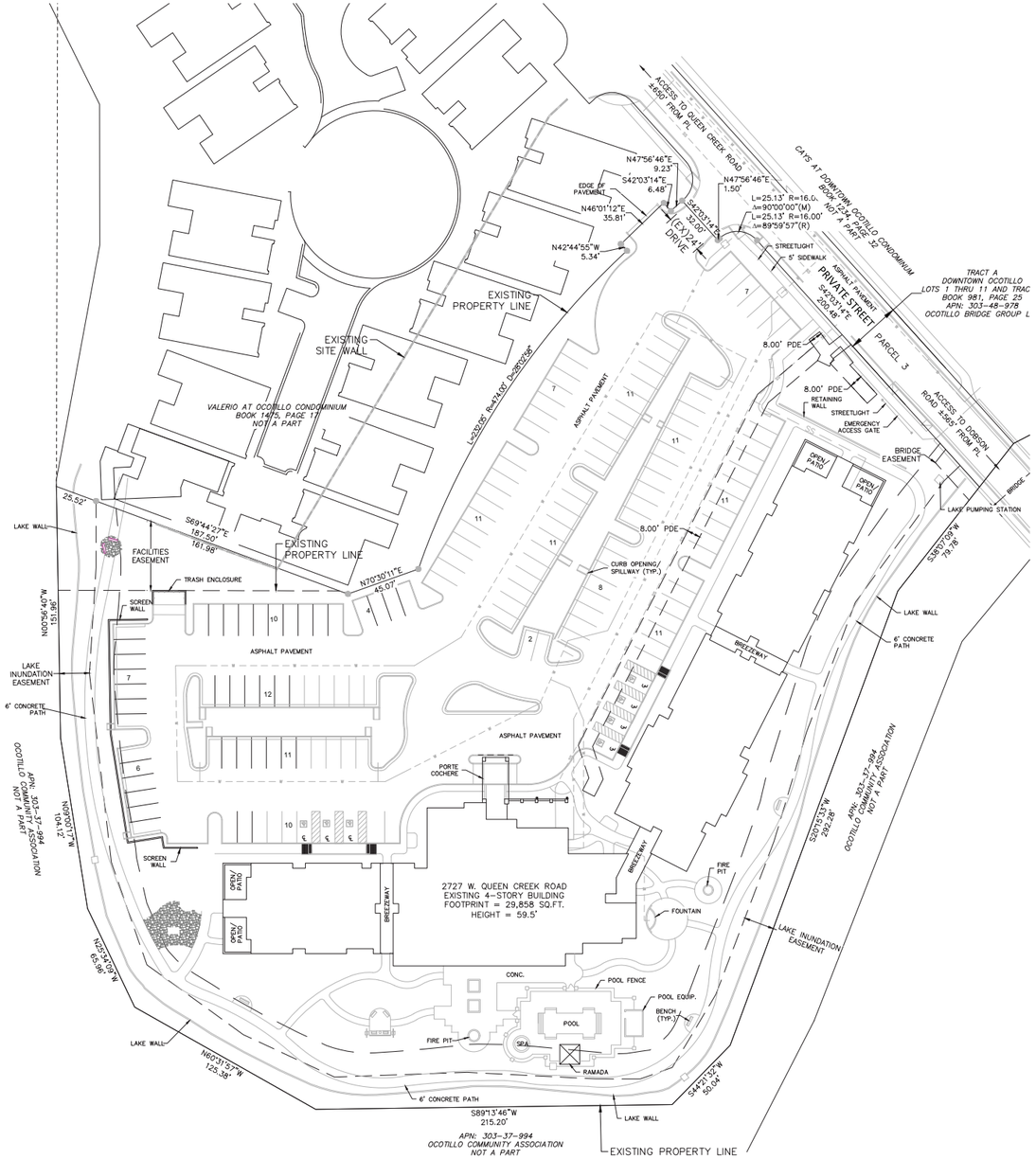
PHOENIX CHANDLER/SOUTH

EXHIBIT A3 - VALERIO AERIAL PERSPECTIVE

VALERIO
AT OCOTILLO

Residence INN
BY MARRIOTT
PHOENIX CHANDLER/SOUTH

TAB E



EXISTING SITE
SCALE: 1"=40'

NEW SITE / BUILDING ADDITION
SCALE: 1"=40'

EXHIBIT A4 - OVERALL RESIDENCE INN EXISTING SITE PLAN & ADDITION SITE PLAN

Residence INN BY MARRIOTT

PHOENIX CHANDLER/SOUTH

BUILDING INFORMATION - EXISTING

NUMBER OF LEVELS: 4 LEVELS

NUMBER OF GUEST UNITS: 142 GUEST UNITS (INCLUDING 7 ADA UNITS)

BUILDING SQUARE FOOTAGE:

1 ST LEVEL:	28,485 SF (EXT. FACE OF STUD)
2 ND LEVEL:	26,180 SF (EXT. FACE OF STUD)
3 RD LEVEL:	26,180 SF (EXT. FACE OF STUD)
4 TH LEVEL:	26,180 SF (EXT. FACE OF STUD)

TOTAL BUILDING AREA: 107,025 SF

BUILDING HEIGHTS:

TOP OF ROOF DECK: 45'-6"

TOP OF HIGHEST PARAPET: 59'-6"

EXISTING HOTEL PARKING: 152 SPACES

BUILDING INFORMATION - ADDITION

NUMBER OF LEVELS: 4 LEVELS

NUMBER OF GUESTROOMS: 59 GUESTROOMS

BUILDING SQUARE FOOTAGE:

1 ST LEVEL:	10,146 SF (EXT. FACE OF STUD)
2 ND LEVEL:	10,203 SF (EXT. FACE OF STUD)
3 RD LEVEL:	10,203 SF (EXT. FACE OF STUD)
4 TH LEVEL:	10,203 SF (EXT. FACE OF STUD)

TOTAL BUILDING AREA: 40,755 SF

BUILDING HEIGHTS:

TOP OF ROOF DECK: 45'-6"

TOP OF HIGHEST PARAPET: 60'-2"

NEW HOTEL PARKING: 32 SPACES

BUILDING INFORMATION - TOTAL SITE

NEW HOTEL GUESTROOMS:	59 GUESTROOMS
EXISTING HOTEL GUESTROOMS:	142 GUESTROOMS
TOTAL HOTEL GUESTROOMS:	201 GUESTROOMS
NEW HOTEL PARKING:	32 SPACES
EXISTING HOTEL PARKING:	152 SPACES
HOTEL TOTAL PARKING:	186 SPACES

PARKING REQUIREMENTS:

HOTEL: ONE SPACE PER ROOM
REQUIRED: 201
PROVIDED: 186

** ORDINANCE REQUIRES ONCE SPACE PER 100 SF OF BANQUET, RESTAURANT OR MEETING NOT INTENDED SOLELY FOR GUEST OR EMPLOYEE USE. NO FUNCTIONS WITHIN HOTEL ARE INTENDED FOR NON-GUEST USE **

LOT COVERAGE PERCENTAGES:

NEW TOTAL SITE AREA:	213,495 S.F. (100% TOTAL SITE)
BUILDING:	38,631 S.F. (18.1% TOTAL SITE)
LANDSCAPE:	89,402 S.F. (41.9% TOTAL SITE)
PARKING:	85,462 S.F. (40% TOTAL SITE)
LANDSCAPE IN PARKING:	13,406 S.F. (15.7% PARKING AREA)

ROOM TYPE MATRIX - ADDITION

ROOM TYPE	1ST LEVEL	2ND LEVEL	3RD LEVEL	4TH LEVEL	TOTAL
STUDIO	2	2	2	2	8
STUDIO CONNECTOR	3	3	3	3	12
ONE BEDROOM	4	4	4	4	16
DOUBLE QUEEN STUDIO	5	6	6	6	23
TOTAL	**14**	**15**	**15**	**15**	**59**

EXHIBIT A4.1 - OVERALL RESIDENCE INN EXPANSION SITE PLAN

Residence INN BY MARRIOTT

PHOENIX CHANDLER/SOUTH

PLANT LEGEND

TREES	SIZE/ SPECIFICATION
Pinus halepensis Aleppo Pine	24" Box: 2.0" Cal. 9'H x 4'W Standard
Quercus virginiana Southern Live Oak	24" Box: 1.5" Cal. 9'H x 4'W Standard
Olea europaea "swan hill" Swan Hill Olive	36" Box: 3.0" Cal. 10'H x 7'W Multi Trunk
Schinus terebinthifolius Brazilian Pepper Tree	36" Box: 2.25" Cal. 12'H x 7'W Multi Trunk
Washingtonia robusta Mexican Fan Palm	20',25", 30' Trunk Height Skin Trunk Full Height
Pinus eldarica Mondel Pine	24" Box: 2.5" Cal. 9'H x 4'W Double Stake
Tipuana tipu Tipu Tree	36" Box: 3.0" Cal. 11'H x 6'W Double Stake

NOTE:
MIMIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

MIMIMUM CALIPER SIZE SPECIFIED IS FROM THE ARIZONA NURSERY ASSOCIATION GROWER'S COMMITTEE, RECOMMENDED AVERAGE TREE SPECIFICATIONS.

SHRUBS	SIZE
Tecoma hybrid Orange Jubilee	15 Gallon
Phoenix roebelenii Pigmy Date Palm	15 Gallon
Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon
Senna phyllodenia Silver- Leaf Senna	5 Gallon
Leucophyllum candida "Thundercloud " Sage	5 Gallon
Dodonea viscosa Hopseed Bush	5 Gallon
Nerium oleander "Petite Pink" Dwarf	5 Gallon
Rapiolepis indica Indian Hawthorn	5 Gallon
Hibiscus rosa- sinensis Chinese Hibiscus	5 Gallon
Ruellia peninsularis Baja Ruellia	5 Gallon
Tecomaria capensis Cape Honeysuckle	5 Gallon
Sophora secundiflora Texas Mountain Laurel	5 Gallon
Muhlenbergia capilaris Regal Mist Deer Grass	5 Gallon
GROUNDCOVERS	**SIZE**
Lantana montevidensis Gold Mound Lantana	1 Gallon
Convolvulus cneorum Bush Morning Glory	1 Gallon
Rosemarinus officinalis Rosemary	1 Gallon
Cynodon dactylon Midiron Hybrid	Sod
VINES	**SIZE**
Bougainvillea "San Diego Red"	5 Gallon w/ 4'x4' Trellis
LANDSCAPE MATERIALS	
Decomposed granite "Desert Gold"	3/4" Sized 2" Depth
Concrete header Extruded	6"x 6"

NORTH

0 10' 20' 40'

EXHIBIT A5 - RESIDENCE INN LANDSCAPE PLAN

VALERIO AT OCOTILLO

Residence INN BY MARRIOTT

PHOENIX CHANDLER/SOUTH

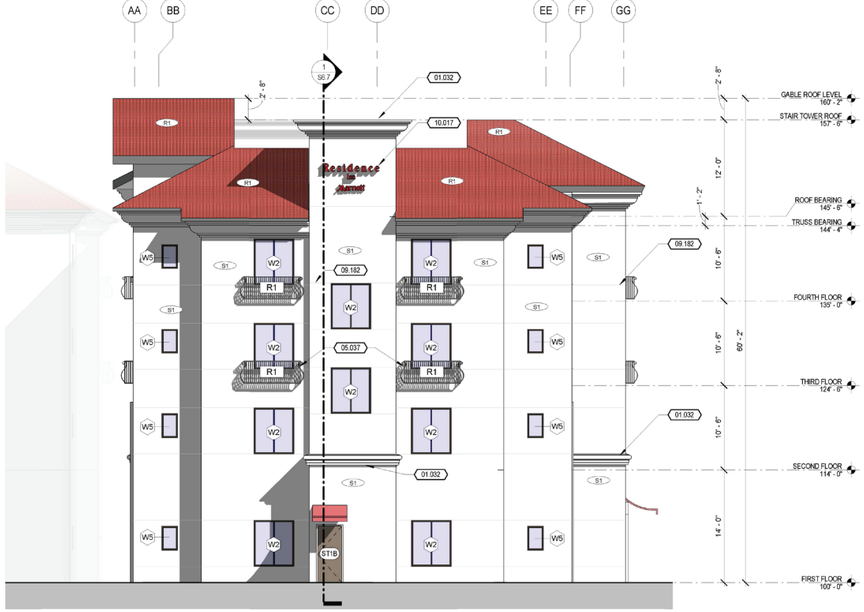
EXHIBIT A6 - RESIDENCE INN AERIAL PERSPECTIVE

VALERIO
AT OCOTILLO

Residence INN
BY MARRIOTT

PHOENIX CHANDLER/SOUTH

1 ADDITION EAST ELEVATION
1/8" = 1'-0"



2 ADDITION NORTH ELEVATION

KEYNOTE LEGEND

01.032	DECORATIVE CORNICE. REFER TO A3 SERIES SHEETS FOR CORNICE DETAILS.
05.037	DECORATIVE JULIET BALCONY. REFER TO A3.7 AND SPECIFICATIONS FOR RAILING DETAILS.
09.182	STUCCO CONTROL JOINT AS REQUIRED BY MANUFACTURER STANDARDS.
10.017	BUILDING MOUNTED BUILDING SIGNAGE. OWNER FURNISHED CONTRACTOR INSTALLED. CONTRACTOR SHALL PROVIDE REQUIRED BLOCKING FOR SIGN ANCHORING. COORDINATE POWER REQUIREMENTS AND CIRCUITING WITH SIGN MANUFACTURER.

MATERIAL LEGEND

R1 - CONCRETE ROOF TILE - RED

R2 - RAILINGS @ BALCONIES - GLOSSY BLACK

S1 - STUCCO - WESTERN 1-KOTE - CHINA WHITE (DRY-VIT COLOR CHART)

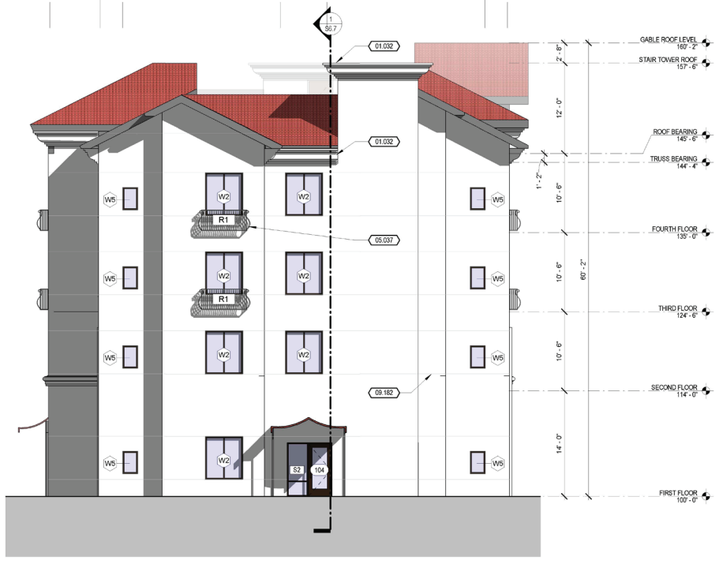
T1 - 4X4 CERAMIC TILE ACCENT - BLUE

EXHIBIT A7 - RESIDENCE INN EXTERIOR COLOR ELEVATIONS

Residence INN BY MARRIOTT

PHOENIX CHANDLER/SOUTH

1 ADDITION WEST ELEVATION
1/8" = 1'-0"



2 ADDITION SOUTH ELEVATION

KEYNOTE LEGEND

01.032	DECORATIVE CORNICE. REFER TO A3 SERIES SHEETS FOR CORNICE DETAILS.
05.037	DECORATIVE JULIET BALCONY. REFER TO A3.7 AND SPECIFICATIONS FOR RAILING DETAILS.
09.182	STUCCO CONTROL JOINT AS REQUIRED BY MANUFACTURER STANDARDS.

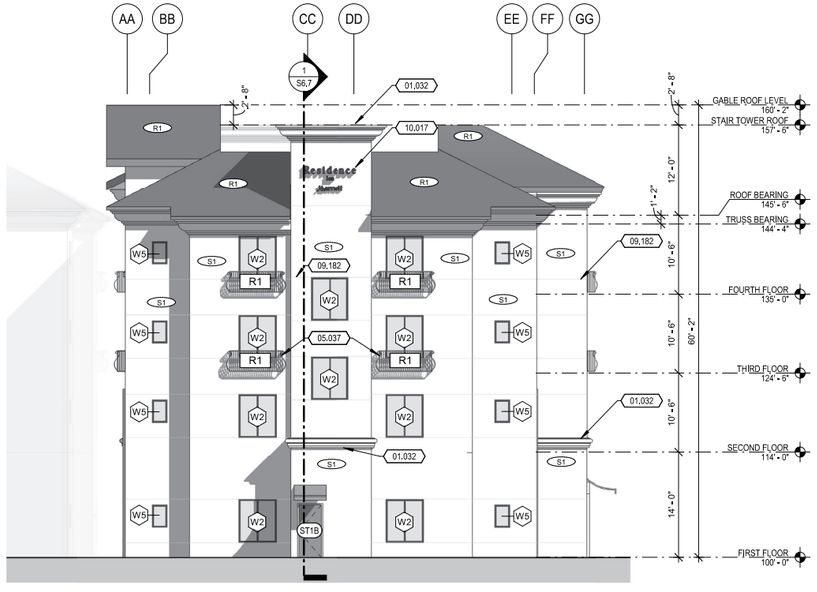
MATERIAL LEGEND

- R1 - CONCRETE ROOF TILE - RED
- R2 - RAILINGS @ BALCONIES - GLOSSY BLACK
- S1 - STUCCO - WESTERN 1-KOTE - CHINA WHITE (DRY-VIT COLOR CHART)
- T1 - 4X4 CERAMIC TILE ACCENT - BLUE

EXHIBIT A7 - RESIDENCE INN EXTERIOR COLOR ELEVATIONS

Residence INN BY MARRIOTT

PHOENIX CHANDLER/SOUTH



1 ADDITION NORTH ELEVATION

3/32" = 1'-0"

2 ADDITION EAST ELEVATION

3/32" = 1'-0"

KEYNOTE LEGEND

01,032	DECORATIVE CORNICE. REFER TO A3 SERIES SHEETS FOR CORNICE DETAILS.
05,037	DECORATIVE JULIET BALCONY. REFER TO A3.7 AND SPECIFICATIONS FOR RAILING DETAILS.
09,182	STUCCO CONTROL JOINT AS REQUIRED BY MANUFACTURER STANDARDS.
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MATERIAL LEGEND

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R2 - RAILINGS @ BALCONIES - GLOSSY BLACK

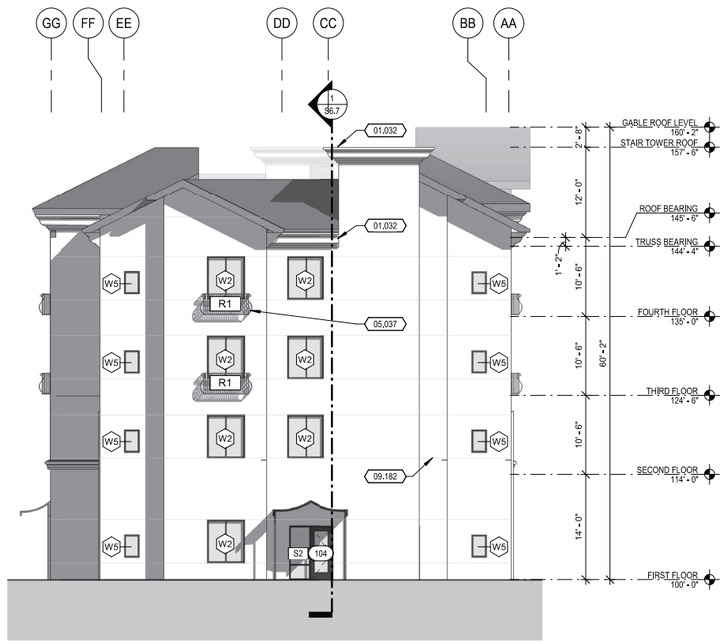
S1 - STUCCO - WESTERN 1-KOTE - CHINA WHITE (DRY-VIT COLOR CHART)

T1 - 4X4 CERAMIC TILE ACCENT - BLUE

EXHIBIT A8 - RESIDENCE INN EXTERIOR B&W ELEVATIONS

Residence INN BY MARRIOTT

PHOENIX CHANDLER/SOUTH



3 ADDITION SOUTH ELEVATION

3/32" = 1'-0"

4 ADDITION WEST ELEVATION

3/32" = 1'-0"

KEYNOTE LEGEND

01.032	DECORATIVE CORNICE. REFER TO A3 SERIES SHEETS FOR CORNICE DETAILS.
05.037	DECORATIVE JULIET BALCONY. REFER TO A3.7 AND SPECIFICATIONS FOR RAILING DETAILS.
09.182	STUCCO CONTROL JOINT AS REQUIRED BY MANUFACTURER STANDARDS.
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MATERIAL LEGEND

R1 - CONCRETE ROOF TILE - RED

R2 - RAILINGS @ BALCONIES - GLOSSY BLACK

S1 - STUCCO - WESTERN 1-KOTE - CHINA WHITE (DRY-VIT COLOR CHART)

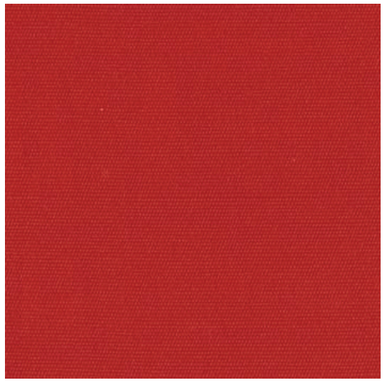
T1 - 4X4 CERAMIC TILE ACCENT - BLUE

EXHIBIT A8 - RESIDENCE INN EXTERIOR B&W ELEVATIONS

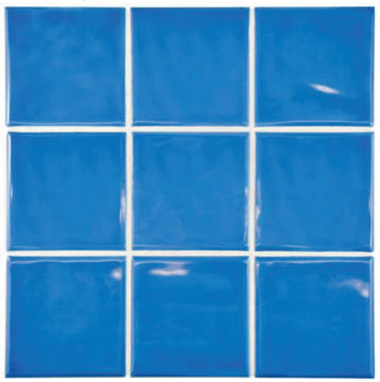
Residence INN BY MARRIOTT

PHOENIX CHANDLER/SOUTH

Field Stucco
Western 1-Kote
Dryvit #310 China White (S1)



Canvas Awning
Sunbrella Marine Grade
Cherry Red (A1)



Ceramic Tile Accent
Dal-Tile
Royal Blue (T1)

Concrete Roof Tile
Eagle Roofing Products
3125 Terracotta (R1)

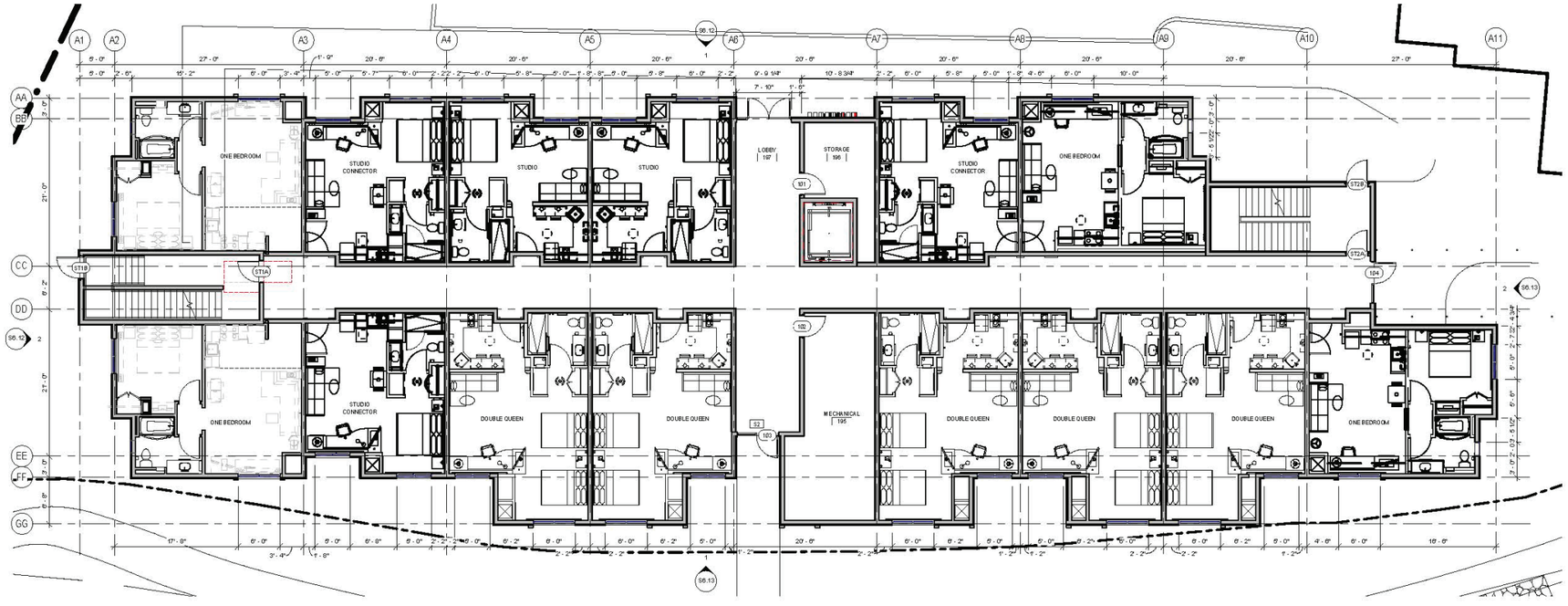
Decorative Metal Railings
Hooks and Lattice
Glossy Black (R2)

6’ HIGH CMU WALL WITH STUCCO FINISH BOTH SIDES PAINTED WHITE

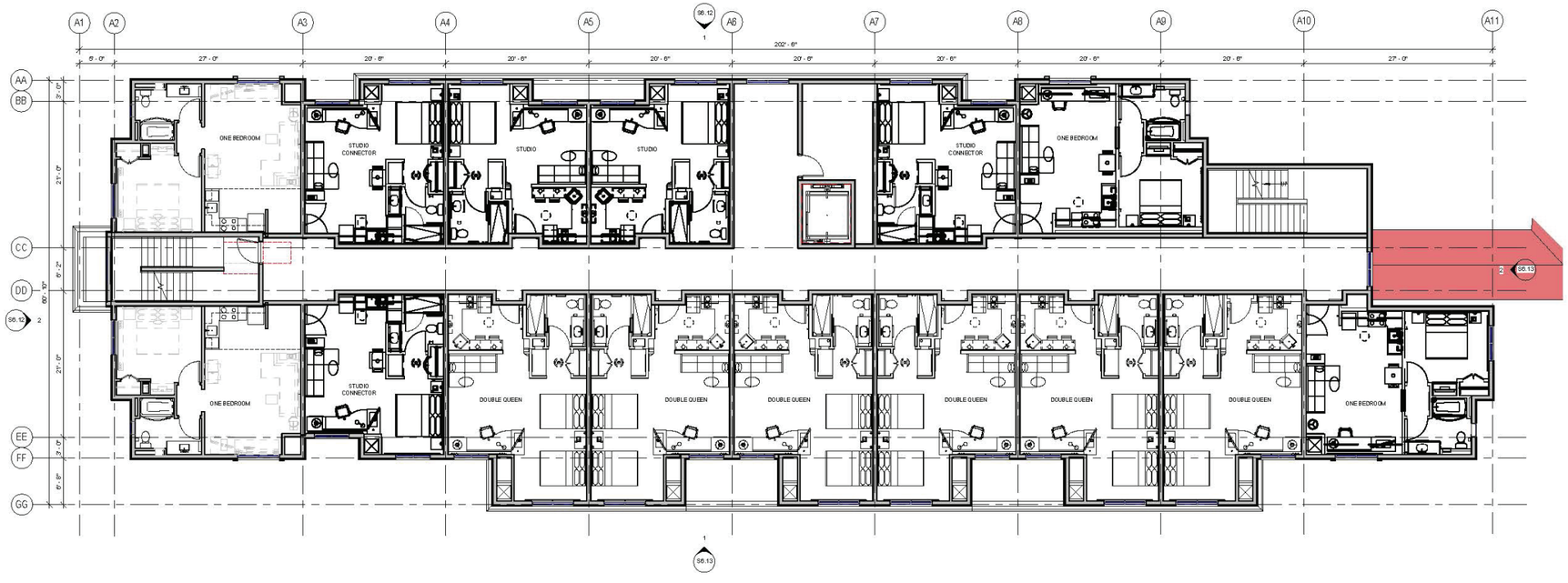
EXHIBIT A10 - DIVIDING WALL BETWEEN VALERIO & RESIDENCE INN

Residence INN BY MARRIOTT

PHOENIX CHANDLER/SOUTH



1 ADDITION FIRST FLOOR
1/8" = 1'-0"

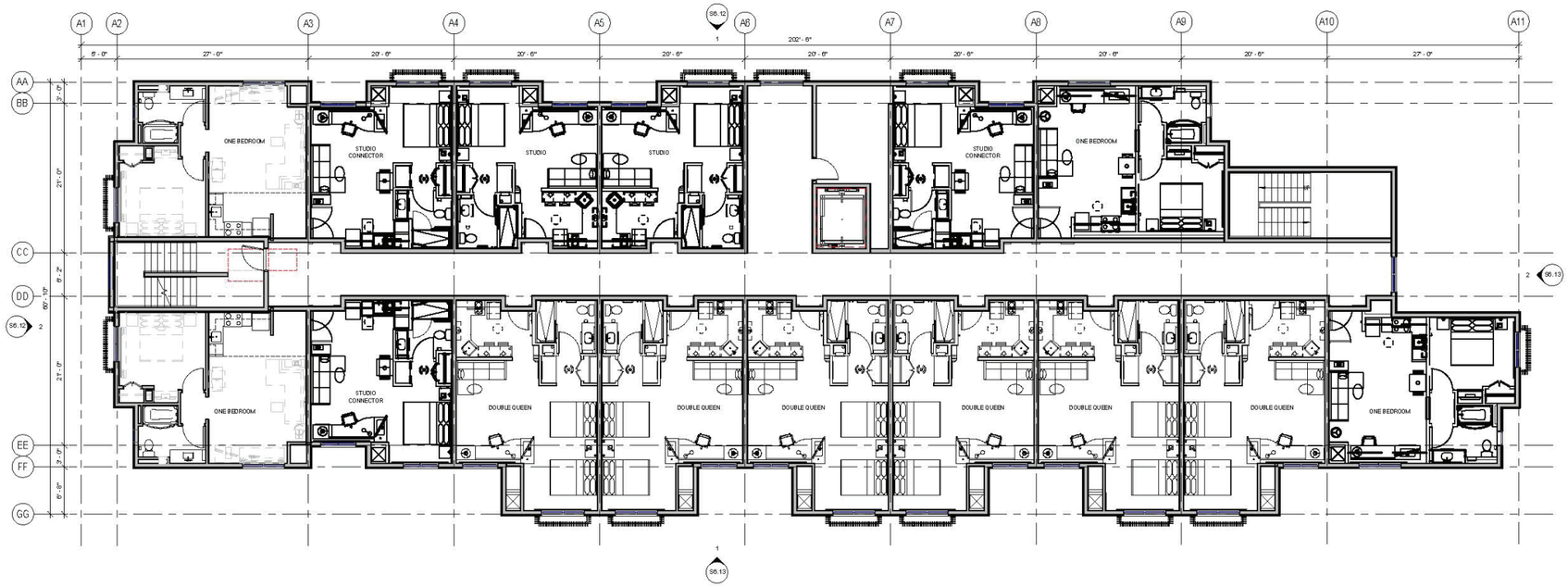


2 ADDITION SECOND FLOOR
1/8" = 1'-0"

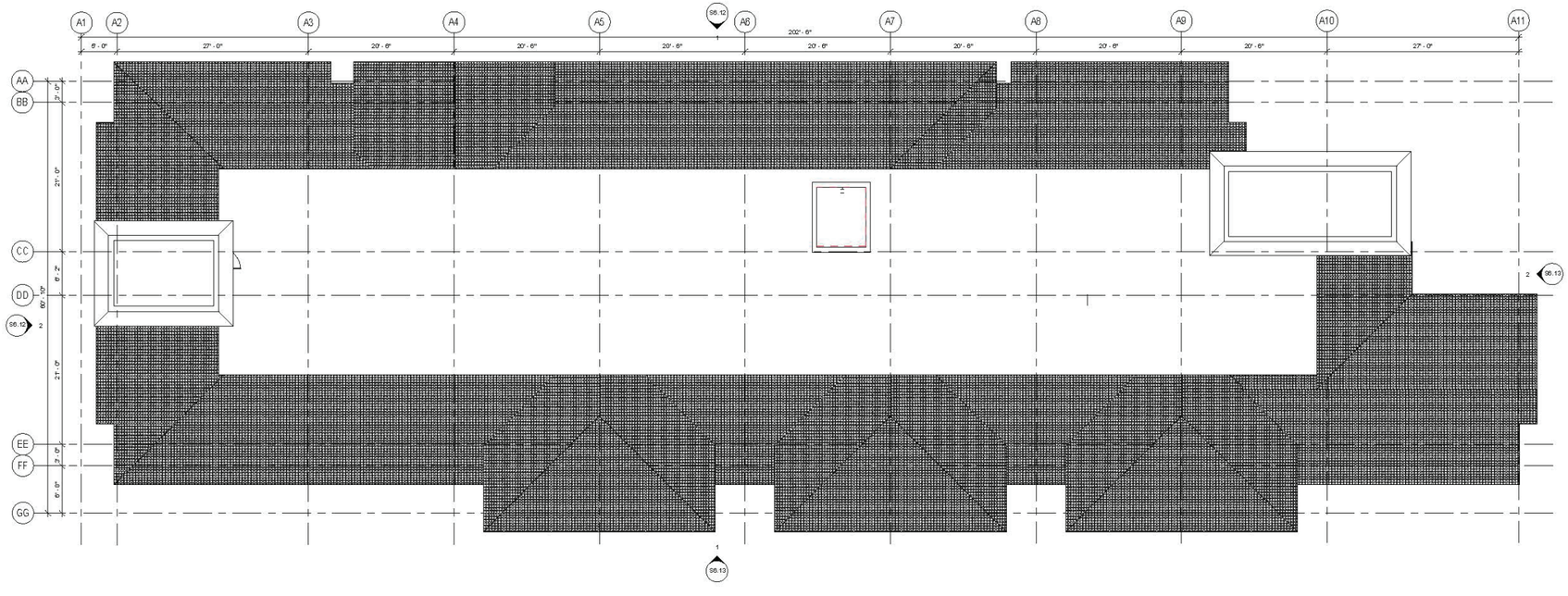
EXHIBIT A11 - RESIDENCE INN FLOOR PLANS - BUILDING ADDITION

Residence INN BY MARRIOTT

PHOENIX CHANDLER/SOUTH



1 ADDITION THIRD AND FOURTH FLOOR
1/8" = 1'-0"

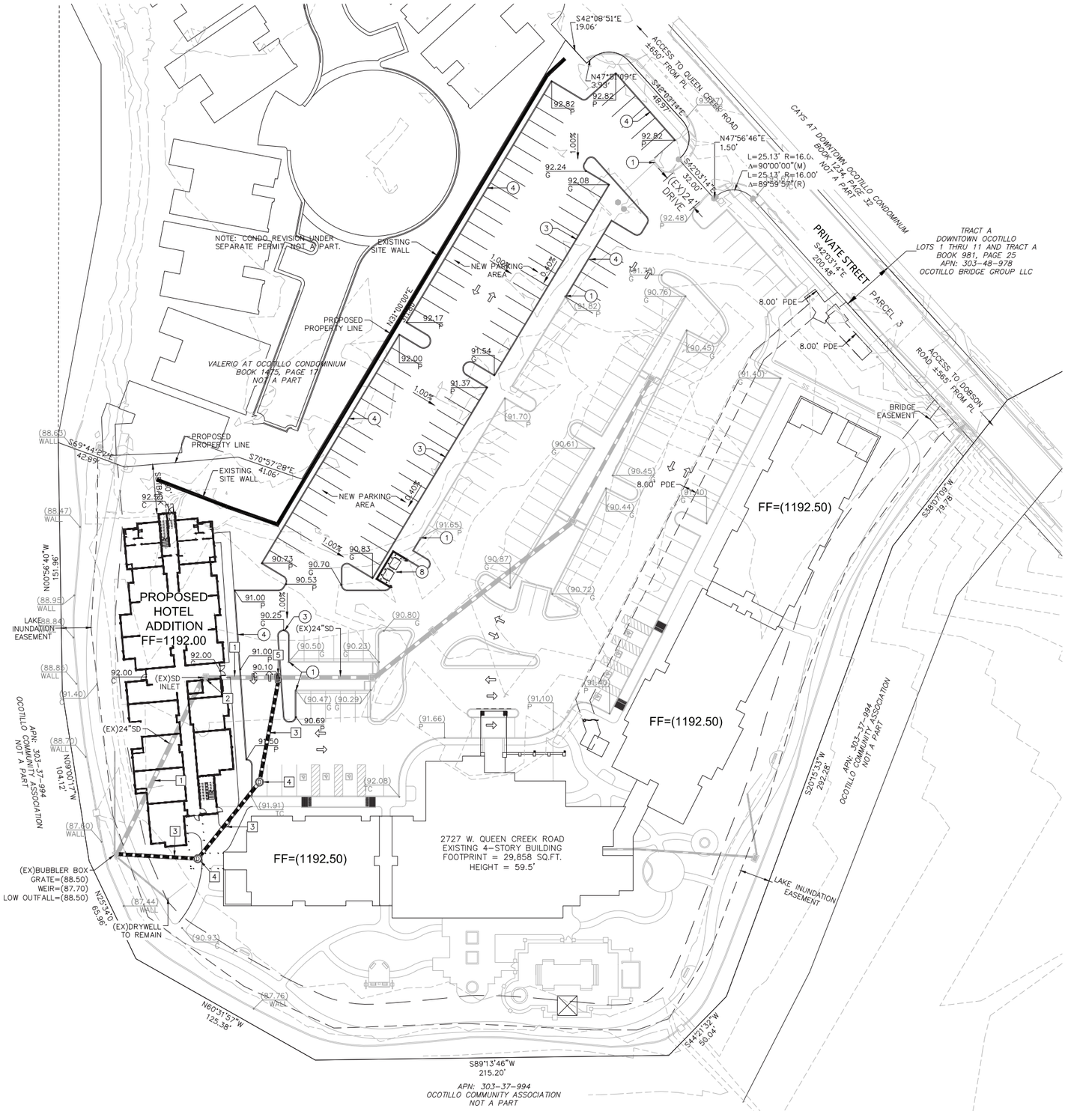


2 ADDITION ROOF PLAN
1/8" = 1'-0"

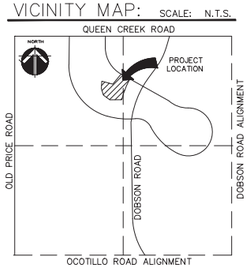
EXHIBIT A11 - RESIDENCE INN FLOOR PLANS - BUILDING ADDITION

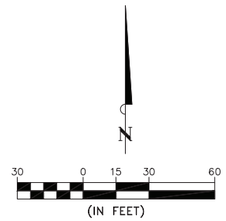
Residence INN BY MARRIOTT

PHOENIX CHANDLER/SOUTH



VICINITY MAP: SCALE: N.T.S.





(#) CONSTRUCTION NOTES

1. SAWCUT AND MATCH FLUSH WITH EXISTING.
2. INSTALL ASPHALT PAVEMENT.
3. INSTALL CONCRETE CURB AND GUTTER.
4. INSTALL CONCRETE VERTICAL CURB.
5. INSTALL CONCRETE SIDEWALK.
6. INSTALL SIDEWALK ACCESS RAMP.
7. INSTALL SITE WALL.
8. INSTALL TRASH ENCLOSURE.

[#] STORM DRAIN CONSTRUCTION NOTES

1. REMOVE EXISTING STORM DRAIN INLET.
2. REMOVE EXISTING STORM DRAIN.
3. INSTALL 24" HDPE STORM DRAIN.
4. INSTALL STORM DRAIN MANHOLE.
5. INSTALL DOUBLE GRATE CATCH BASIN

DRAINAGE STATEMENT

IN ACCORDANCE WITH THE DRAINAGE REPORT FOR DOWNTOWN OCOTILLO PARCEL 9, STORMWATER STORAGE IS PROVIDED IN THE EXISTING LAKE FOR THE DEVELOPMENT.

THIS PROJECT WILL RELOCATE EXISTING STORM DRAIN LOCATED WITHIN THE FOOTPRINT OF THE PROPOSED HOTEL ADDITION.

DRYWELLS ARE PROVIDED FOR DISSIPATION OF STORMWATER WITHIN STORM DRAIN AND DRAWDOWN OF THE LAKE AFTER A STORM EVENT. DRYWELLS WERE PROVIDED BASED ON A DESIGN INFILTRATION RATE OF 0.1 CFS. AS-BUILT RECORDS/TESTING INDICATE AN INFILTRATION RATE OF 0.3 CFS. AS SUCH, IT IS NOT ANTICIPATED THAT ADDITIONAL DRYWELLS WILL BE REQUIRED.

EXHIBIT A12 - RESIDENCE INN G&D PLAN

Residence INN BY MARRIOTT

PHOENIX CHANDLER/SOUTH

ITEM 12

City Council Memorandum **Development Services Memo No.** 21-06

Date: January 28, 2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Derek D. Horn, Development Services Director
From: Zachary Werdean, Associate Planner
Subject: PLH20-0049 1st Pet Veterinary Centers
Request: Amend the Planned Area Development (PAD) zoning by adding veterinary clinic as a permitted use to the Planned Commercial Office (PCO) uses currently allowed
Location: 1257 W. Warner Road (West of the southwest corner of Alma School and Warner Roads)
Applicant: BDA Architecture, LLC

Proposed Motion:

Move City Council introduce and tentatively adopt Ordinance No. 4959 approving PLH20-0049 1st Pet Veterinary Centers, Rezoning from Planned Area Development (PAD) to Planned Area Development Amended, adding veterinary clinic and like uses, located at 1257 W. Warner Road (West of the Southwest corner of Alma School and Warner Roads), subject to the conditions as recommended by the Planning and Zoning Commission.

Background Data:

- Site was rezoned from Neighborhood Commercial (C-1) to Planned Commercial Office (PCO) in 1980.
- Site was rezoned again from Planned Commercial Office (PCO) to Planned Area Development (PAD) for PCO uses along with Preliminary Development Plan (PDP) for signage in 2016 to allow more flexibility with signage.
- The applicant currently operates a veterinary clinic on the adjacent parcel and seeks to expand to the subject site.

Surrounding Land Use Data:

North	Warner Rd., Single-family Residential - College Park	South	Single-family residential - Comanche Court
East	Veterinary Clinic (1st Pet Veterinary Centers)	West	Single-family residential - Brooks Crossing

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods	Neighborhoods

Proposed Development

Unit and Lot Size	Lot size: 1.23 acres Building A (existing): 5,349.5 Square feet Building B (existing): 5,359.5 Square feet
Parking Required	72
Parking Provided	75

Review and Recommendation

In 1980, The Warner Professional Center (subject site) was originally envisioned as a 6-acre office center. The site did not fully develop, leaving only the 1.23 acres it occupies today. In 1994, the adjacent 1.3 acre property to the east that was originally envisioned as an extension to the office center was rezoned from PCO to PAD for an Animal Hospital. Due to no construction after the approval, the property reverted back to PCO in 1995. The applicant returned in 1999 to rezone the adjacent 1.3 acre property to PAD for an Animal Hospital and subsequently developed a 7,500 square foot building. The remainder of the undeveloped office center to the south was rezoned for 12 single family residential lots in June of 1997, now known as Comanche Court neighborhood.

Today, 1st Pet Veterinary Centers, the adjacent business on the 1.3 acre property with the 7,500 square foot animal hospital, is looking to expand its veterinary clinic. The subject property is currently zoned PAD for PCO uses, which does not allow a veterinary clinic by right. Staff finds a veterinary clinic to be compatible with the PCO uses and the veterinary clinic it is adjacent to. The site meets the parking standards for a veterinary clinic. Although the veterinary clinic currently only plans on using building “A”, the full site would be able to support a veterinary clinic if it chooses to use building “B” in the future. The site is able to do so by providing 75 parking spots while both buildings together parked at 150 square feet per parking space require only 72 parking spaces. For this reason, staff supports expanding the allowed uses to include veterinary clinics as well as medical and dental offices and similar uses that require the same amount of parking. All equipment, storage of animals and services will be required to be wholly contained within the building. Any outdoor animal uses will require an additional use permit approval from City Council.

Planning staff finds the proposal to be consistent with the goals of the General Plan, and Planning and Zoning Commission recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.
- Due to COVID-19, the applicant hosted the required neighborhood meeting online as a video/phone conference on November 23, 2020 at 6:00pm.
- There were two participants at the neighborhood meeting. Both participants who live adjacent to the site indicated concerns regarding traffic noise, security lights being visible from the house, and the landscaping that was no longer there which led to the noise being more noticeable. In response, the veterinary clinic is looking into a solution for the light issue and landscaping. Another concern was parking on Comanche Drive. The clinic is hopeful that expanding the current veterinary facility general practice function to the new proposed location will help alleviate parking on Comanche Drive. The final concern was the location of the smoking area being near the adjoining wall of the properties and residents asked if it could be moved. Staff added conditions 2 - 5 to ensure missing landscaping is installed, exterior light sources are not visible, and the smoking area is moved away from residential properties. The applicant is in agreement with all of the conditions.
- At this time, staff has not received any further questions or complaints regarding the request.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2021.
Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Planning staff finds the request is in compliance with the General Plan and the Planning & Zoning Commission recommends approval of Rezoning from PAD to PAD Amended to allow PCO and Veterinary Clinic uses, subject to the following conditions:

1. The following uses shall be permitted: uses permitted in the Planned Commercial Office District, Veterinary Clinic, medical offices, dental offices and like uses.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. All exterior light sources shall be averted away from adjacent residential properties.
5. The designated outdoor smoking area shall be setback a minimum of fifty (50) feet from adjacent residential properties.
6. Compliance with original conditions adopted by the City Council as Ordinance No. 4723 in case DVR16-0021, except as modified by condition herein.

Attachments

Ordinance 4959 with Exhibit A
Vicinity Maps
Narrative
Site Plan
Ordinance No. 4723

ORDINANCE NO. 4959

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR PLANNED COMMERCIAL OFFICE (PCO) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED IN CASE PLH20-0049 (1ST PET VETERINARY CENTERS) LOCATED WEST OF THE SOUTHWEST CORNER OF ALMA SCHOOL AND WARNER ROADS, WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of time, place, and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to the public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:

EXHIBIT 'A'

Said parcel is hereby rezoned from Planned Area Development (PAD) to Planned Area Development (PAD) Amended, subject to the following conditions:

1. The following uses shall be permitted: uses permitted in the Planned Commercial Office District, veterinary clinic, medical offices, dental offices, and like uses.

2. Landscaping shall be in compliance with current Commercial Design Standards.

3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.

4. All exterior light sources shall be averted away from adjacent residential properties.

5. The designated outdoor smoking area shall be setback a minimum of fifty (50) feet from adjacent residential properties.

6. Compliance with original conditions adopted by the City Council as Ordinance No. 4723 in case DVR16-0021, except as modified by condition herein.

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 28th day of January, 2021.

ATTEST:

_____ _____

CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 11th day of February, 2021.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4959 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2020, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY TA

Published:

EXHIBIT "A"

LEGAL DESCRIPTION

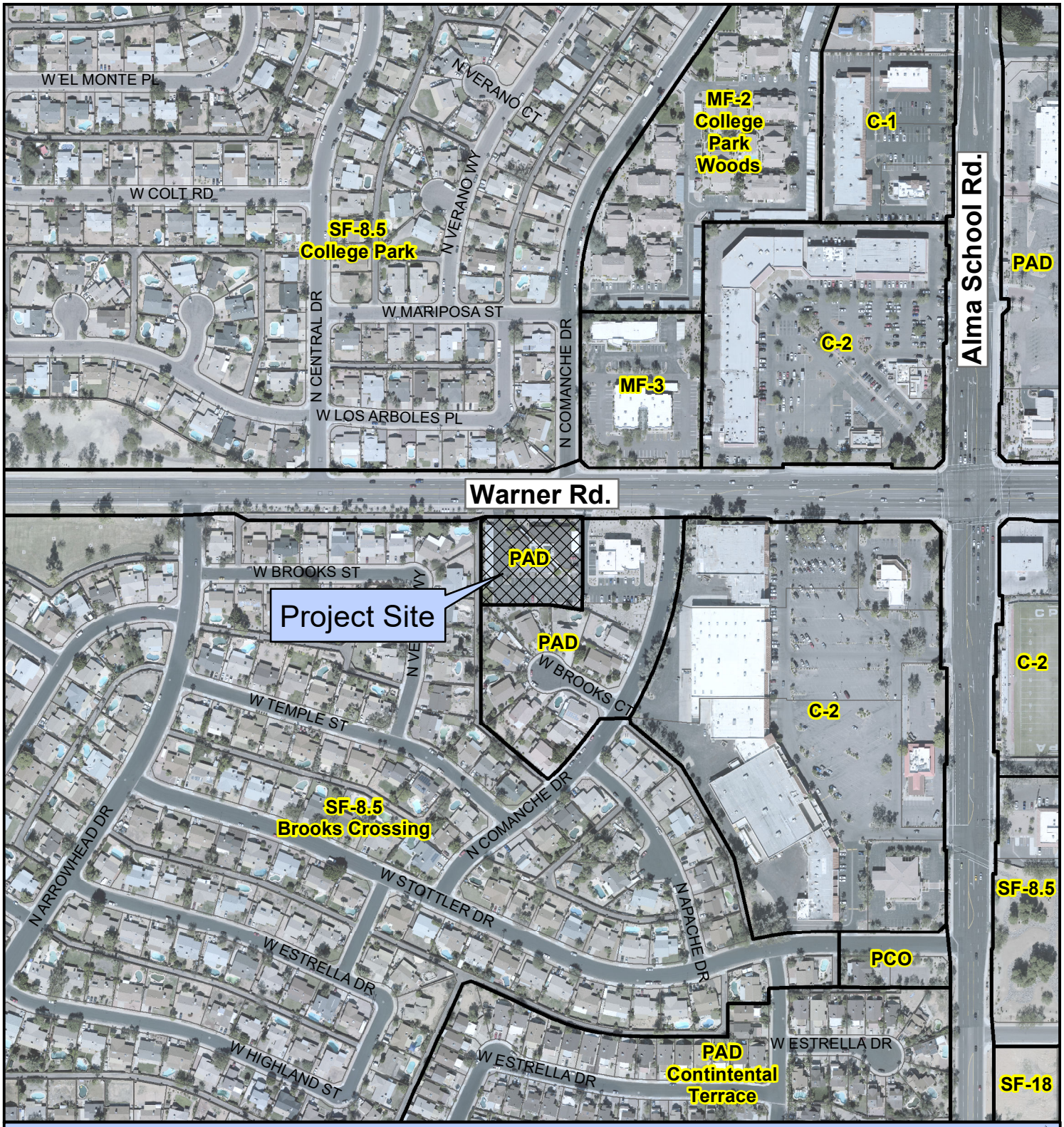
PARCEL NO. 1:

Lot 1, COMANCHE COURT, according to Book 483 of Maps, Page 17, records of Maricopa County, Arizona.

PARCEL NO. 2:

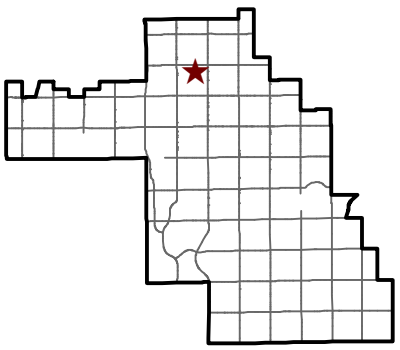
An easement for accessway for ingress and egress, emergency and service type vehicles, and public utilities over that portion of Lot 2 shown on plat of RINI OFFICE COMPLEX, recorded in Book 272 of Maps, Page 21.

Unofficial Document



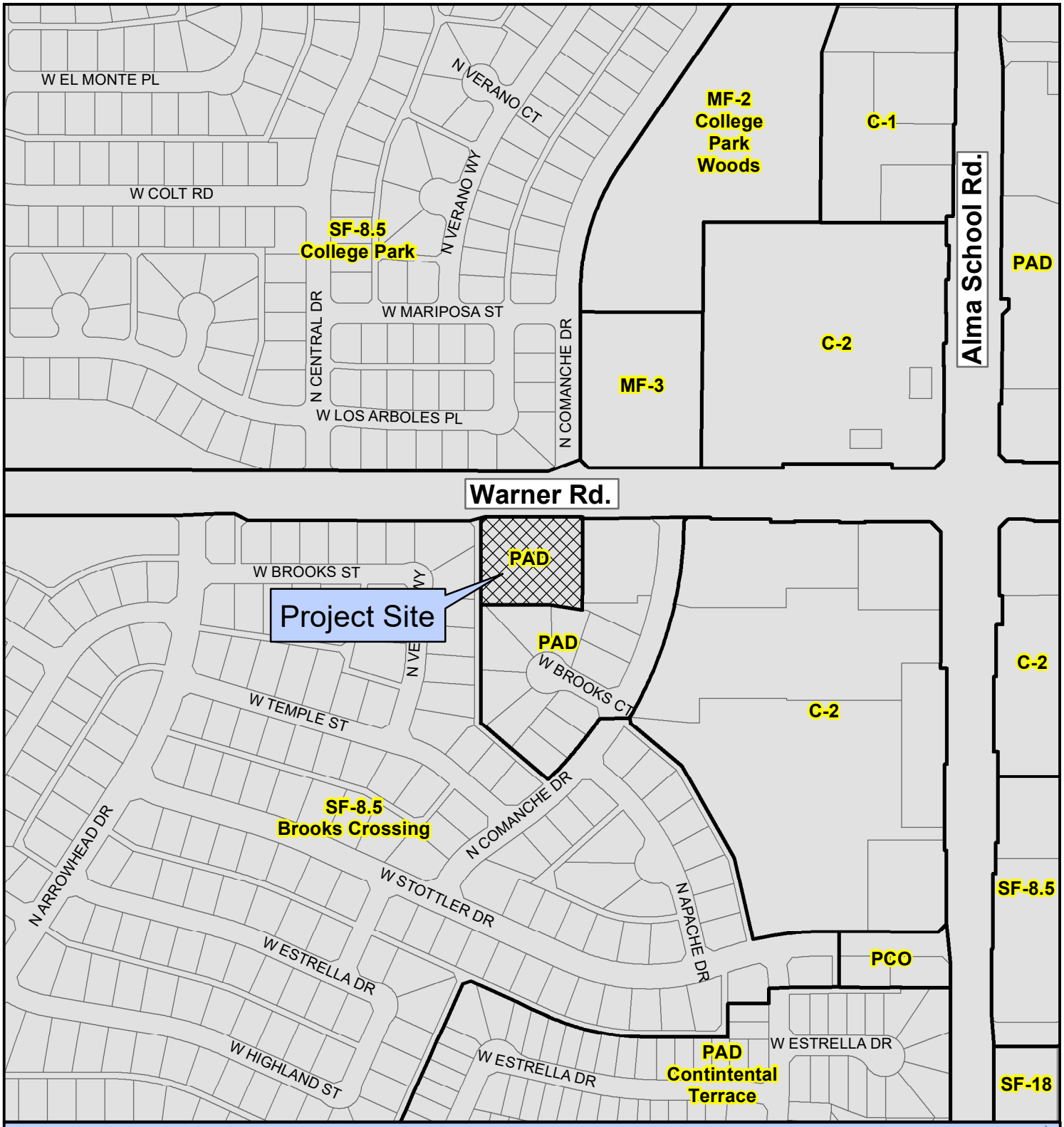
PLH20-0049 1st Pet Veterinary Services

Project Details
1257 W. Warner Rd.
Request to amend PAD zoning
to allow PCO and veterinary uses



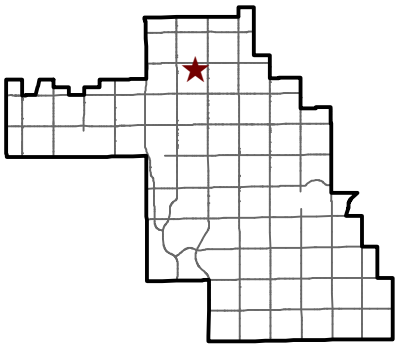
CHANDLER arizona

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning



PLH20-0049 1st Pet Veterinary Services

Project Details
1257 W. Warner Rd.
Request to amend PAD zoning
to allow PCO and veterinary uses



CHANDLER arizona

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

September 17, 2020

Development Services Department
Planning Division
215 E. Buffalo St.
Chandler, AZ 85225

Re: 1257 W. Warner Road Rezoning - Narrative

To Whom it may concern,

Our client is requesting a zoning change from PAD for PCO uses to PAD for PCO and Veterinary Clinic uses. The property is 1.23 acres and contains 2 buildings connected by covered walkways. The site is fully landscaped with a variety of trees and shrubs. There are 75 parking spaces (24 covered) on the site Each building is 5,349.5 square feet for a total building area of 10,791 square feet. The current buildings materials consist of fluted concrete masonry block and stucco with a standing seam metal roof. Both Building "A" and Building "B" are occupied by office space. Building "B" will remain office space and there will be no changes to the existing hours of operation or number of employees. Building "A" will change from an office space to a veterinary clinic. The hours of operation for the new veterinary clinic will be Monday through Sunday from 8:00am until 9:00pm. The veterinary clinic will employ 45 people, although there will no more than 15 employees working at one time. There will be approximately 13 veterinary clients in the building at one time. The requested zoning change will be for the entire site including both building A and building B. Please don't hesitate to contact me if any additional information is needed.

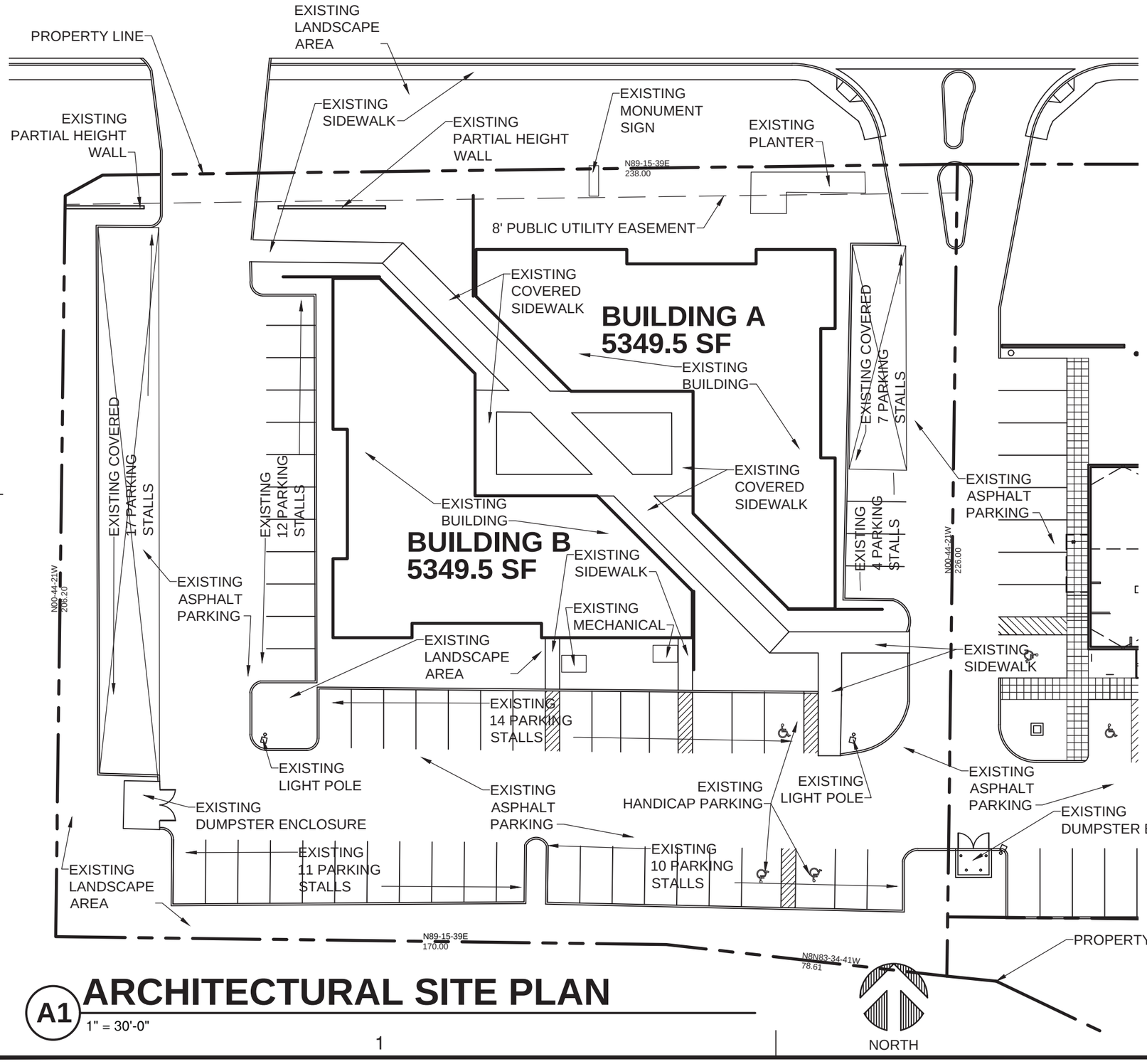
Sincerely,

Colin Campbell
Project Manager

BDA Architecture, P.C.
Building Design for Animals, LLC
901 Lamberton Pl NE
Albuquerque, NM 87107

(505) 858-0180
(505) 585-0111 Fax
info@bdaarc.com

W. WARNER RD



A1 ARCHITECTURAL SITE PLAN

1" = 30'-0"

BUILDING INFORMATION:

BUILDING ADDRESS:

1257 W. WARNER RD. BUILDING A
CHANDLER, AS, 85224

LEGAL DESCRIPTION:

LOT 1, COMANCHE COURT, ACCORDING TO BOOK 483 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, AZ

APN #

302-97-736

CURRENT ZONING:

PAD FOR PCO USES.

BDA Architecture, P.C.
Building Design for Animals, LLC
901 Lamberton Pl. NE
Email: info@bdapc.com
Albuquerque, NM 87107
Fax: (505) 858-0111
Phone: (505) 858-0180

1ST PET VETERINARY CENTER

1257 WARNER RD. BUILDING A
CHANDLER, AZ 85224

DR. RANDY SPENCER, DVM

Copyright, 2020, BDA ARCHITECTURE PC.

ARCHITECTURAL SITE PLAN

REV#	DATE	COMMENTS
REVISION: -	-	-
REVISION: -	-	-
REVISION: -	-	-
REVISION: -	-	-

REVIEWS

INITIALS	
-	BDA DESIGN REV.
-	BDA TECH. REV.
-	CMP TECH. REV.

SPENCER
PROJECT NO.: 2017
DRAWN: JC
DATE: 09/18/20

AS101

OF

Drawing Name: G:\Archive\2020\201 - Spencer\BDA\DWGS\Concept\201 - Site.dwg

ORDINANCE NO. 4723

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED COMMERCIAL OFFICE (PCO) DISTRICT TO PLANNED AREA DEVELOPMENT (PAD) FOR PCO USES IN CASE DVR16-0021 WARNER PROFESSIONAL CENTER LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

PARCEL NO. 1: Lot 1, Comanche Court, according to Book 483 of Maps, Page 17, records of Maricopa County, Arizona.

PARCEL NO. 2: An easement for accessway for ingress and egress, emergency and service type vehicles, and public utilities over that portion of Lot 2 shown on plat of RINI OFFICE COMPLEX, recorded in Book 272 of Maps, Page 21.

Said parcel is hereby rezoned from Planned Commercial Office (PCO) District to Planned Area Development (PAD) for PCO uses, subject to the following conditions:

1. Development shall be in substantial conformance with the exhibits as represented by the applicant in case DVR16-0021 WARNER PROFESSIONAL CENTER, except as modified by conditions herein.

2. Permitted land uses shall be consistent with the Planned Commercial Office (PCO) District.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 10th day of November 2016.

ATTEST:

CITY CLERK MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 5th day of December 2016.

ATTEST:

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4723 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 5th day of December 2016, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED in the Arizona Republic on December 23, and 30, 2016.

CHANDLER arizona
Community of Innovation

City Council Memorandum **Development Services Memo No.** 21-007

Date:	January 28, 2021
To:	Mayor and Council
Thru:	Marsha Reed, City Manager Joshua H. Wright, Assistant City Manager Derek D. Horn, Development Services Director
From:	Lauren Schumann, Senior Planner
Subject:	PLH19-0063/PLT19-0055 Elux at McQueen
Request:	Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for multi-family residential Preliminary Development Plan (PDP) for site layout and building architecture Preliminary Plat approval
Location:	Southeast corner of McQueen Road and Loop 202 Santan Freeway
Applicant:	Brennan Ray, Burch & Cracchiolo, P.A.

Proposed Motion:

Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 4958 approving PLH19-0063 Elux at McQueen, Rezoning from AG-1 to PAD for multi-family residential located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the conditions as recommended by the Planning and Zoning Commission.

Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH19-0063 Elux at McQueen for site layout and building architecture located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the conditions as recommended by the Planning and Zoning Commission.

Preliminary Plat
Move City Council approve Preliminary Plat PLT19-0055 Elux at McQueen located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the condition recommended by the Planning and Zoning Commission.

Background Data:

- Approximately 12.87 net acres
- Subject site zoned AG-1 and undeveloped
- General Plan designates the site as Neighborhoods and within a Growth Area
- Chandler Airpark Area Plan (CAAP) designates the site as High Density Residential (HDR) 12.1-18 units per acre (du/ac)
- Project consist of 162 units totaling 12.59 du/ac

Surrounding Land Use Data:

North	Loop 202 Santan Freeway, then single-family residential	South	Single-family residential (6.7 du/ac)
East	Multi-family (17.94 du/ac)	West	McQueen Road, then vacant agricultural

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods & Growth Area	No Change
Chandler Airpark Area Plan	High Density Residential (HDR) 12.1-18 du/ac	No Change

Proposed Development

Proposed Land Use	• Multi-family dwelling units • 162 Units • 12.59 dwelling units per acre (du/ac)	
Building Design	Height	• 17’ 6” single-story buildings • 27’ 6” two-story buildings; max 30 feet • As measured to top of highest point of roof
	Roof Design and Material	• Gable roofs and flat parapets • Concrete roof tiles
	Façade Materials	• Modern architectural style • Stucco • Tile cladding
	Building Accents	• Four different sizes of tempered glazed windows • Metal trim/fascia • Tile cladding • Canopy at front-door and rear patios
	Building Access	• Direct ground-floor walk-up access to each unit
Site Design & Open Space	• Detached and attached single-family-like rental units • 108 1-story units • 54 2-story units • Private gated yards for each unit, 192-248 sq. ft. typ. • Pool, ramadas, pickle ball court, indoor community gym, dog park, and 1-story club house • 2.88 acres of shared open space • Full signalized access along McQueen Road with secondary access from Senate Street to the east; the development will be gated	
Parking	• 300 parking spaces required • 327 parking spaces provided including private garages, covered and uncovered spaces, and guest parking	

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan and more specifically consistent with the 1998 Chandler Airpark Area Plan (CAAP) designation of High-Density Residential. Densities up to 18 dwelling units per acre can be considered for properties adjacent to arterial streets, freeways, and/or employment corridors. The subject site abuts the Loop 202 Santan freeway and existing multi-family to the east. The proposed single unit detached and attached units offer a transition between low-medium density single-family residential to the south and the freeway to the north while aligning with the vision of the CAAP. Although the proposal is for multi-family

residential, its design and function are similar to single-family residential.

Staff finds the proposal to be consistent with the goals of the General Plan and the CAAP and recommends approval subject to conditions.

Economic Analysis

An economic and fiscal impact analysis was conducted based on project details provided by the applicant and staff assumptions. The analysis determined the project will generate a positive net fiscal impact for the City. Net income to the City resulting from the project is estimated at approximately $843,336 over 10 years. This total includes revenues from property taxes, building permit and plan review fees, transaction privilege tax on construction, real property rental tax, state shared revenues, and local spending by residents.

Traffic Analysis

The applicant for the proposed development has worked with City staff regarding access to the site via McQueen Road. As surrounding properties developed to the east and south, traffic circulation was considered. Senate Street, a public street, was constructed during the development of the Horizon subdivision to the south, allowing full access to the southeast corner of the subject site. The applicant provided a Traffic Impact Analysis (TIA) to the City's Transportation Engineer detailing traffic patterns of the proposed residential. The counts returning to the site via the recommended route (Senate Street) raised concerns about residents making unprotected u-turns at Germann Road or the entry to the Horizon subdivision to access what was previously planned to be a right-in/right-out only access on McQueen Road. The solution for this development and the larger area, including future office uses west of McQueen Road, is signalizing Armstrong Way at McQueen Road. As such, a traffic signal allowing full movement on McQueen Road is proposed and supported by staff in order to reduce traffic on Senate Street and to facilitate traffic circulation for future industrial properties on the west side of McQueen Road. The TIA has been reviewed and accepted by the City's Transportation Engineer.

The proposal exceeds the parking requirements of the City Zoning Code by providing twenty-seven additional spaces. Further, the site layout does not include any tandem parking spaces. Tandem parking spaces may cause a heavier demand to be placed on guest parking spaces by the residents. Avoiding the use of tandem parking spaces further ensures that the number of provided spaces will adequately accommodate the proposed units.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.
- To comply with CDC social distancing guidelines, the applicant hosted a digital neighborhood meeting via Zoom on September 30, 2020. Five (5) households attended the virtual meeting and had general questions about the proposal and buffer between the multi-family and the existing subdivision to the south. No opposition was expressed.
- Planning staff has received one phone call from a Horizon resident, whose home fronts Senate Street, with traffic concerns from the proposed development. Staff stated Senate Street was built for access to the subject site and a majority of proposed traffic from the new development will use the McQueen Road entry.
- As of writing this memo, Planning staff has not received any opposition regarding the request.

Airport Commission Conflict Evaluation

Airport Commission meeting November 18, 2020.
Motion to find conflict with existing or planned airport operations.

In Favor: 5 Opposed: 0 Absent: 2 (Siegel, Kruse)

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process. The Airport Planning Administrator has issued a conflicts evaluation report indicating that the Airport Commission determined that the proposed development does constitute a conflict with existing or planned airport operations. A copy of the Airport Planning Administrator's report detailing the Airport Commission's findings is attached to this memo. The Airport Commission's recommended mitigation measures to address the operational conflict are included as stipulations of the rezoning.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2020.
Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Rezoning

Planning and Zoning Commission recommends the City Council approve rezoning from AG-1 to PAD multi-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Elux at McQueen" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0063, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the development Elux at McQueen in the context of the Chandler Airpark Area Plan. The map shall identify the Airport Impact Overlay District, the noise contours and over flight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by Chandler City Council (Resolution No. 2590, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the property owner or multifamily apartment manager submitting to the Zoning Administrator of a signed affidavit and photograph that acknowledges such map is on display prior to beginning any rental activity.

3. Prior to execution of any lease, prospective apartment tenants shall be given written disclosure in their lease and in a separately signed disclosure statement acknowledging that this apartment community is located proximate to the Chandler Municipal Airport that includes a heliport, aircraft engine testing facility, and an aircraft storage facility, that an avigational easement exists on the property, the property lies within the Chandler Municipal Airport Impact Overlay District, and that the property is subject to aircraft noise and over flight activity. The requirement for such disclosure shall be confirmed in an avigation notice covenant that runs with the land and is recorded with the Maricopa County Recorder prior to issuance of the first building permit for this development.

4. The developer shall provide the city with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.

5. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.

6. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and frequent over flight activity, and is encumbered by an avigational easement to the City of Chandler."

7. All leases at Elux at McQueen shall provide that all questions, concerns, or complaints any tenant may have about the Chandler Municipal Airport or the operation of aircraft landing at, taking off from, or operating at or on Chandler Municipal Airport shall be directed solely to the manager of Elux at McQueen development and not to the Chandler Municipal Airport, the City of Chandler, the FAA, any aircraft owner, or any pilot. All leases shall also provide that it shall be within the sole and absolute discretion of the manager of Elux at McQueen (and not the tenant) to determine (after the manager's due consideration of all airport related acknowledgments and disclosures that are required by the Zoning Stipulations and consideration of all information known to Elux at McQueen's Manager) whether or not, when, and how to communicate any tenants question, concern, or complain to the manager of the Chandler Municipal Airport.

8. All apartment buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's

construction plans are in conformance with this condition.

9. In the event the multi-family residential is platted to allow unit ownership, prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity and other externalities. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot/unit property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing municipal airport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/homebuilder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

10. Multi-family dwelling units shall be permitted up to a maximum density of 12.6 dwelling units per acre.

11. The developer shall be responsible for the design and installation of a traffic signal at the intersection of McQueen Road and Armstrong Way during the initial phase of construction.

12. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

13. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current City Standards.

14. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

15. Minimum setbacks shall be as provided below and further detailed in the development booklet:

Property Line Location	Minimum Building Setback
McQueen Road	50'
North Property Line	10'
East Property Line	10'
South Property Line	35'

Preliminary Development Plan
Planning and Zoning Commission recommends City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Elux at McQueen" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0063, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

2. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.

3. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.

4. Signage shall substantially be as shown within the submitted Development Booklet and shall follow all applicable criteria of the City of Chandler Sign Code.

5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

6. The site shall be maintained in a clean and orderly manner.

7. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.

8. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

9. Roadway-style signs shall be installed at multiple locations as depicted in the development booklet that identify the presence of low flying aircraft.

Preliminary Plat
Planning and Zoning Commission recommends the City Council approve the Preliminary Plat, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

Attachments

Ordinance No. 4958
Vicinity Maps
Airport Conflict Evaluation Report
Development Booklet

ORDINANCE NO. 4958

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR MULTI-FAMILY RESIDENTIAL IN CASE PLH19-0063 (ELUX AT MCQUEEN) LOCATED AT THE SOUTHEAST CORNER OF MCQUEEN ROAD AND SANTAN 202 FREEWAY WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of time, place, and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to the public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:

EXHIBIT 'A'

Said parcel is hereby rezoned from AG-1 to PAD for multi-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Elux at McQueen" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0063, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the development Elux at McQueen in the context of the Chandler Airpark Area Plan. The map shall identify the Airport Impact Overlay District, the noise contours and

over flight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by Chandler City Council (Resolution No. 2590, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the property owner or multifamily apartment manager submitting to the Zoning Administrator of a signed affidavit and photograph that acknowledges such map is on display prior to beginning any rental activity.

3. Prior to execution of any lease, prospective apartment tenants shall be given written disclosure in their lease and in a separately signed disclosure statement acknowledging that this apartment community is located proximate to the Chandler Municipal Airport that includes a heliport, aircraft engine testing facility, and an aircraft storage facility, that an avigational easement exists on the property, the property lies within the Chandler Municipal Airport Impact Overlay District, and that the property is subject to aircraft noise and over flight activity. The requirement for such disclosure shall be confirmed in an avigation notice covenant that runs with the land and is recorded with the Maricopa County Recorder prior to issuance of the first building permit for this development.

4. The developer shall provide the city with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.

5. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.

6. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and frequent over flight activity, and is encumbered by an avigational easement to the City of Chandler."

7. All leases at Elux at McQueen shall provide that all questions, concerns, or complaints any tenant may have about the Chandler Municipal Airport or the operation of aircraft landing at, taking off from, or operating at or on Chandler Municipal Airport shall be directed solely to the manager of Elux at McQueen development and not to the Chandler Municipal Airport, the City of Chandler, the FAA, any aircraft owner, or any pilot. All leases shall also provide that it shall be within the sole and absolute discretion of the manager of Elux at McQueen (and not the tenant) to determine (after the manager's due consideration of all airport related acknowledgments and disclosures that are required by the Zoning Stipulations and consideration of all information

known to Elux at McQueen's Manager) whether or not, when, and how to communicate any tenants question, concern, or complain to the manager of the Chandler Municipal Airport.

8. All apartment buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.

9. In the event the multi-family residential is platted to allow unit ownership, prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity and other externalities. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot/unit property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing municipal airport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/homebuilder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

10. Multi-family dwelling units shall be permitted up to a maximum density of 12.6 dwelling units per acre.

11. The developer shall be responsible for the design and installation of a traffic signal at the intersection of McQueen Road and Armstrong Way during the initial phase of construction.

12. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

13. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current City Standards.

14. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

15. Minimum setbacks shall be as provided below and further detailed in the development booklet:

Property Line Location	Minimum Building Setback
McQueen Road	50’
North Property Line	10’
East Property Line	10’
South Property Line	35’

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2021.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2021.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4958 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2021, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY TA

Published:

EXHIBIT 'A'

LEGAL DESCRIPTION

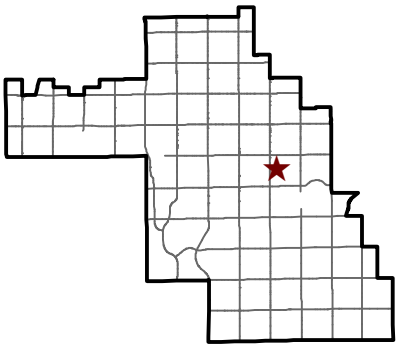
PARCEL NO. 1:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 404.5 FEET TO THE POINT OF BEGINNING;
THENCE EAST, 350.00 FEET;
THENCE NORTH 125.00 FEET;
THENCE WEST, 350.00 FEET;
THENCE SOUTH, 125.00 FEET TO THE POINT OF BEGINNING; AND
EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2003–1550420, MARICOPA COUNTY, RECORDS; AND
EXCEPT THAT PORTION CONVEYED TO THE MARICOPA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2004–0003258, MARICOPA COUNTY RECORDS; AND
EXCEPT THE WEST 40.00 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2.
PARCEL NO. 2:
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2002–1329840, MARICOPA COUNTY, RECORDS.

NOTE: R/W DEDICATION PER DOC. 2018–0410566, MCR (NOT SHOWN ON DEED)

Tract W, HORIZON, according to Book 1410 of Maps, page 9 and Affidavit of Correction recorded in Document No. 2018-877649, records of Maricopa County, Arizona.

PLH19-0063/PLT19-0055 Elux at McQueen

Proposed Project Details
REZONE/PDP/Pre-Plat
12.87 Acres
162 Unit Multi-Family
12.59 dwelling units per acre (du/ac)



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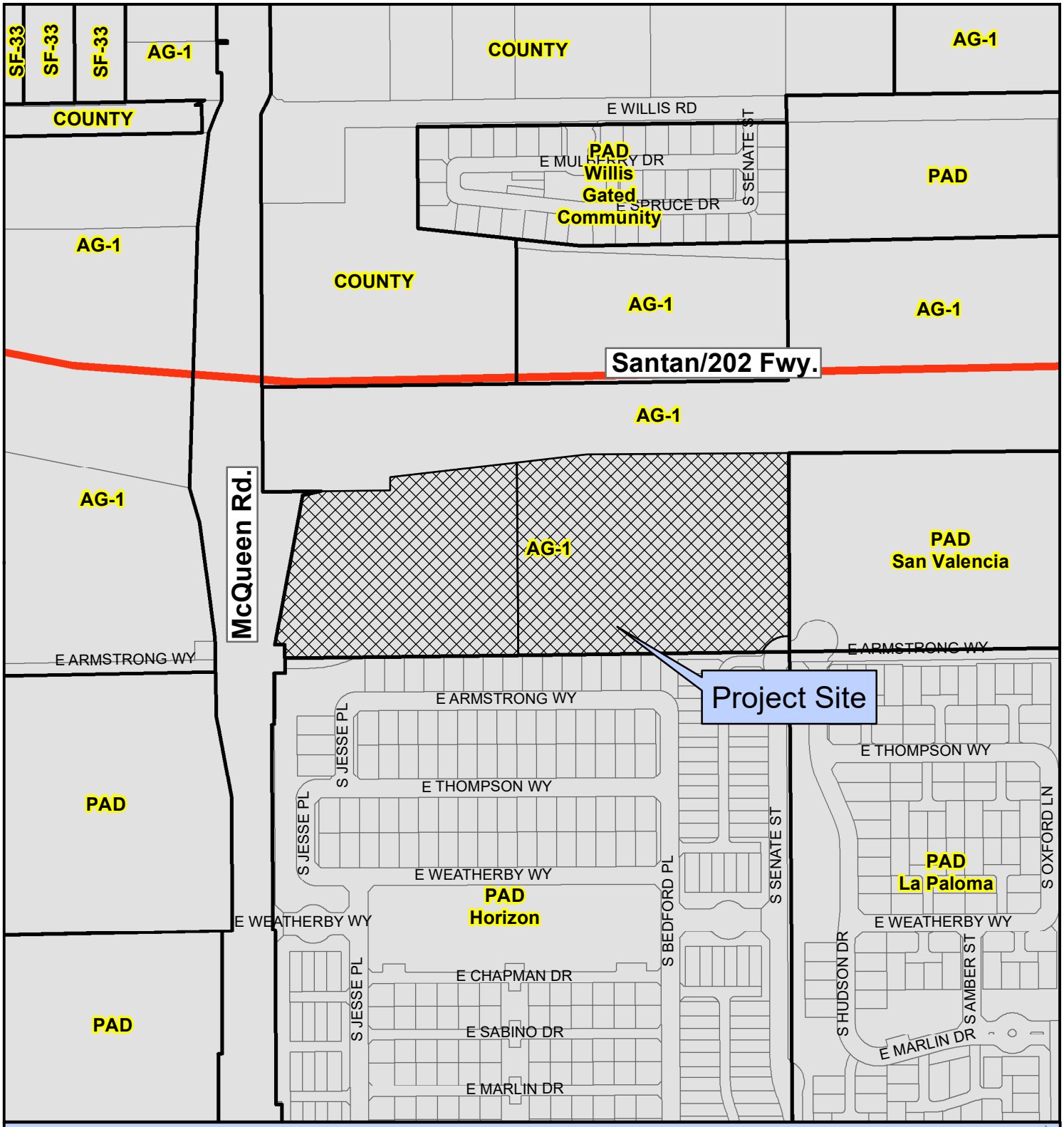

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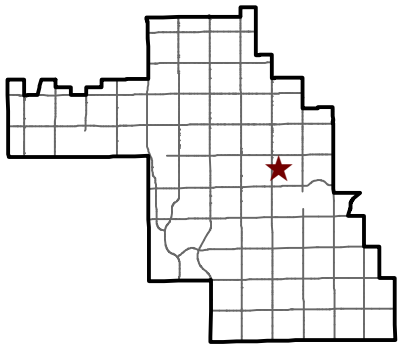

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CHANDLER
arizona

MEMORANDUM **Airport - Memo No. 21-017**

DATE: November 19, 2020

TO: Kevin Mayo, Planning Administrator

FROM: Chris Andres, Airport Planning Administrator *CA*

SUBJECT: Airport Conflict Evaluation
PLH19-0063/PLT19-0055 Elux at McQueen
Southeast Corner of Loop 202 and McQueen Road

At their November 18, 2020 meeting, the Chandler Airport Commission ("Commission") discussed the Elux at McQueen residential project located at the southeast corner of Loop 202 and McQueen Road.

Finding: The Commission determined the proposed development **constitutes a conflict** with existing or planned airport uses.

Conflict(s) Cited: The proposed development contains 162 multifamily residential units and the site will experience aviation noise and vibration impact from aircraft in the normal traffic pattern and arrival and departure routes. Approximately 324 residents would be expected to be exposed to aircraft noise at this location.

Conflict Resolution(s): Retaining the current non-residential land use is the preferred corrective action.

Physical corrective actions: (1) construction of all units built with noise attenuation construction materials and techniques to reduce the ambient interior noise levels to less than 45 decibels; (2) installation of at one roadway-style sign at the site's entrance identifying the presence of low flying aircraft.

Administrative corrective actions: (1) all prospective tenants should be required to sign separate disclosure statements, acknowledging (i) the proximity to the Chandler Airport, including the heliport, (ii) the potential for impact from aircraft noise and vibrations, and (iii)) proximity to an aircraft engine testing facility and aircraft storage; (2) dedication of an avigational easement to the City; (3) display of a large size map in the management/sales

office identifying the Airport Impact Overlay District, the noise contours and overflight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan; (4) submittal of a signed affidavit and photograph of the prior referenced map display; (5) inclusion of an affirmative disclosure statement on the final plat; (6) requirement that all rental leases shall provide that all questions, concerns, or complaints any tenant may have about airport operations shall be directed solely at the multifamily apartment manager; (7) requirement that all rental leases shall provide that it shall be within the sole and absolute discretion of the multifamily apartment manager (and not the tenant) to determine whether or not, when and how to communicate any tenant's question concern, or complaint to the Chandler Municipal Airport Administrator.

(8) If the development is converted to condominiums in the future, all prospective purchasers of property in the subdivision should be required to sign separate disclosure statements, acknowledging (i) the proximity to the Chandler Airport, including the heliport, (ii) proximity to aviation-related activities including aircraft engine testing and aircraft storage, and (iii) the potential for impact from aviation noise and vibrations; (9) all prospective purchasers of property should be required to sign the disclosure statements before a purchase contract is signed and again at the transaction closing; (10) dedication of an avigational easement to the City; (11) display of a large size map in the onsite sales office identifying the Airport Impact Overlay District, the noise contours and overflight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan; (12) submittal of a signed affidavit and photograph of the prior referenced map display; (13) inclusion of an affirmative disclosure statement on the final plat; (14) inclusion of the physical and administrative corrective actions in the Subdivision Public Report that is submitted to the Arizona Department of Real Estate.

Commission Members in Attendance: Chairman Dave Sperling, Vice Chair Chris Hawley, Sherri Koshiol, Robert Bozelli and Sky McCorkle were in attendance. This attendance represented a quorum.

The Commission voted 5-0 to forward a report to the Planning Administrator indicating the finding noted above.

cc: David De La Torre, Planning Manager
Lauren Schumann, Senior City Planner
Attachment: Airport Conflict Evaluation

CHANDLER arizona

MEMORANDUM **Airport - Memo No. 21-016**

Date: November 18, 2020

To: Chandler Airport Commission

Through: Joshua H. Wright, Assistant City Manager

From: Chris Andres, Airport Planning Administrator *CA*

Subject: Agenda Item 4.b – Airport Conflict Evaluation
PLH19-0063 & PLT19-0055 Elux at McQueen
Southeast Corner of McQueen Road and the Loop 202

Recommendation

Staff recommends the Airport Commission ("Commission") present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "conflict with airport uses" for the proposed Elux at McQueen multifamily development.

Background

The approximately 12.87 acre site at the southeast corner of McQueen Road and the Loop 202 freeway (*Exhibit A - Vicinity Map, Exhibit B - Property Location*) and is zoned Agricultural (AG-1). Adjacent land uses include the Loop 202 freeway to the north; a multifamily residential subdivision to the east; a single family residential subdivision to the south; McQueen Road, and vacant land to the west.

The site is approximately 0.5 miles to the northwest of the Airport property line and is not located within any noise contours *(Exhibit A- Vicinity Map)*.

The proposed project is an approximately 162 unit multifamily residential development with 12.59 dwelling units per acre (du/ac) *(Exhibit C - Site Plan)*. The Applicant's request is to:

- Rezone from Agricultural (AG-1) to Planned Area Development (PAD) zoning for multifamily residential, Preliminary Plat, and Preliminary Development Plan (PDP) for site layout and architecture.

The City of Chandler General Plan designates the property for Neighborhoods and Growth Area within the Chandler Airpark. The Chandler Airpark Area Plan designates the property as High Density Residential (*Exhibit D – Chandler Airpark Area Plan Land Use Plan)*. Goal 5.0 of the Land Use Element of the Chandler Airpark Area Plan is "to protect the Airport from incompatible land uses" and Policy 5.1 states that "the City shall consider flight tracks, noise patterns, and Airport safety zones when determining the appropriateness of proposed developments."

Analysis

The proposed multifamily residential land use would add 162 dwelling units under the flight traffic pattern, thereby increasing the number of residents exposed to aircraft noise. Per the Chandler Airpark Area Plan (page 2-9), the planned population per dwelling unit for High Density Residential is 2.0. Based on the development intensity, approximately 324 residents would be expected to experience aircraft noise at this location.

The property is not located within an airport noise contour and will experience daily overflights from aircraft in the normal traffic pattern.

The proposed development will experience daily overflights from aircraft in the normal airport traffic pattern (Exhibit E – Flight Tracks). Flight operations are typically between sunrise and sunset and, at this location, the flight traffic pattern altitude is approximately 800 feet above ground level. Outdoor activities are especially susceptible to overflight noise, depending on the nature of the activity. Residences under or near the flight traffic pattern are a significant source of noise complaints for the Airport.

Based on the maximum allowable building heights, the proposed development does not appear to pose a hazard to flight safety or be an airspace obstruction.

Due to the site's proximity to the Airport, the developer will need to file a Notice of Proposed Construction (FAA Form 7460-1) with the Federal Aviation Administration for the final structure heights, including all rooftop antennas, parapets, light poles, other permanent objects, and temporary construction equipment. The form can be submitted online at https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

Airport Conflict Evaluation Process

In January 2002, the City Council adopted an Airport Conflicts Evaluation (ACE) Process policy requiring any zoning changes within the nine-square mile Chandler Airpark Area to be reviewed by the Commission to determine if the use and/or development will be a conflict with current and future airport operations. The ACE policy outlines the Commission's tasks as they relate to this review:

1. The Commission's determination as to whether conflicts exist between the proposed development and airport uses;
2. If conflicts exist, the specific areas of conflict;
3. If conflicts exist, a statement of corrective actions which can be taken, if there are any;
4. The Commission Members voting in support of the Commission's determination and those members voting in opposition to the Commission's determination.

Airport staff provides the Commission with information and a recommendation regarding the proposed project and the conflict evaluation process. Staff will compile and forward an ACE report that summarizes the Commission's discussion and findings to the Zoning Administrator. Planning staff will report the Commission's findings regarding potential for airport conflicts to Planning and Zoning Commission and to City Council.

Findings

1. *The Airport Commission's determination as to whether conflicts exist between the proposed development and airport uses*. **A conflict exists between the proposed development and proposed airport uses.**

2. *If conflicts exist, the specific areas of conflict*. **The proposed development contains 162 multifamily residential units and the site will experience aviation noise and vibration impact from aircraft in the normal traffic pattern and arrival and departure routes. Approximately 324 residents would be expected to be exposed to aircraft noise at this location.**

3. *If conflicts exist, a statement of corrective actions which can be taken, if there are any*. **Retaining the current non-residential land use is the preferred corrective action.**

   Physical corrective actions: (1) construction of all units built with noise attenuation construction materials and techniques to reduce the ambient interior noise levels to less than 45 decibels; (2) installation of at one roadway-style sign at the site's entrance identifying the presence of low flying aircraft.

   Administrative corrective actions: (1) all prospective tenants should be required to sign separate disclosure statements, acknowledging (i) the proximity to the Chandler Airport, including the heliport, (ii) the potential for impact from aircraft noise and vibrations, and (iii) proximity to an aircraft engine testing facility and aircraft storage; (2) dedication of an avigational

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4. *The Airport Commission Members voting in support of the Airport Commission's determination and those members voting in opposition to the Airport Commission's determination.* **This information will be determined through Commission discussion and action.**

Public Meetings

An online neighborhood meeting was held on Wednesday, September 30, 2020. No airport issues were identified by the attendees.

Proposed Motion

Move to present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "conflict with airport uses" for the proposed Elux at McQueen multifamily residential development.

Attachments

A. Vicinity Map
B. Property Location
C. Site Plan
D. Chandler Airpark Area Plan Land Use Plan
E. Flight Tracks

Exhibit A: Vicinity Map

Exhibit B: Property Location

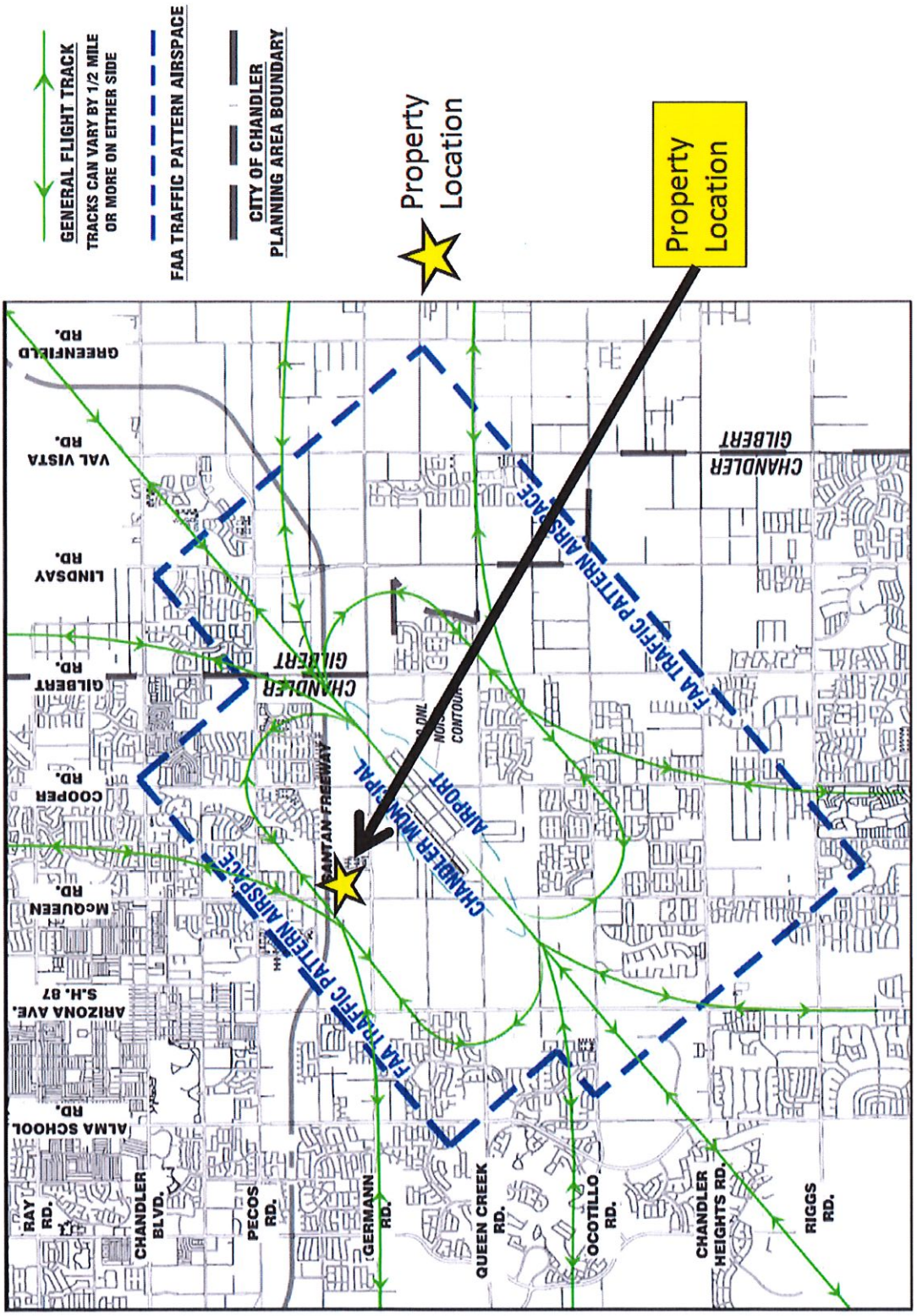


Exhibit C: Site Plan

Exhibit D: Chandler Airpark Area Plan Land Use Plan

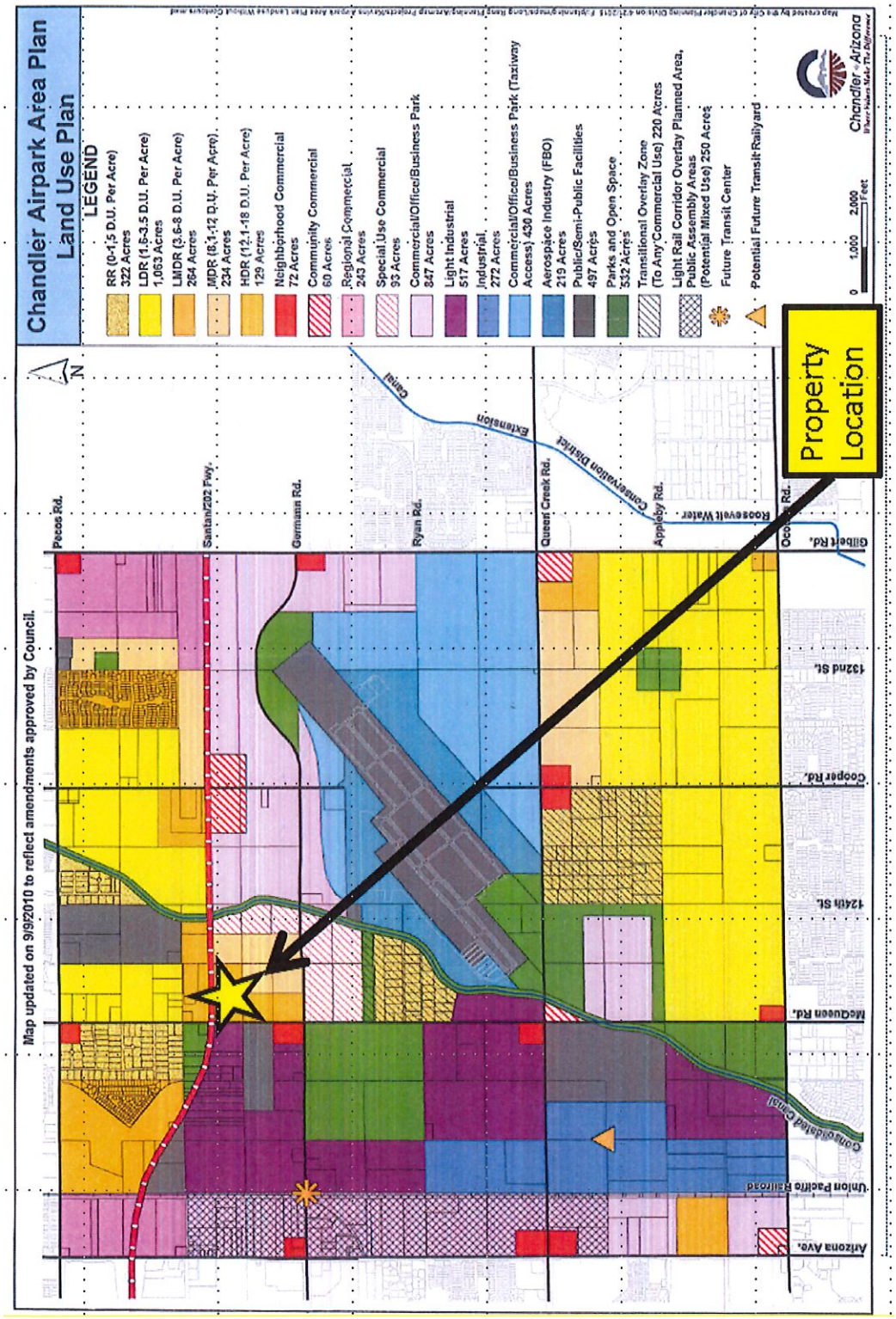
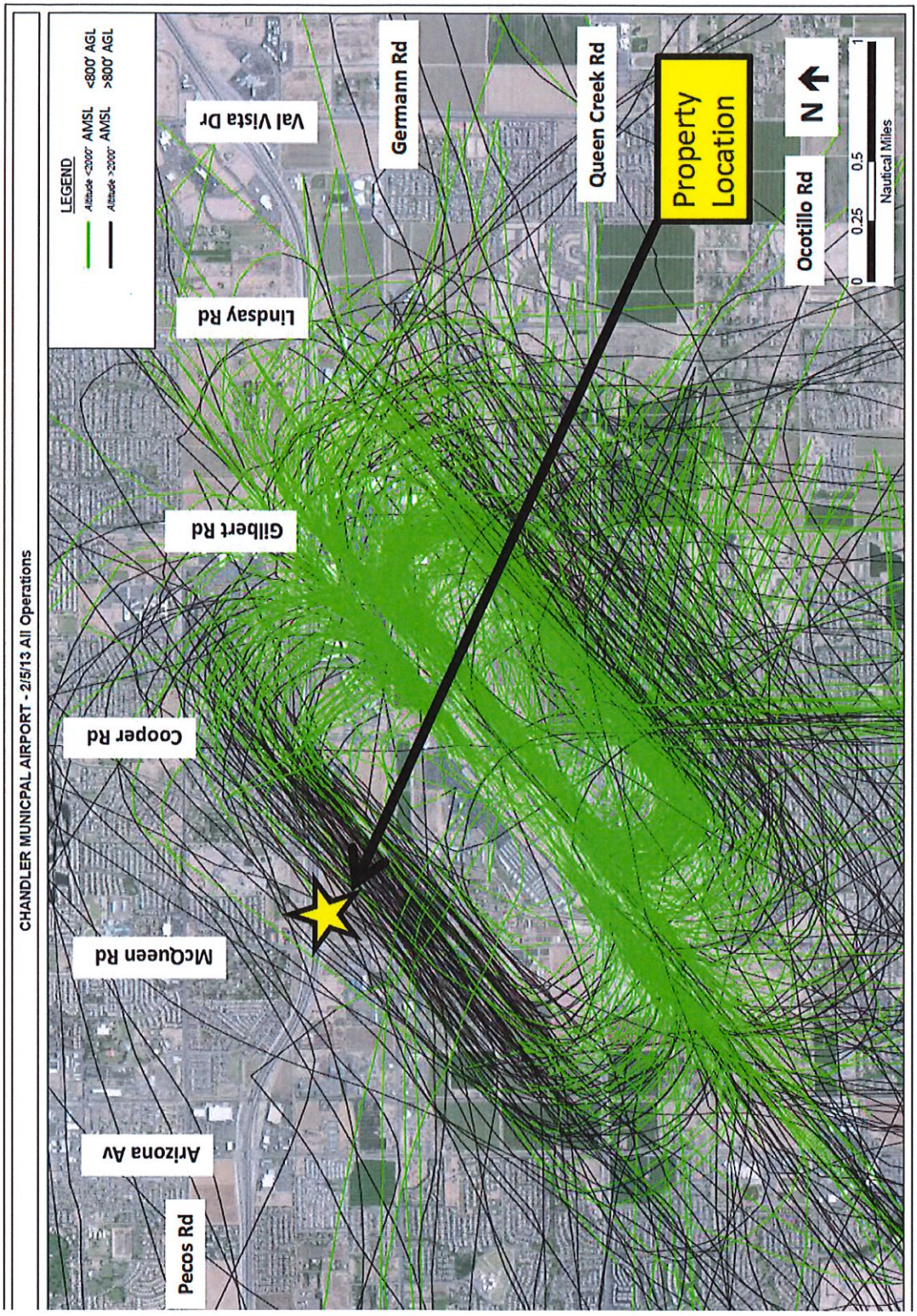


Exhibit E: Flight Tracks



ELUX AT MCQUEEN

A SNOWDEN COMMUNITY

Planned Area Development
Preliminary Development Plan & Preliminary Plat

DECEMBER 2020

PAD/ PDP CASE NO.: PLH19-0063
PRE-PLAT CASE NO.: PLT19-0055
1ST SUBMITTAL: NOVEMBER 15, 2019
2ND SUBMITTAL: OCTOBER 29, 2020
REVISED 2ND SUBMITTAL: DECEMBER 14, 2020

DEVELOPER:

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PROJECT INFORMATION:

Project Location:	Southeast corner of McQueen Road and the Loop 202 San Tan Freeway
Request:	Planned Area Development (PAD), Preliminary Development Plan (PDP), & Preliminary Plat (PPT) PAD/ PDP Case No. PLH19-0063 PPT Case No. PLT19-0055
General Plan Designation:	Neighborhoods
Air Park Area Plan:	High Density Residential (HDR) (12.1-18.0 du/ac)
Existing Zoning:	AG-1
Proposed Zoning:	Planned Area Development (PAD)
Existing Use:	Vacant
Gross Area:	13.90 Ac.
Net Area:	12.87 Ac.
Maximum Proposed Dwelling Units:	162 Du.
Maximum Proposed Density:	12.59 Du./Ac.
Open Space:	3.95 Ac. (30.80% of Net)

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1 Introduction

Snowdon McQueen LLC is excited to bring ELUX at McQueen, an approximately 13.90-gross acre (12.87-net acre) community located in the City of Chandler (the "City") at the southeast corner of McQueen Road and the Loop 202 Santan Freeway. The housing product designed for ELUX at McQueen is relatively unique to the region and was developed through a creative research and development process. Snowdon McQueen LLC intends for the ELUX at McQueen (or the "Site") development to become a point of pride within the City, offering a distinct housing product and a uniquely themed community for current and future residents of the City of Chandler (See **Exhibit A: Vicinity Map**).

ELUX at McQueen is an ideally located residential development situated approximately two miles northwest of the Chandler Municipal Airport (the "Airport"), and adjacent to employment, commercial, recreational, municipal, and residential uses. The proximity of the Site to shopping and employment allows for the creation of a unique environment that responds to the housing needs of the surrounding area. ELUX at McQueen is anticipated to have one-hundred and sixty-two (162) single-family detached and attached units in a for rent community at an overall net density of approximately 12.59 du/ac.

This Site is an appropriate location to introduce this unique housing product and community. The proposed architectural character for ELUX at McQueen reflects the character of the vibrant and growing City. Additionally, throughout the community, thematic architectural and landscape elements will be designed and implemented to celebrate the modern, unique product and related land uses in the surrounding area. The quality and proposed aesthetics of ELUX at McQueen reflects Snowdon McQueen LLC's commitment to progressive community design and development.

2 Background

This project is proposing that approximately 13.90 gross acres be rezoned from AG-1 to PAD for a unique and high-quality residential development (See **Exhibit B: Existing & Proposed Zoning Map**). Simultaneous with the Rezoning request, this development is seeking a PDP approval for the site plan consisting of 162 detached and attached single-family for rent units. The proposed development is planned as a gated community and is planned to accommodate a net density of approximately 12.59 du/ac. This development meets the goals, policies, and intent of the General Plan and Area Plan, and is compatible with neighboring developments while providing an attractive presence in the area.

3 Request

In order to achieve this development on the Site, Snowdon McQueen LLC is requesting:

- The Site to be rezoned from AG-1 to Planned Area Development (PAD) for Residential;
- Approval of the Preliminary Development Plan (PDP); and,
- Approval of the Preliminary Plat (PPT).

4 General Plan & Area Plan Compliance

The City of Chandler General Plan designates the Site as Neighborhoods (See **Exhibit C: General Plan Land Use Map**). The Site's development as a single-family for rent community is consistent with the underlying General Plan land use designation of Neighborhoods. Given that the Site is located adjacent to employment uses to the west, the Santan Freeway to the north, and medium density housing to the

east, and is in close proximity to the Airport and a future transit center at Arizona Avenue and Germann Road, high density housing is appropriate on the Site. Further, much of the immediate area has either been developed or is currently being developed with a variety of single-family residential densities. The Site is also located within the Chandler Airpark Area Plan, which designates the Site as High Density Residential (HDR) (12.1-18 du/ac) (See **Exhibit D: Chandler Airpark Area Plan**). The Site is proposed to have 162 units at 12.59 du/net acre which is consistent with the Chandler Airpark designation of HDR.

The proposed development also incorporates a different product type in a for rent setting, which creates a diverse housing market without introducing a development so different as to be inappropriate or incompatible with the existing neighborhoods. The proposed architectural style and enhanced landscape elements will bring aesthetic diversity to the area with a unique yet authentic character.

5 Planned Area Development

The Site is currently zoned AG-1 and Snowdon McQueen LLC is requesting the Site be rezoned to PAD for residential uses and will adhere to the development standards stated herein. ELUX at McQueen will be a unique housing type promoting connectivity within the community and offering clubhouse amenities for residents. Complementary architectural style and details will be utilized throughout the community.

The proposed Development Plan will establish a community with pedestrian courtyards, private rear yards, and community amenities (See **Exhibit E: Development Plan** and **Exhibit F: Landscape Plan**). ELUX at McQueen will include a total of 162 residences at a net density of approximately 12.59 dwelling units per acre. The southern boundary of the site adjacent to existing development has been designed to include additional buffering between existing single-family residences and proposed units. The Site provides approximately 3.95 acres of open space, or 30.80% of the total development's net acreage (See **Exhibit G: Open Space Plan**). The open space has been dispersed throughout the Site to provide efficient retention as well as visual relief across the development. A 3,624 square-foot community clubhouse amenity is prominently featured within the community amenity area. The amenity area includes the clubhouse building, pool and spa, cabanas, barbeque, and seating areas. This amenity area will be easily accessible to all the residents of ELUX at McQueen via a six-foot (6') centralized sidewalk, supporting recreational activity and social interaction. As a major component of the community's identity, the clubhouse will complement the modern architectural style of the homes by using tile cladding, metal work on doors and windows, tempered glazing windows, and stucco finishes. Additionally, a second amenity area is provided on the eastern end of the development and includes a pickle ball court as well as shade features, turf areas, and site furnishings (See **Exhibit H: Amenity Plan**). This area is accessed by three (3), four (4), and five-foot (5') sidewalks surrounding and internal to the amenity. The community will have various sidewalks and pathways connecting residents to their homes, parking areas, open spaces, and community amenities and clubhouse (See **Exhibit I: Pedestrian Circulation Plan**).

The interior and exterior landscape theming of ELUX at McQueen will feature modern design elements and motifs which will help reflect the community's distinct style while maintaining an aesthetic balance with the surrounding area. The design of the perimeter walls will reflect the quality and character of the community (See **Exhibit J: Wall Plan** and **Exhibit K: Wall Details**). The primary gated entrance into the community is located off of McQueen Road. The community entrance will include a monument sign, accentuated with enhanced ornamental desert plantings organized in formal massings and patterns. A secondary access point for the community is proposed at the southeast corner of the development, connecting to Senate Street and Armstrong Way. Both the primary and secondary entryways will incorporate design elements such as CMU block raised planters, CMU block with stucco finishes, precast concrete caps, aluminum channel, and reverse pan channel lettering, to create a cohesive design (See

Exhibit L: Entry Plan & Details and **Exhibit M: Entry Monuments**). At the main entryway and at various points throughout the Site, low flying aircraft warning signs will be prominently displayed for residents and visitors (see **Exhibit N: Aircraft Warning Sign Plan**).

6 Housing Product

The ELUX at McQueen development is a single-family for rent product that lives like a traditional single-family residential home. These casita-style homes address the needs of modern families. The homes will be built with energy-efficient and sustainable construction technology. The proposed design of the development consists of 162 one and two-story, detached and attached residences to create a community that is attractively designed, aesthetically landscaped, and provides an appropriate use for the Site. The proposed development is planned as a gated community that will consist of approximately 162 residences at a net density of approximately 12.59 du/ac. The residences are a mix of one, two, and three bedrooms, with an appropriate mix of the residences being detached and attached in a duplex style. Unlike traditional apartment complexes, where most units are one and two bedrooms (typically 50-60% one bedrooms, 30-40% two bedrooms, and less than 10% three bedrooms), this project has an increased number of two- and three-bedroom residences (40% one bedrooms, 40 % two bedrooms, and 20% three bedrooms).

The residences are predominately grouped around pedestrian courtyards to create a sense of arrival, place, and connectivity within the greater context of the community (See **Exhibit O: Illustrative Rendering**). A unique feature is that every residence includes a private, enclosed rear yard which, in most cases, is nearly as wide as the residence itself. Small-scale pedestrian courtyards and outdoor seating areas are also provided to create a seamless and smooth transition between public and private portions of the community.

The amenity areas are designed to enhance the community identity and the quality of life of the residents by providing recreational opportunities and connectivity through the integration of effective and accessible internal open spaces. The amenity and theming elements have been integrated to maintain the overall character of the community. The primary amenity area (located at the southwest corner of the Site) will include a resort-style swimming pool and spa, seating areas for residents to relax and socialize, and a clubhouse with restroom facilities and resident amenities.

The product proposed for this Site represents a lifestyle choice, presenting future residents a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. This development combines the best elements of residential single-family living with multi-family-like lease terms and management. The combination of these elements creates a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the expense or HOA fees of a typical single-family development. The casita-style residences include one and two-story options, with many containing no more than one unit per building, creating a “single-family subdivision” feel throughout the development.

Due to the design of the ELUX at McQueen community, attached garages will not be provided for all units. Detached garages and covered parking spaces will be provided and internalized and screened from adjacent roadways. The garage elevations incorporate similar elements from the residence buildings to create a consistent design throughout the community. Parking canopy covers will be consistent with the building colors and will be architecturally integrated with the surrounding structures.

7 Proposed Development Standards

The following development standards are proposed for ELUX at McQueen:

Single-Family For Rent / Condo Plat	
PERIMETER BUILDING SETBACKS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	**SINGLE-FAMILY FOR RENT PRODUCT**
Adjacent to McQueen Road	50’
Adjacent to Loop 202 Freeway	10’
Adjacent to single-family uses	35’
Adjacent to multi-family uses	10’
INTERIOR BUILDING SETBACKS (SETBACKS SHOWN ARE MEASURED FROM PROPERTY LINE TO BUILDING FOUNDATION, UNLESS OTHERWISE STATED)	
Side	0’
Separation between principal buildings (min.)	6’
BUILDING STANDARDS	
Building height (max.)	2-stories, 30’
Lot Coverage (max.)	40%

(See **Exhibit P: Elevations & Floor Plans**)

8 Parking & Refuse

The ELUX at McQueen development provides 327 parking spaces. Of the 327 parking spaces, 77 will be enclosed garage spaces that reduce the visual impact and scale of the parking spaces. The garages also provide a buffer for the property against the Loop 202 to the north. Refuse enclosures are distributed throughout the Site (See **Exhibit Q: Street Sections** and **Exhibit R: Parking & Trash Location Plan**).

9 Grading and Drainage

There are no offsite flows that historically pass through the Site. The adjacent offsite streets and internal onsite streets will convey storm water to multiple surface retention basins and underground retention (See **Exhibit S: Preliminary Grading & Drainage Plan**).

10 Infrastructure Analysis

Onsite water and sewer mains will be private. A potable meter with a looped private water line will connect at McQueen Road and Senate Street. The 8” stub along McQueen Road will be utilized for sewer connection, and water service will be provided by the City of Chandler. Sewer service will also be provided by the City of Chandler.

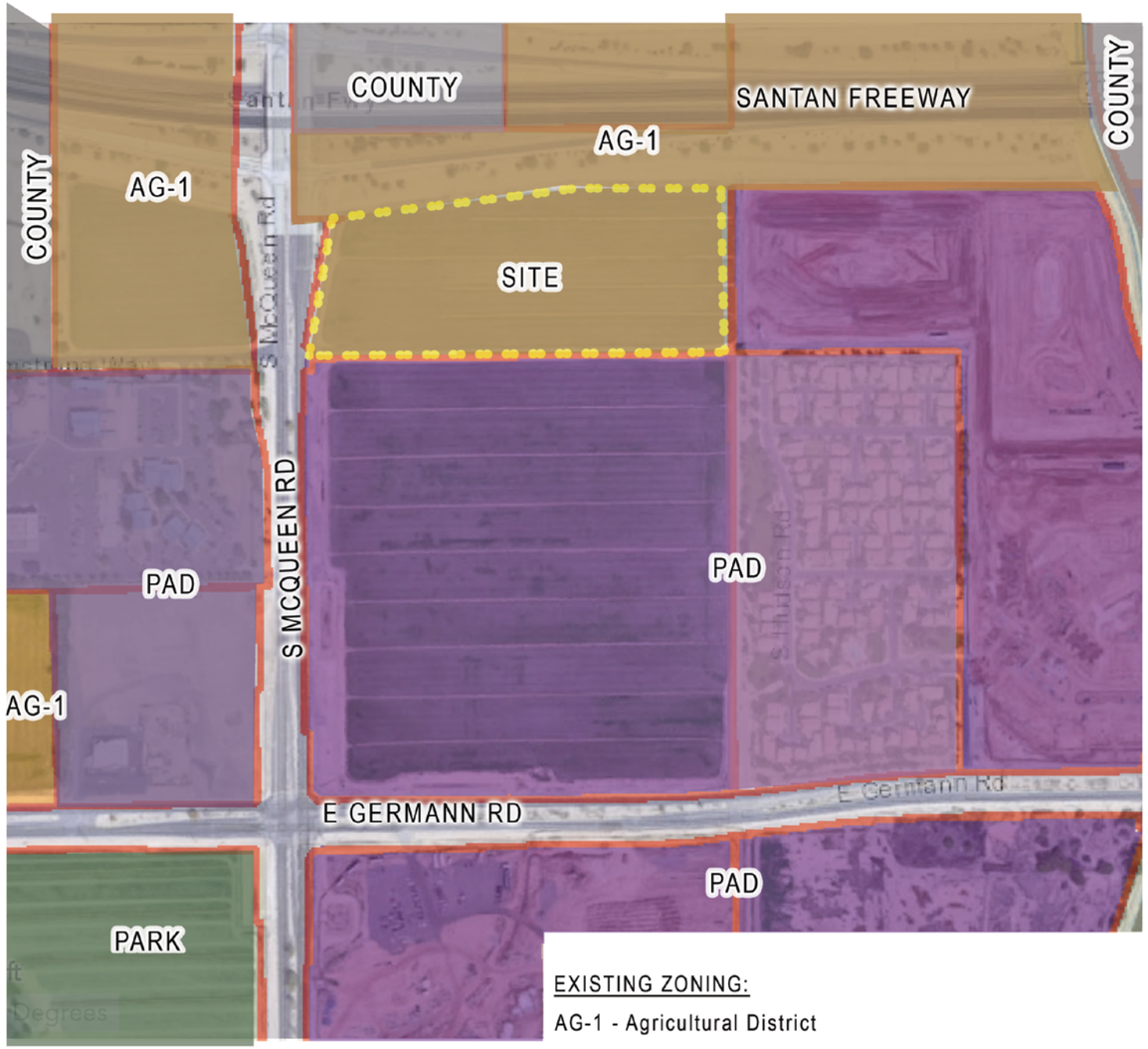
11 Preliminary Plat

See **Exhibit T: Preliminary Plat**.

12 Conclusion

ELUX at McQueen will be a high quality, sustainable, and dynamic development on this Site. The proposed PAD and PDP meet the goals of the City by providing a vibrant community that is visually attractive and provides a unique single-family for rent product. Further, ELUX at McQueen will provide additional support to the existing and planned retail and employment uses in the area. ELUX at McQueen is a project that incorporates a compatible transitioning density. The proposed clubhouse, outdoor amenities, and courtyard-style layouts will help to create a close community by providing a creative space for families, friends and neighbors to enjoy together. Cohesive pedestrian connectivity throughout the development reinforces a desirable lifestyle and embraces place-making principles. A community with tasteful modern architectural design and themes that complement the surrounding developments, assures that ELUX at McQueen will be a valuable asset to the City and immediate area. The development also creates visual interest on the perimeter through an attractive perimeter wall, architectural facades, a creatively designed entryway, and a well-planned open space and amenity area. We request your approval.

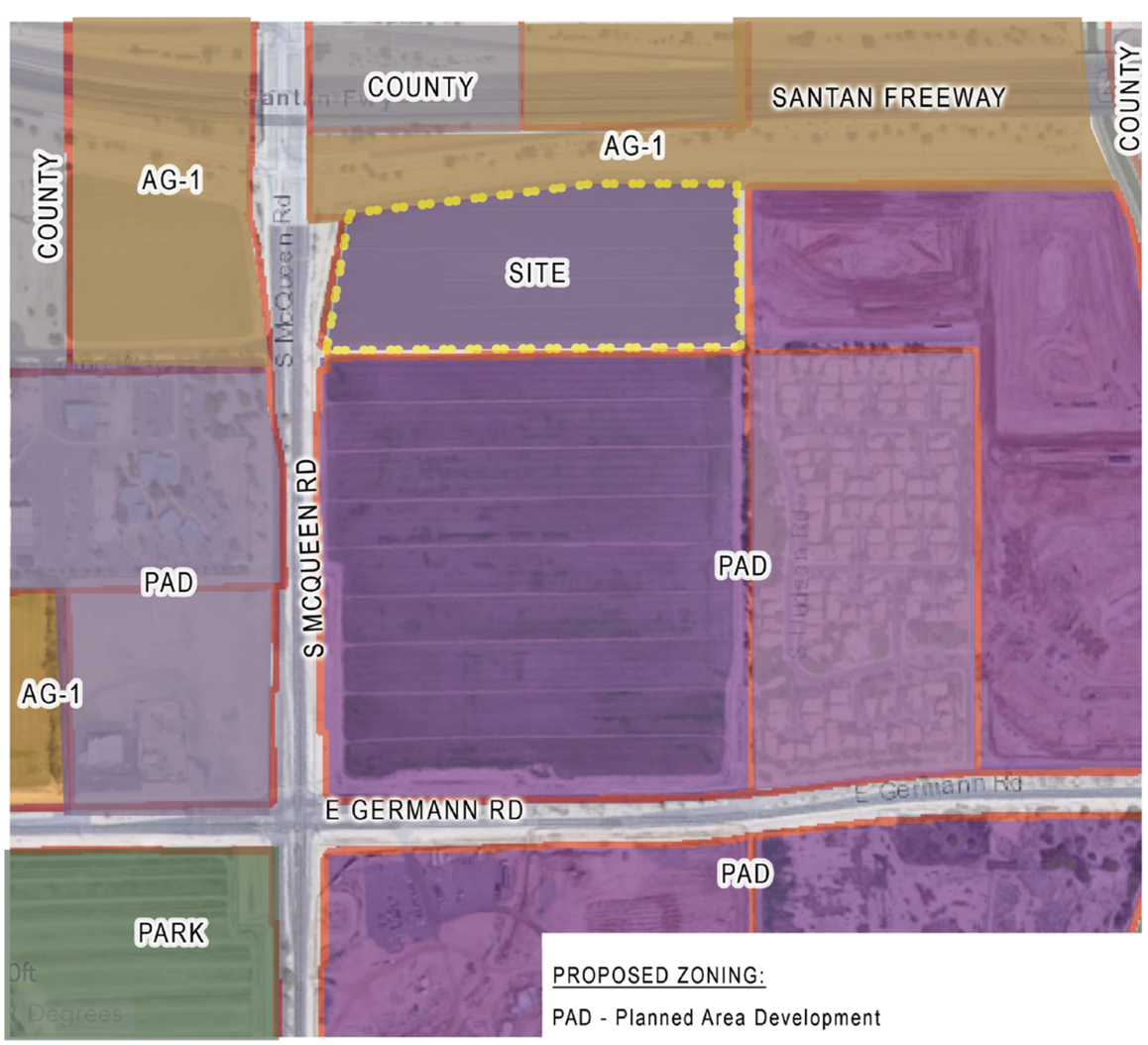
EXHIBIT A: VICINITY MAP



EXISTING ZONING MAP

LEGEND

- PAD - Planned Area Development
- AG-1 - Agricultural District
- County Land
- Parks



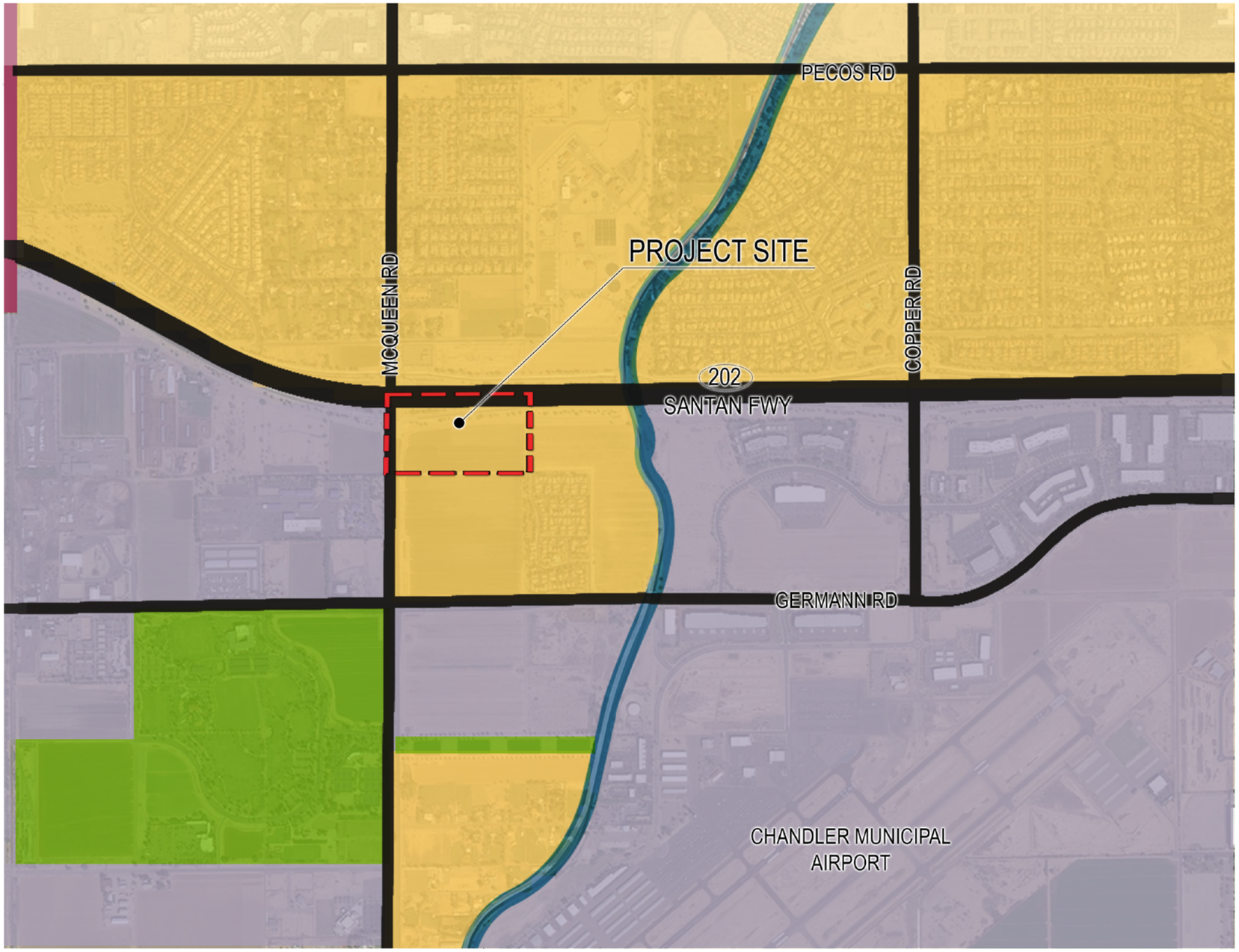
PROPOSED ZONING MAP

LEGEND

- PAD - Planned Area Development
- AG-1 - Agricultural District
- County Land
- Parks

EXHIBIT B: EXISTING & PROPOSED ZONING MAP

N



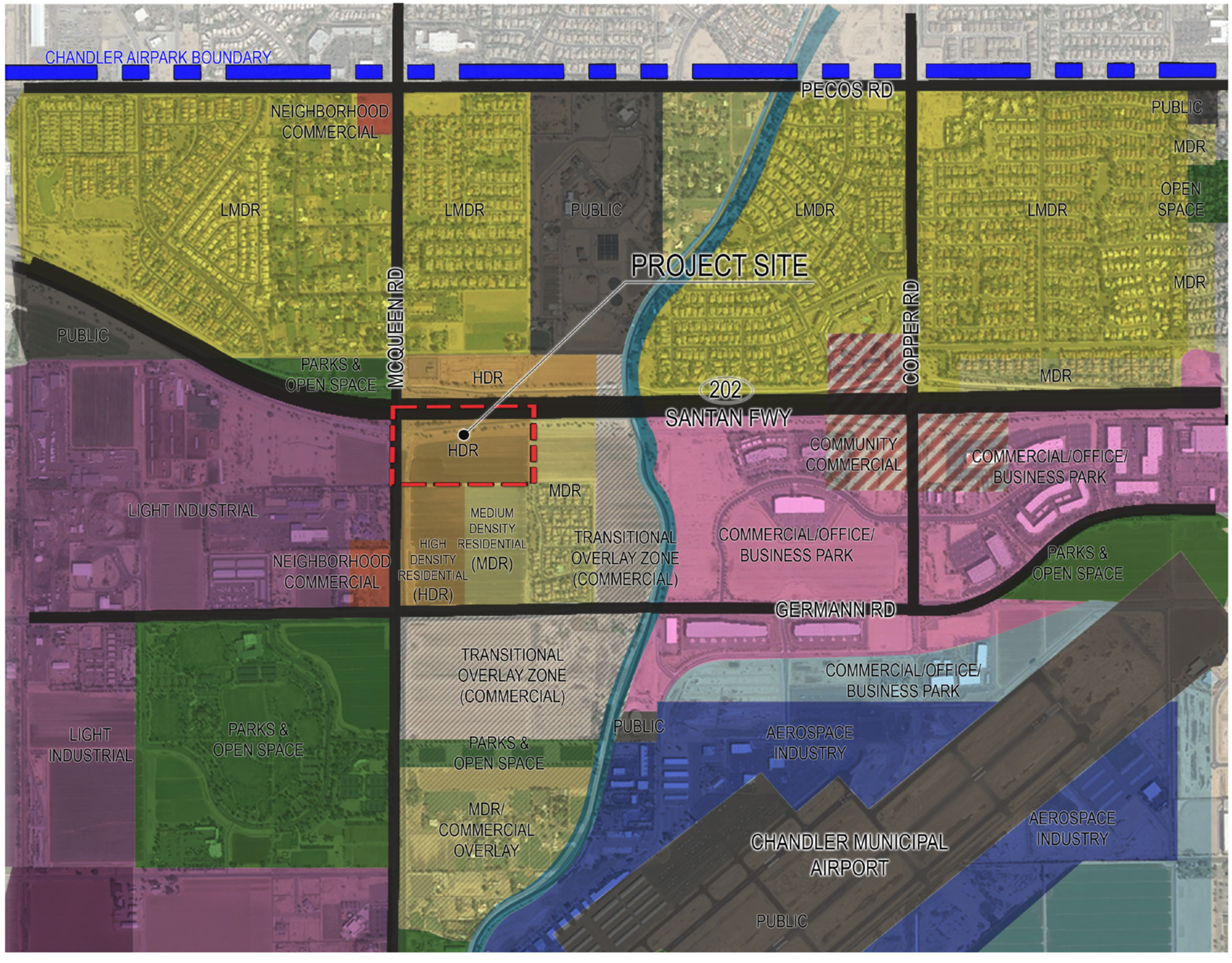
GENERAL PLAN MAP LEGEND

- Neighborhoods
- Regional Commercial
- Employment
- Recreation/Open Space
- Growth Areas

GENERAL PLAN MAP

EXHIBIT C: GENERAL PLAN LAND USE MAP

N



LAND USE LEGEND

- RR (0-1.5 D.U. PER ACRE) 300 ACRES
- LDR (1.6-3.5 D.U. PER ACRE) 1020 ACRES
- LMDR (3.6-6 D.U. PER ACRE) 240 ACRES
- MDR (6.1-12 D.U. PER ACRE) 200 ACRES
- HDR (12.1-18 D.U. PER ACRE) 130 ACRES
- NEIGHBORHOOD COMMERCIAL 10 ACRES
- COMMUNITY COMMERCIAL 70 ACRES
- REGIONAL COMMERCIAL 240 ACRES
- SPECIAL USE COMMERCIAL 100 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK 848 ACRES
- LIGHT INDUSTRIAL 560 ACRES
- INDUSTRIAL 280 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK (TAXIWAY ACCESS) 440 ACRES
- AEROSPACE INDUSTRY (FBO) 297 ACRES
- PUBLIC / SEMI-PUBLIC FACILITIES 470 ACRES
- PARKS AND OPEN SPACE 500 ACRES
- TRANSITIONAL OVERLAY ZONE (TO ANY COMMERCIAL USE) 220 ACRES
- STUDY AREA BOUNDARY AND AIRPORT OVERLAY DISTRICT

EXISTING

EXHIBIT D: CHANDLER AIRPARK AREA PLAN

N

EXHIBIT E: DEVELOPMENT PLAN

Site Data		
Gross Acreage	13.90 AC.	
Net Acreage	12.87 AC.	
Private Open Space	1.08 AC.	8.4%
Common Open Space	2.88 AC.	22.3%
Total Open Space	**3.95 AC.**	**30.8%**
Building Type A (1 Bed / 1 Story)	14 Units	8.6%
Building Type A-D (1 Bed / 1 Story)	40 Units	24.7%
Building Type B (2 Bed / 1 Story)	42 Units	25.9%
Building Type B-D (2 Bed / 1 Story)	12 Units	7.4%
Building Type C (3 Bed / 2 Story)	12 Units	7.4%
Building Type C-D (3 Bed / 2 Story)	20 Units	12.3%
Building Type D (1 Bed / 2 Story)	11 Units	6.8%
Building Type E (2 Bed / 2 Story)	11 Units	6.8%
Total	**162 Units**	**12.59 DU/AC**

N

DEVELOPMENT PLAN

Site Data		
Gross Acreage	13.90 AC.	
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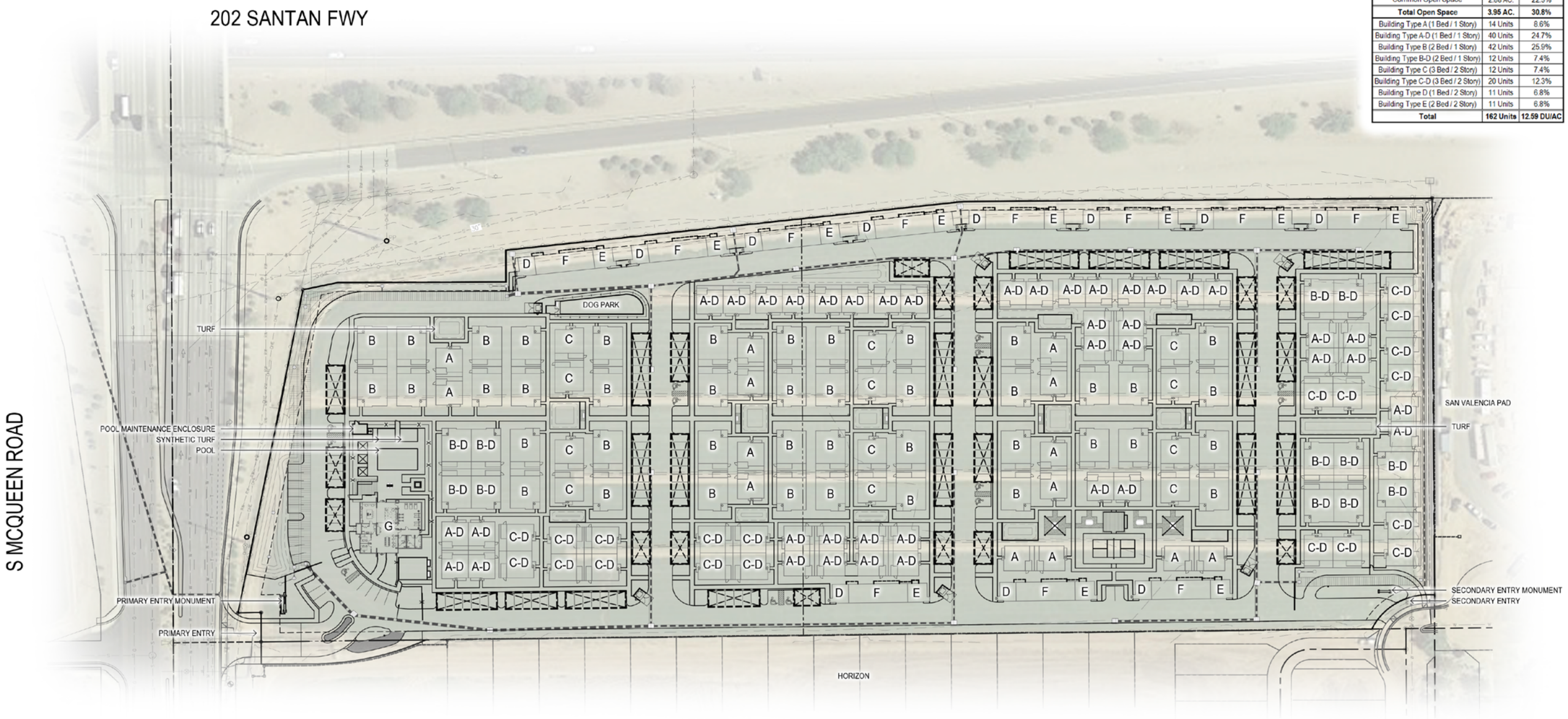
Total	**162 Units**	**12.59 DU/AC**



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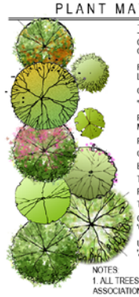
DEVELOPMENT PLAN

N

EXHIBIT F: LANDSCAPE PLAN

PLANT MATERIALS LEGEND



Trees	Size	Height	Width	Caliper
Chitalpa tashkinensis Chitalpa	24" Box	6' Min.	3' Min.	1" Min.
Fraxinus greggii Little Leaf Ash	24" Box	NA	NA	1" Min.
Olea europea 'Wilsonii' Olive	36" Box Multi	8' Min.	5' Min.	
Pistacia lentiscus Mastic Tree	24" Box	NA	NA	1" Min.
Pistacia chinensis Chinese Pistache	24" Box	7' Min.	2.5" Min.	1" Min.
Ebenopsis ebano Texas Ebony	15 gal.	4' Min.	3' Min.	0.5" Min.
Prosopis hybrid Thornless Mesquite	15 gal.			
Quercus virginiana 'Cathedral' Oak	24" Box	7' Min.	3' Min.	1.0"
Ulmus parvifolia 'Allee' Elm	24" Box	7' Min.	3' Min.	1" Min.

NOTES
1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE

Extra Large Shrubs	Size
Bougainvillea 'California Gold' Orange Bougainvillea	5 gal.
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.
Cordia Boissieri Anacahuita	5 gal.
Dodonea viscosa Hopbush	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.
Tecoma sp. 'Sparky' Sparky	5 gal.
Vauquelinia californica Arizona Rosewood	

Large Shrubs	Size
Cassia artemisioides 'Silver' Silver Cassia	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.
Leucophyllum langmaniae Lynn's Legacy Sage	5 gal.
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.
Nerium Oleander 'Little Red' Oleander 'Little Red'	5 gal.
Salvia clevlandi Chaparral Sage	5 gal.

Medium Shrubs	Size
Eremophila glabra spp. carnosa Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal.
Teucrium fruticans Bush Germander	5 gal.

Small Shrubs	Size
Bucca microphylla japonica Green Beauty Boxwood	5 gal.
Guara lindheimeri Pink Guara	1 gal.
Russelia equatiformis Coral Fountain	5 gal.

Groundcovers	Size
Chrysadinia mexicana Damianita	1 gal.
Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Gazania rigens 'Sun Gold' Trailing Yellow Gazania	1 gal.
Lantana montevidensis Purple Trailing Lantana	1 gal.
Lantana sp. 'New Gold' Lantana	1 gal.
Lantana sp. 'New Red' Lantana	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.

Cacti/ Accents	Size
Agave americana 'Marginata' Variegated Century Plant	5 gal.
Agave bovicornuta Cow's Horn	5 gal.
Agave salmiana x ferox Large Leaf Agave	5 gal.
Boutelous gracilis Blond Ambition	1 gal
Dasylirion acrotrichum Green Desert Spoon	5 gal.
Euphorbia antisyphilitica Candelilla	1 gal
Euphorbia rigida Gopher Plant	5 gal.
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.

Cacti/ Accents Cont.	Size
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.
Muhlenbergia rigens Deer Grass	1 gal.
Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	5 gal.
Nolina matapensis Beargrass	5 gal.
Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear	5 gal.
Portulacaria afra minima Dwarf Elephant Food	5 gal.
Yucca baccata Banana Yucca	15 gal.
Yucca pallida Pale Leaf Yucca	5 gal.
Yucca rupicola Twisted Leaf Yucca	5 gal.

Vines	Size
Bougainvillea 'California Gold' Orange Bougainvillea	5 gal
Ficus pumila Creeping Fig	5 gal

Inerts	
No Symbol	Decomposed Granite 2" Depth In All Planting Areas
	Turf - Midiron Sod
	6" Concrete Header
	6" Concrete Header Turndown
	Concrete Turndown

N

EXHIBIT G: OPEN SPACE PLAN

Site Data		
Gross Acreage	13.90 AC.	
Net Acreage	12.87 AC.	
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Building Type C-D (3 Bed / 2 Story)	20 Units	12.3%
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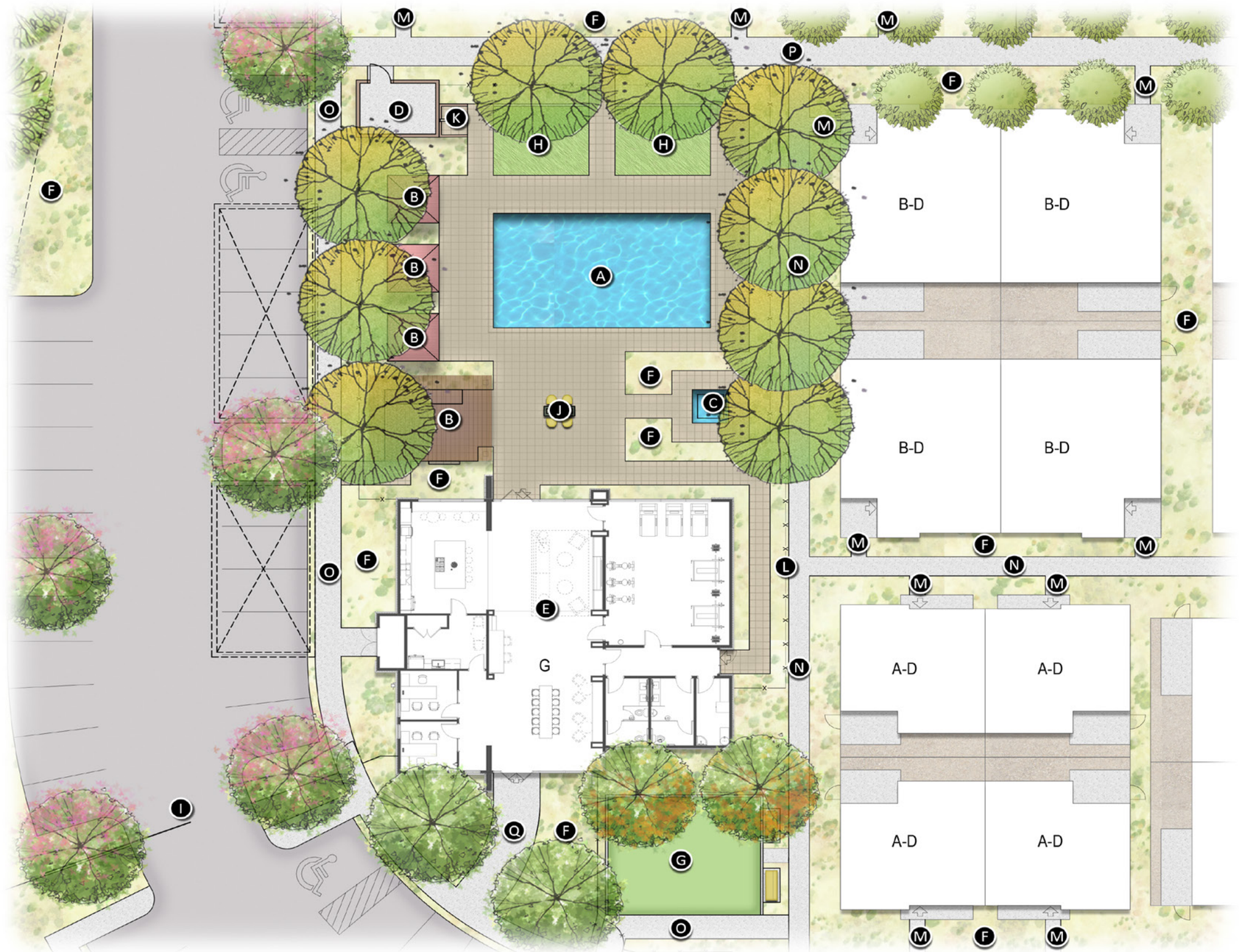
Building Type E (2 Bed / 2 Story)	11 Units	6.8%
Total	**162 Units**	**12.59 DU/AC**

EXHIBIT H: AMENITY PLAN



KEYNOTES

- A POOL
- B SHADE FEATURE
- C SPA
- D POOL EQUIPMENT
- E AMENITY BUILDING
- F PLANTING AREA
- G TURF
- H SYNTHETIC TURF
- I VEHICULAR ENTRY GATE
- J FIRE PIT
- K OUTDOOR SHOWER
- L POOL BARRIER FENCE
- M 3'-0" SIDEWALK
- N 4'-0" SIDEWALK
- O 5'-0" SIDEWALK
- P 6'-0" SIDEWALK
- Q 9'-0" SIDEWALK

N

AMENITY PLAN

KEYNOTES

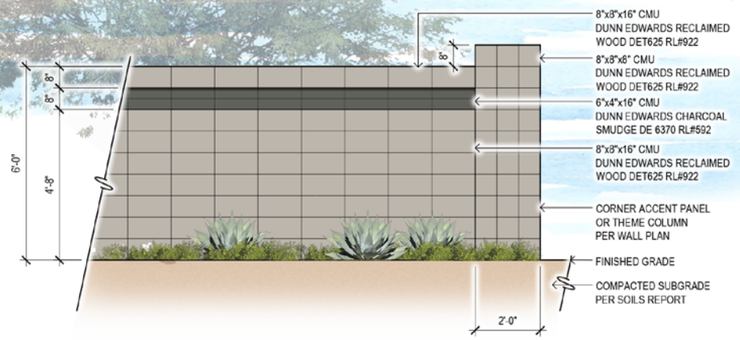
- A PICKLE BALL COURT
- B SHADE FEATURE
- C FESTOON LIGHTS
- D SITE FURNISHING
- E TURF
- F STABILIZED DECOMPOSED GRANITE
- G PLANTING AREA
- H 3'-0" SIDEWALK
- I 4'-0" SIDEWALK
- J 5'-0" SIDEWALK

N

EXHIBIT I: PEDESTRIAN CIRCULATION PLAN

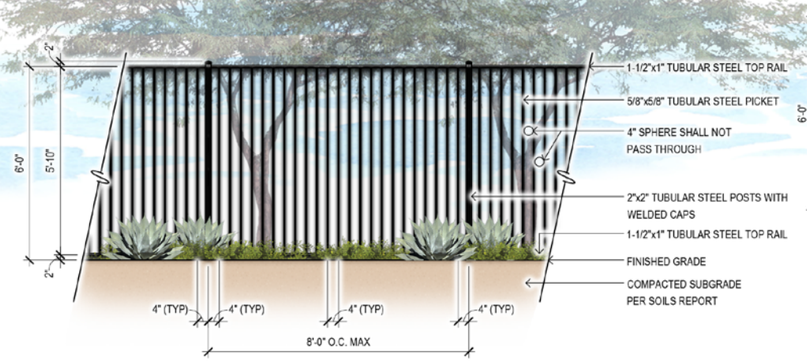
EXHIBIT J: WALL PLAN

EXHIBIT K: WALL DETAILS



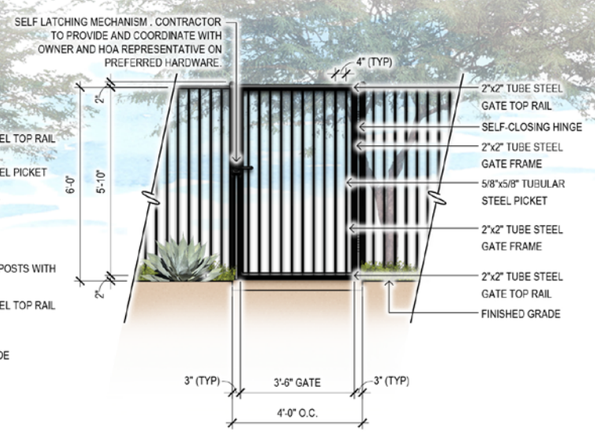
ELEVATION

1 Theme Wall
SCALE:1/2"=1'-0"



ELEVATION

2 Full View Fence
SCALE:1/2"=1'-0"



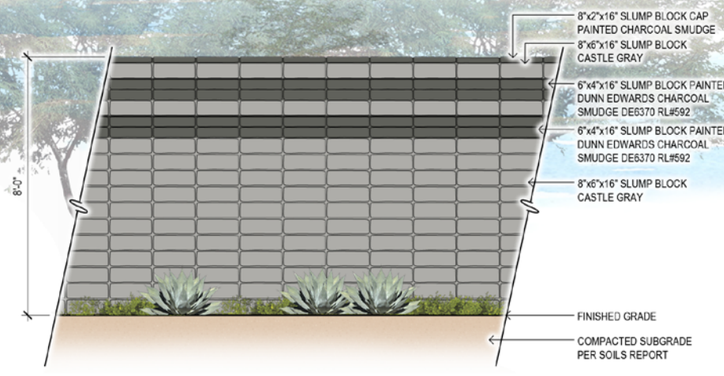
SECTION B

3 Pedestrain Swing Gate
SCALE:1/2"=1'-0"

8"X6"X16" SLUMP BLOCK
STACKED BOND PATTERN
CASTLE GRAY OR APPROVED EQUAL

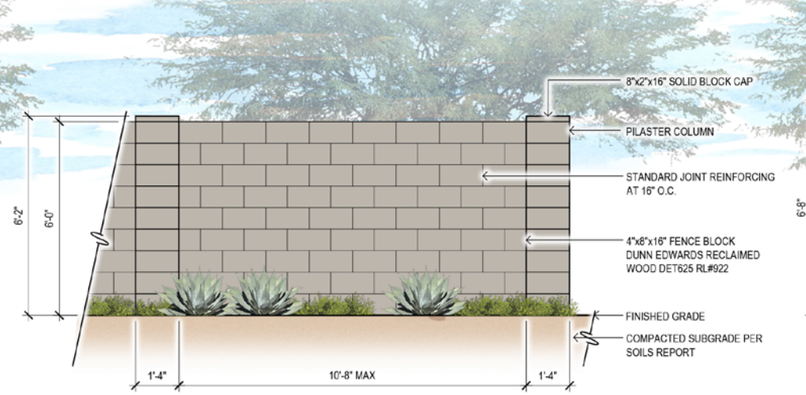
8"X8"X16" CMU
DUNN EDWARDS RECLAIMED WOOD
DET625 RL#922 OR APPROVED EQUAL

6"X4"X16" CMU STACKED BOND PATTERN
DUNN EDWARDS CHARCOAL SMUDGE
DE6370 RL#592 OR APPROVED EQUAL



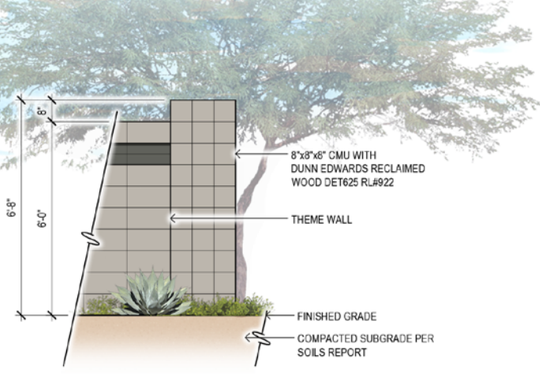
ELEVATION

4 Sound Barrier Wall
SCALE:1/2"=1'-0"



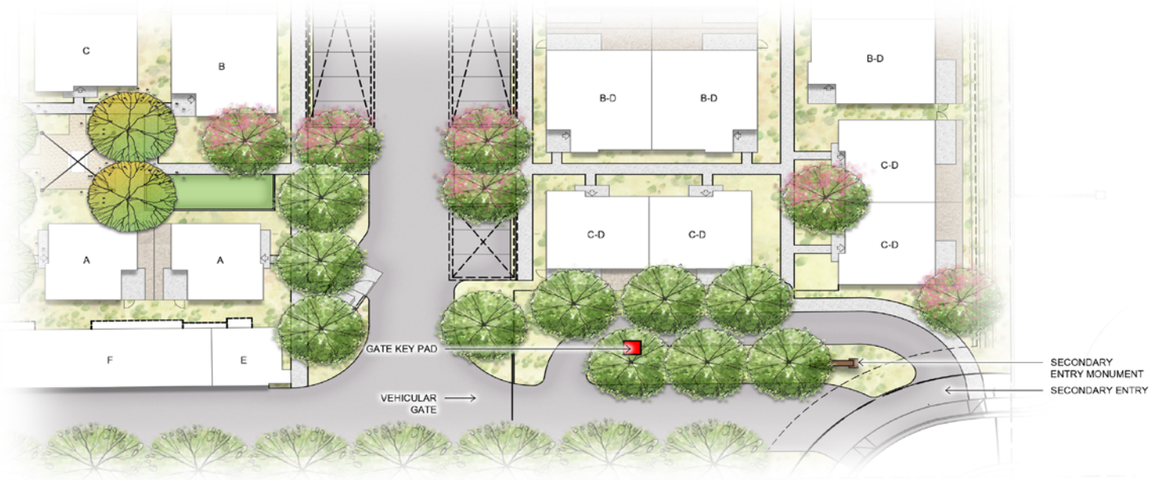
ELEVATION

5 Builder Wall
SCALE:1/2"=1'-0"

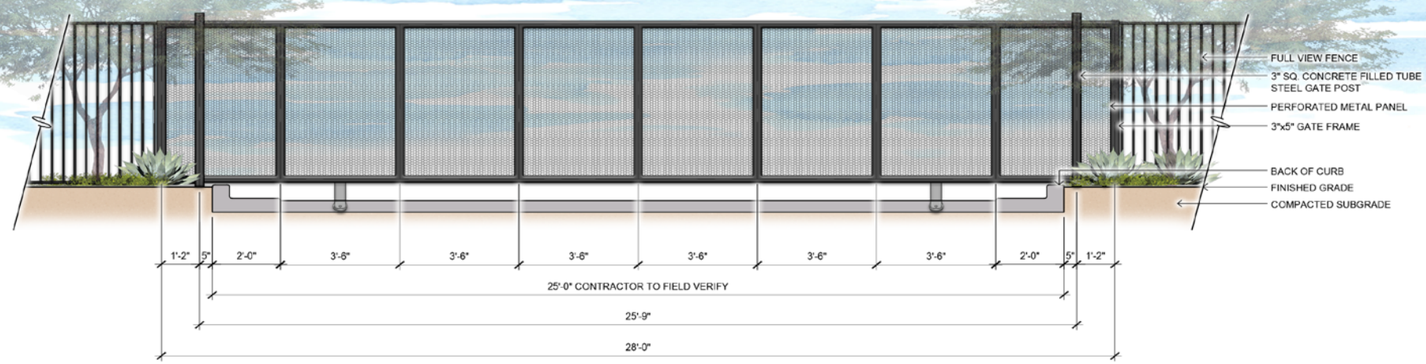


5 Theme Column
SCALE:1/2"=1'-0"

Primary Entry
SCALE: 1"=20'-0"



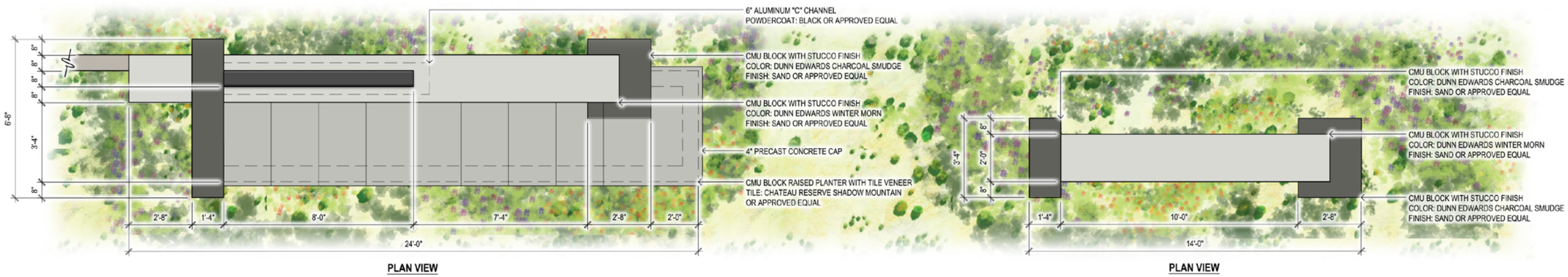
Secondary Entry
SCALE: 1"=20'-0"

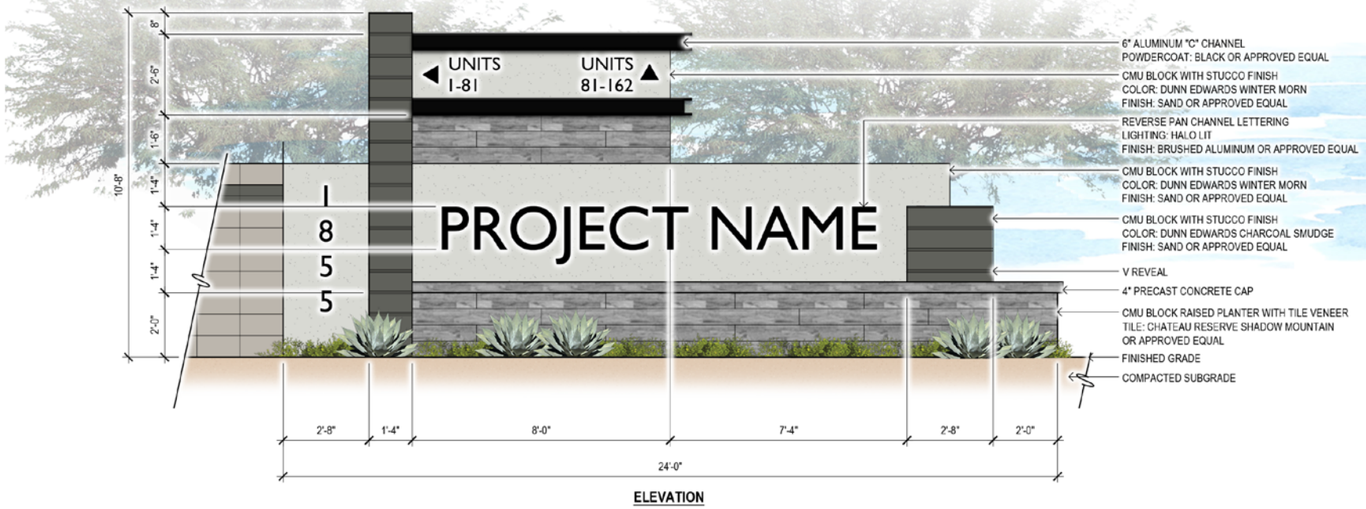


PERFORATED METAL PANEL
OR APPROVED EQUAL

Vehicular Gate
SCALE: 1/2"=1'-0"

EXHIBIT L: ENTRY PLAN & DETAILS





1 Primary Entry Monument
SCALE:1/2"=1'-0"

2 Secondary Entry Monument
SCALE:1/2"=1'-0"

CHATEAU RESERVE SHADOW MOUNTAIN
TILE VENEER OR APPROVED EQUAL

CMU BLOCK WITH STUCCO FINISH
DUNN EDWARDS WINTER MORN
OR APPROVED EQUAL

CMU BLOCK WITH STUCCO FINISH
DUNN EDWARDS CHARCOAL SMUDGE
OR APPROVED EQUAL

EXHIBIT N: AIRCRAFT WARNING SIGN PLAN

"LOW FLYING AIRCRAFT" ADVISORY SIGN

ADVISORY SIGN EXAMPLE

EXHIBIT O: ILLUSTRATIVE RENDERING

ILLUSTRATIVE RENDERING

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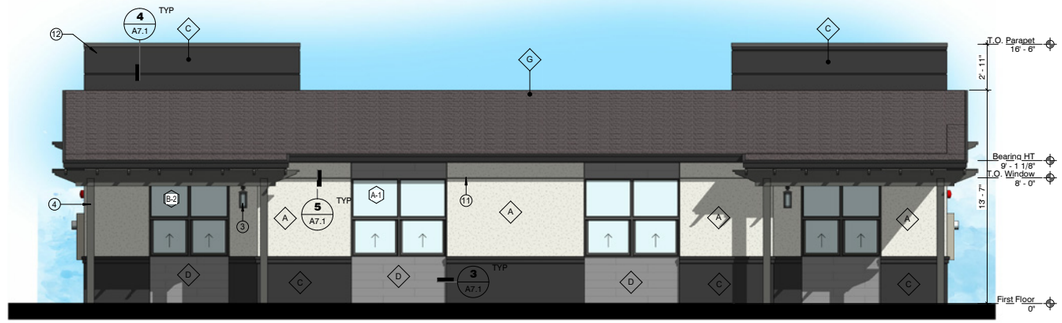
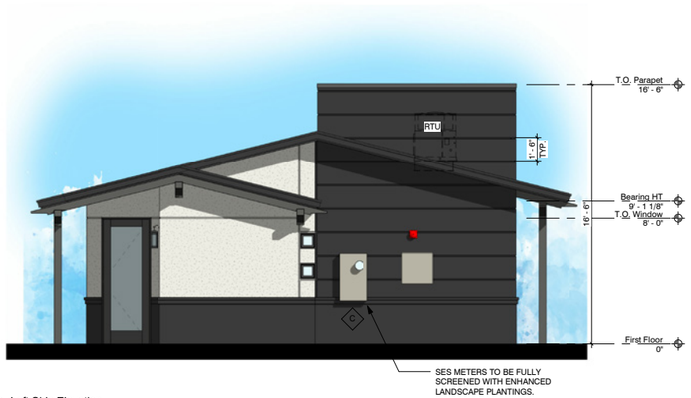
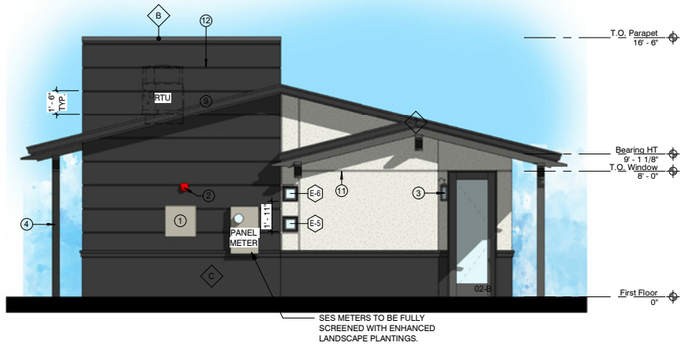


3 Back Elevation
1/4" = 1'-0"



4 Left Side Elevation
1/4" = 1'-0"



2 Right Side Elevation
1/4" = 1'-0"

1 Front Elevation
1/4" = 1'-0"

SHEET KEYED NOTES

1 FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
2 FIRE ALARM BELL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
3 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE, SEE ID, AND ELECTRICAL SHEETS
4 WOOD POST FOR SHADE CANOPY WITH 1X TRIM AT TOP AND BASE CONNECTIONS. SEE STRUCTURAL SHEETS
8 BUILDING ADDRESS SEE ARCHITECTURAL SITE PLAN
9 THICKENED RIGID INSULATION ADDITIONAL 1-1/2" TYP WITH HORIZONTAL V REVEAL TYP
11 STUCCO CONTROL JOINT SEE 5/A7.1
12 STUCCO V REVEL SEE 4/A7.1
14 LINE OF ROOF BEYOND

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
t:480.948.9766
f:480.948.9211

FINISH SCHEDULE EXTERIOR

MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR42 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

EXTERIOR ELEVATION GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0'

COC REQUIRED NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(E)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(E)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

REGISTERED ARCHITECT
CERTIFICATE
35529
LANCE D. BAKER
ARIZONA U.S.A.
EXP. 12/31/2021

REVISIONS

Phase: PDP
Drawn By: NYK
Reviewd By: LDB
SDI Project No: 4014
Date: 2020-10-22
Sheet:

A3.1

EXTERIOR ELEVATIONS
UNIT TYPE A-DUPLEX

EXHIBIT P: ELEVATIONS & FLOOR PLANS

XXXX

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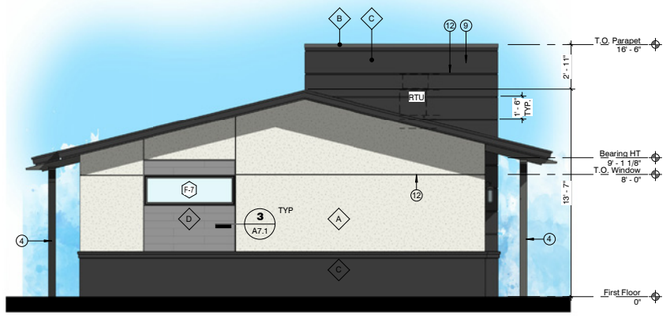
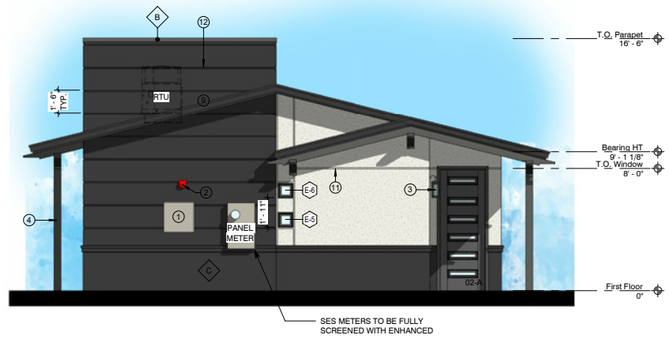
3 Back Elevation
1/4" = 1'-0"



4 Left Side Elevation
1/4" = 1'-0"



2 Right Side Elevation
1/4" = 1'-0"

1 Front Elevation
1/4" = 1'-0"

SHEET KEYED NOTES

1 FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL. AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
2 FIRE ALARM BELL. AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
3 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE, SEE ID, AND ELECTRICAL SHEETS
4 WOOD POST FOR SHADE CANOPY WITH 1X TRIM AT TOP AND BASE CONNECTIONS, SEE STRUCTURAL SHEETS
8 BUILDING ADDRESS SEE ARCHITECTURAL SITE PLAN
9 THICKENED RIGID INSULATION ADDITIONAL 1-1/2" TYP WITH HORIZONTAL V REVEAL TYP
11 STUCCO CONTROL JOINT SEE 5/A7.1
12 STUCCO V REVEL SEE 4/A7.1
14 LINE OF ROOF BEYOND
00
20

FINISH SCHEDULE EXTERIOR

MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR42 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

EXTERIOR ELEVATION GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0"

COC REQUIRED NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

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REVISIONS

Phase: PDP
Drawn By: BLB
Reviewd By: LDB
SDI Project No: 4014
Date: 2020-07-28
Sheet:

A3.1
EXTERIOR ELEVATIONS
UNIT TYPE A

ELEVATIONS & FLOOR PLANS

XXXX
XXXX

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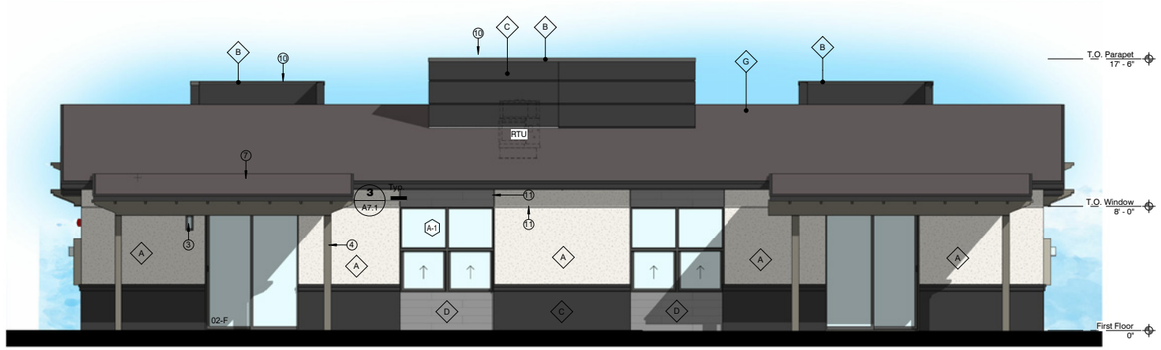
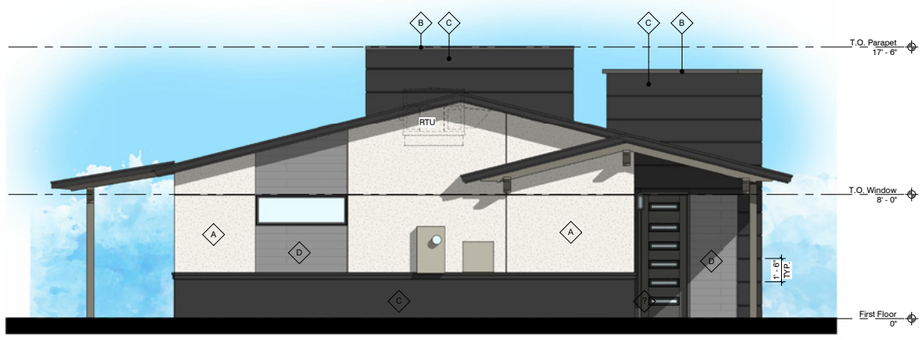


3 Back Elevation
1/4" = 1'-0"



4 Left Side Elevation
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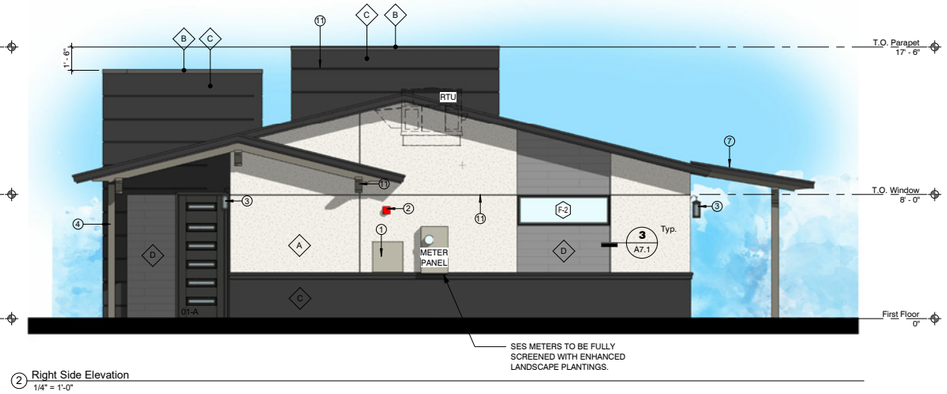

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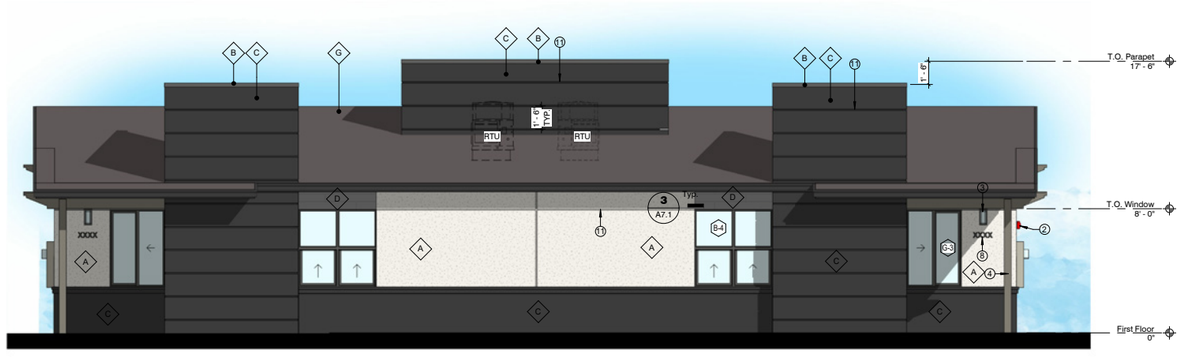

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SHEET KEYED NOTES

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7 SHADE CANOPY SLOPE AWAY FROM BUILDING (MIN. 1/4" / 12")
8 BUILDING ADDRESS SEE ARCHITECTURAL SITE PLAN
10 PRE-FINISHED METAL PARAPET CAP TYPICAL
11 STUCCO CONTROL JOINT SEE 5/A7.1

FINISH SCHEDULE EXTERIOR

MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE -SMOOTH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR42 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

EXTERIOR ELEVATION GENERAL NOTES

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2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0'

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1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
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REGISTERED ARCHITECT
CERTIFICATE
35029
LANCE D. BAKER
ARIZONA U.S.A.
EXP. 12/31/2021

REVISIONS

Phase: PDP
Drawn By: NYK
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-10-22
Sheet:

A3.3

EXTERIOR ELEVATIONS
UNIT TYPE B DUPLEX

ELEVATIONS & FLOOR PLANS

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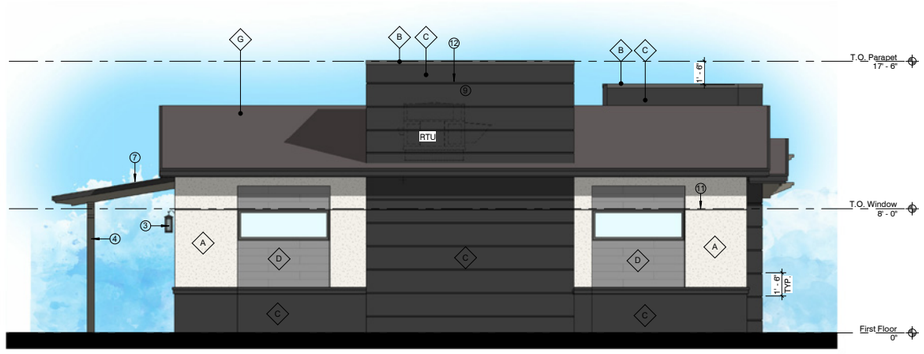
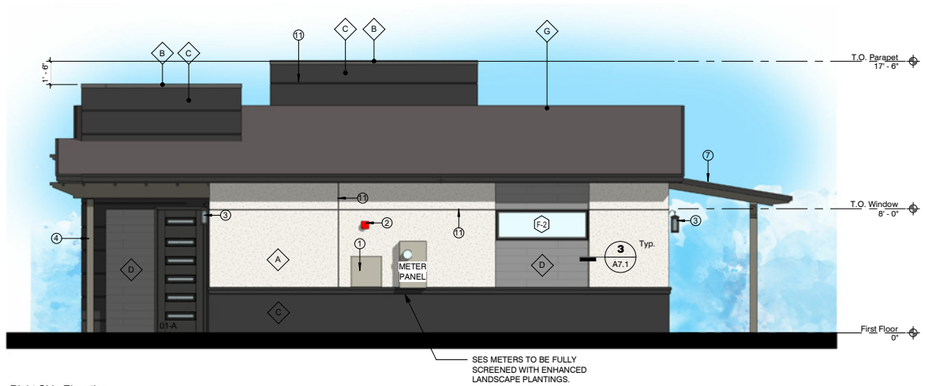


4 Left Side Elevation
1/4" = 1'-0"



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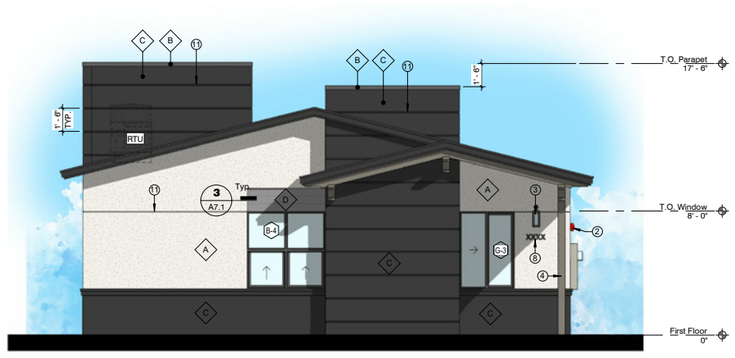

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10 PRE-FINISHED METAL PARAPET CAP TYPICAL
11 STUCCO CONTROL JOINT SEE 5/A7.1
12 STUCCO V REVEL SEE 4/A7.1

FINISH SCHEDULE EXTERIOR

MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR42 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

EXTERIOR ELEVATION GENERAL NOTES

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REGISTERED ARCHITECT
35529
LANCE D. BAKER
EXP. 12/31/2021

REVISIONS

Phase: PDP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-07-28
Sheet:

A3.3
EXTERIOR ELEVATIONS
UNIT TYPE B

ELEVATIONS & FLOOR PLANS

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FINISH SCHEDULE EXTERIOR

MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR42 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	
F	GLAZING	TBD	CLEAR LOW-E	
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SHEET KEYED NOTES

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3 Rear Elevation
1/4" = 1'-0"

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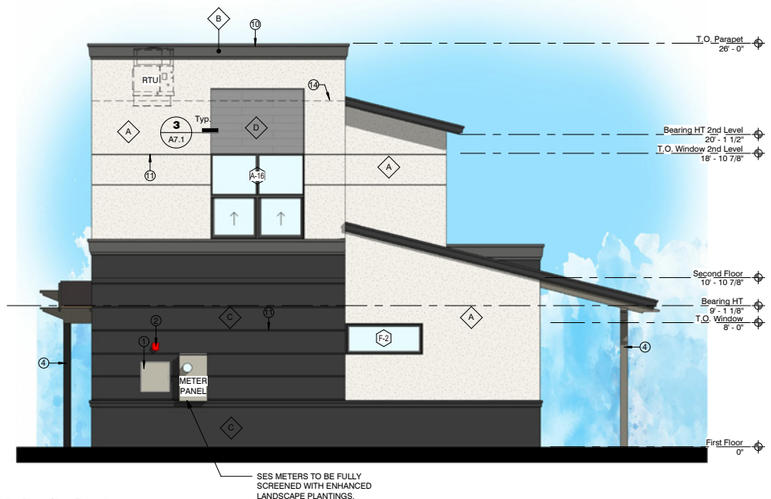

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REVISIONS

Phase:	PDP
Drawn By:	NYK
Reviewd By:	LDB
SDI Project No:	4014
Date:	2020-10-23
Sheet:	**A3.5**

EXTERIOR ELEVATIONS
UNIT TYPE C DUPLEX

ELEVATIONS & FLOOR PLANS

XXXX

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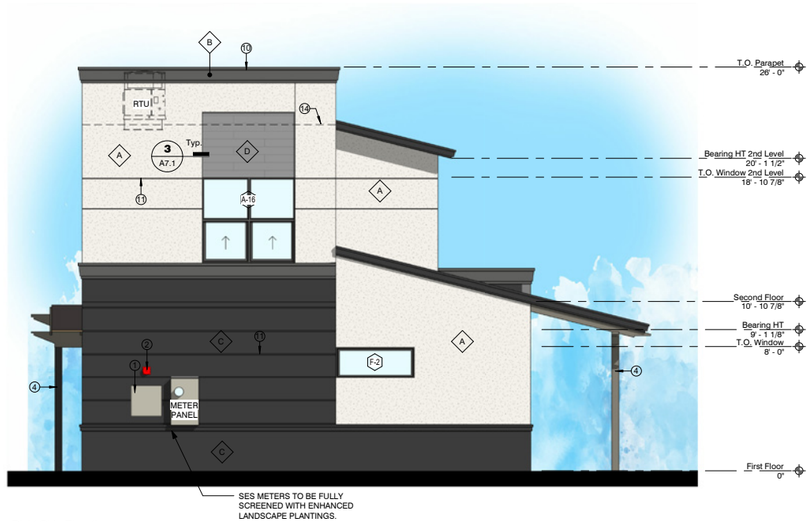

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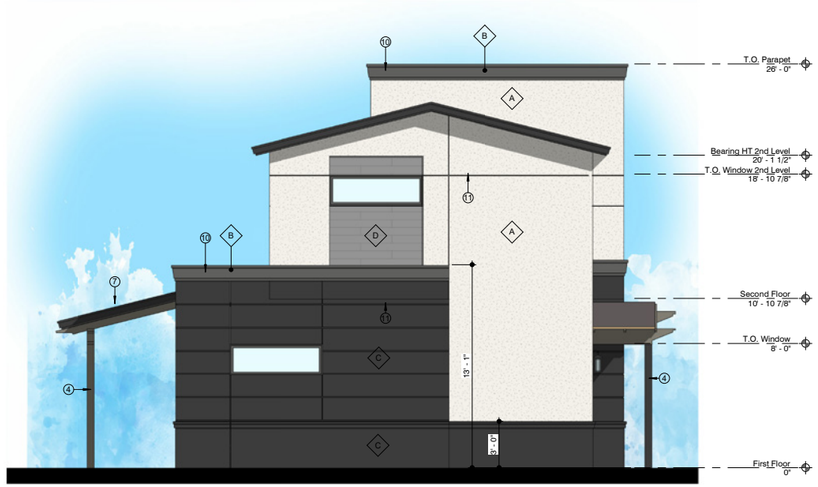

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14 LINE OF ROOF BEYOND

FINISH SCHEDULE EXTERIOR

MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
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2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(E)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(E)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

SYNECTIC DESIGN
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REGISTERED ARCHITECT
35529
LANCE D. BAKER
ARIZONA, U.S.A.
EXP. 12/31/2021

REVISIONS

Phase: PDP
Drawn By: BLB
Reviewd By: LDB
SDI Project No: 4014
Date: 2020-07-28
Sheet:

A3.5
EXTERIOR ELEVATIONS
UNIT TYPE C

ELEVATIONS & FLOOR PLANS

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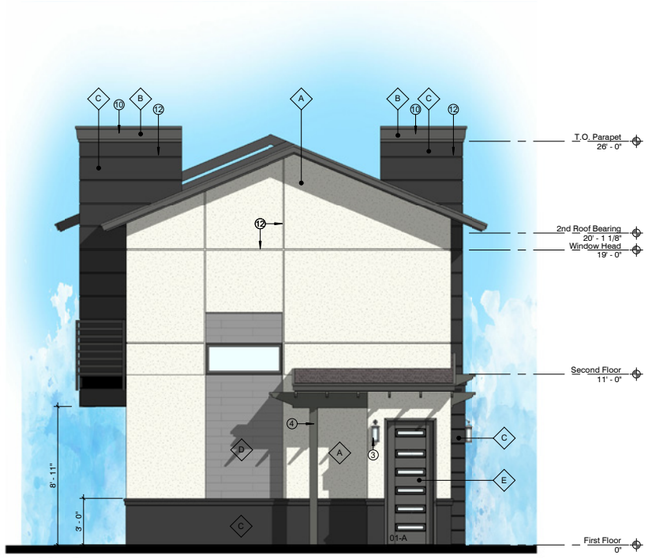


2 Left Side Elevation
1/4" = 1'-0"

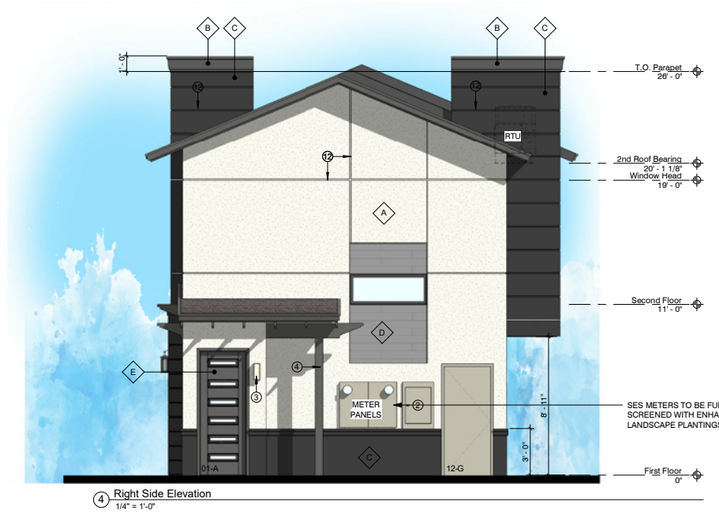
FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR42 - 6" x 48"	
E	DOORS AND WINDOWS	DE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

EXTERIOR ELEVATION GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0'
3. TEMPERED GLAZING PANELS AT LOCATIONS INDICATED WITH T*

COC REQUIRED NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



4 Right Side Elevation
1/4" = 1'-0"

1 Front Elevation
1/4" = 1'-0"

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
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SHEET KEYED NOTES

2 FIRE ALARM PANEL (DEFERRED SUBMITTAL)
3 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE, SEE ID, AND ELECTRICAL SHEETS
4 STEEL COLUMN FOR SHADE CANOPY, SEE STRUCTURAL SHEETS
10 PRE-FINISHED METAL PARAPET CAP TYPICAL
12 STUCCO V REVEL SEE 4/A7.1

REGISTERED ARCHITECT
LANCE D. BAKER
35529
LANCE D. BAKER
ARIZONA, U.S.A.
EXP. 12/31/2021

REVISIONS

Phase:	PDP
Drawn By:	BLB
Reviewd By:	LDB
SDI Project No:	4014
Date:	2020-07-28
Sheet:	**A3.7**

EXTERIOR ELEVATIONS
UNIT TYPE D

ELEVATIONS & FLOOR PLANS

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SHEET KEYED NOTES

3 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE, SEE ID, AND ELECTRICAL SHEETS
10 PRE-FINISHED METAL PARAPET CAP TYPICAL
12 STUCCO V REVEL SEE 4/A7.1

SYNECTIC DESIGN
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FINISH SCHEDULE EXTERIOR

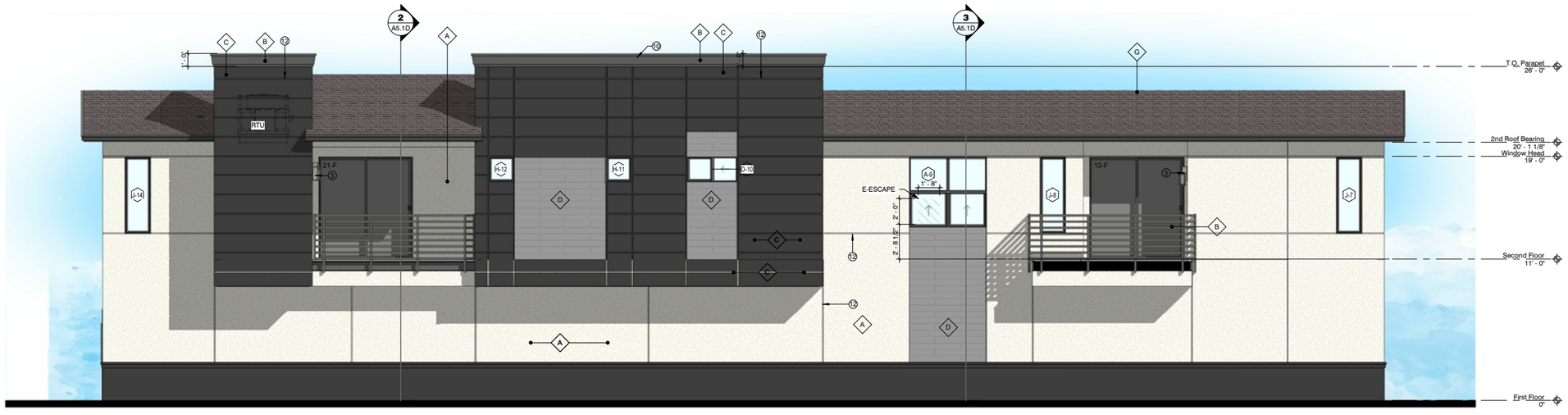
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR42 - 6" x 48"	
E	DOORS AND WINDOWS	DE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

EXTERIOR ELEVATION GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0'
3. TEMPERED GLAZING PANELS AT LOCATIONS INDICATED WITH T*

COC REQUIRED NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



1 Rear Elevation
1/4" = 1'-0"

REGISTERED ARCHITECT
CERTIFICATE
35229
LANCE D. BAKER
EXP. 12/31/2021

REVISIONS

Phase:	PDP
Drawn By:	BLB
Reviewd By:	LDB
SDI Project No:	4014
Date:	2020-07-28

Sheet:

A3.8

EXTERIOR ELEVATIONS
UNIT TYPE D

ELEVATIONS & FLOOR PLANS

XXXX

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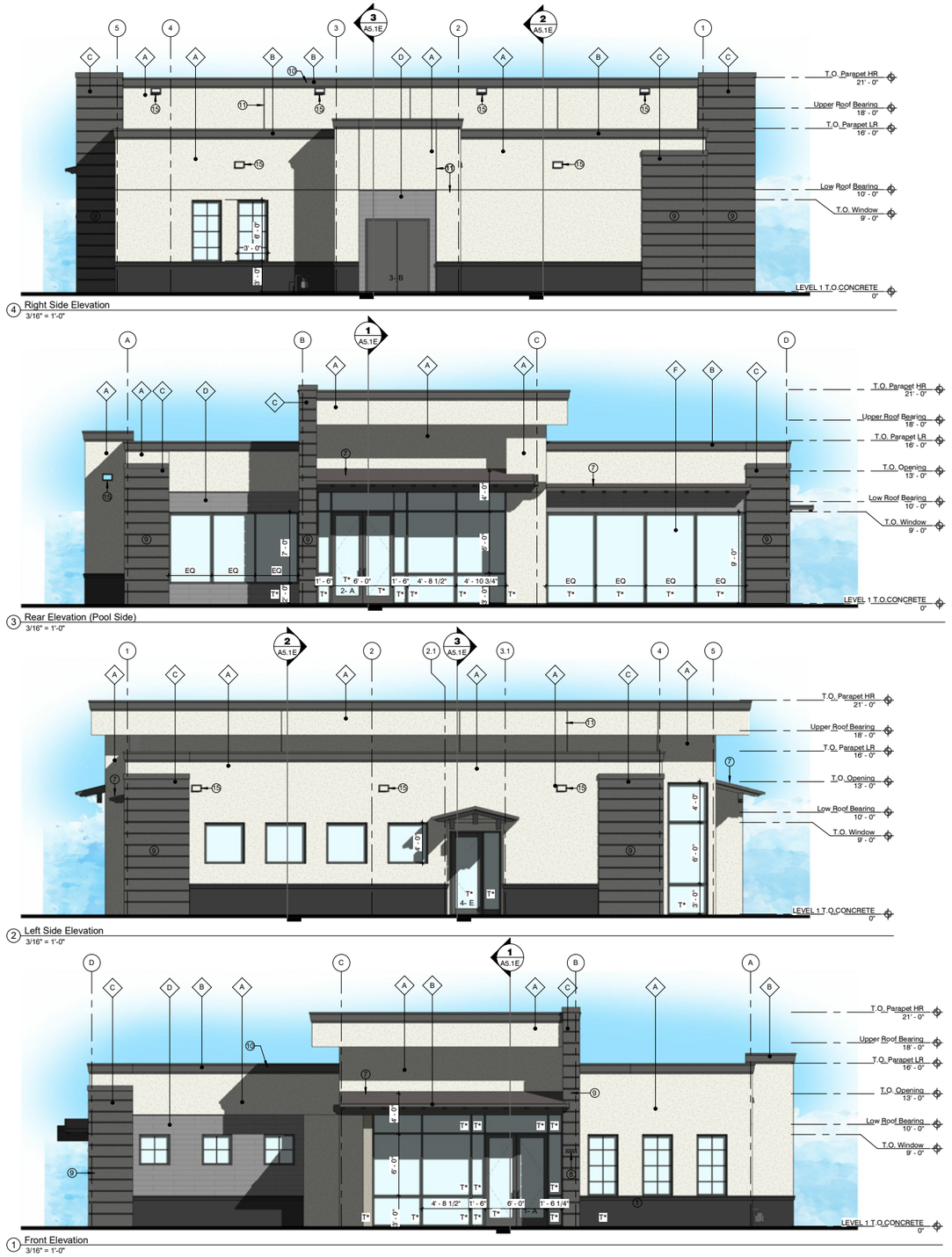

SHEET KEYED NOTES

1 FIRE DEPARTMENT CONNECTION F.D.C.
7 SHADE CANOPY SLOPE AWAY FROM BUILDING (MIN. 1/4" / 12")
8 BUILDING ADDRESS SEE ARCHITECTURAL SITE PLAN
9 THICKEND RIGID INSULATION ADDITIONAL 1-1/2" WITH HORIZONTAIL V REVEAL TYP
10 PRE-FINISHED METAL PARAPET CAP TYPICAL
11 STUCCO CONTROL JOINT SEE 5/A7.1
15 OVERFLOW SCUPPER. MATCH FINISH TO METAL PARAPET CAP

FINISH SCHEDULE EXTERIOR

MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASICA	TBD	METAL WOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR42 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370	
F	GLAZING	TBD	CLEAR LOW-E	

EXTERIOR ELEVATION GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0"
3. SEE SHEET A7.1E FOR TYPICAL STOREFRONT DETAILS
4. TEMPERED GLAZING PANELS AT LOCATIONS INDICATED WITH T*

COC REQUIRED NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

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ELEVATIONS & FLOOR PLANS

Elux at McQueen
1855 S McQueen Rd
Chandler, AZ 85286

REGISTERED ARCHITECT
35529
LANCE D. BAKER
EXP. 12/31/2021

REVISIONS

Phase: PDP
Drawn By: BLB
Reviewd By: LDB
SDI Project No: 4014
Date: 2020-07-28
Sheet:

A3.9
EXTERIOR ELEVATIONS TYPE G

XXXX

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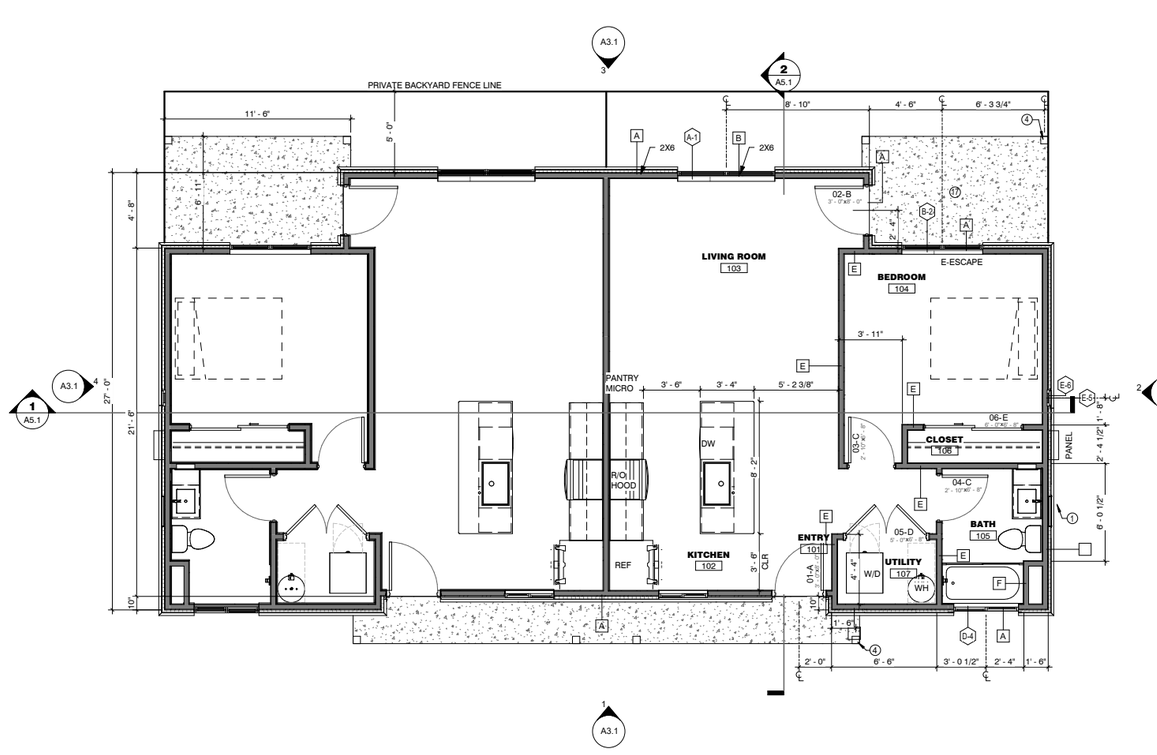
SHEET KEYED NOTES

1 FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL

4 WOOD POST FOR SHADE CANOPY WITH 1X TRIM AT TOP AND BASE CONNECTIONS, SEE STRUCTURAL SHEETS

17 4" CONCRETE SLAB WITH THICKENED EDGE OVER 4" A.B.C. SLOPE 1/8" / 12" AWAY FOR BUILDING BROOM FINISH PERPENDICULAR TO SLOPE, SEE STRUCTURAL, AND CIVIL SHEETS

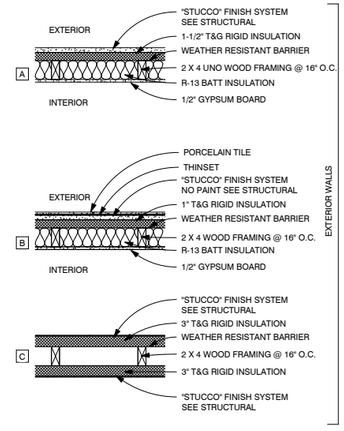


1 Floor Plan
1/4" = 1'-0"

GENRAL PLAN NOTES:

1. SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES, AND ADDITON INFORMATION AS NOTED.
2. SEE SHEET A8.1 FOR DOOR AND WINDOW TYPE, SIZE, AND ADDITIONAL INFORMATION
3. METER - ELECTRICAL METER (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
4. PANEL - ELECTRICAL DISTRIBUTION PANEL (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
5. RTU - ROOF TOP HVAC UNIT CURB MOUNTED SCREENED BY PARAPET OR ATTACHED PRE-MANUFACTURED SCREEN, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
6. WH - ELECTRIC WATER HEATER, SEE ID, PLUMBING AND ELECTRICAL SHEETS
7. REF - REFRIGERATOR, SEE ID SHEETS
8. R/O HOOD - LISTED AND APPROVED RANGE TOP/OVEN AND HOOD EXHAUST VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL AND ELECTRICAL SHEETS
9. MICRO - MICROWAVE, SEE ID SHEETS
10. DW - DISHWASHER, SEE ID SHEETS
11. UC REF - REFRIGERATOR UNDERCOUNTER, SEE ID SHEETS
12. W/D - WASHER / DRYER ELECTRIC STACKED, VENT DRYER DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
13. W - WASHER SEE ID, PLUMBING AND ELECTRICAL SHEETS
14. D - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
15. KITCHEN SINK TO BE UNDERMOUNT DISPOSAL AIR SWITCH ACTIVATED, SEE ID AND PLUMBING DRAWINGS
16. COUNTERTOPS TO BE SOLID SURFACE OR SIMILAR NON-ABSORBENT MATERIAL, SEE ID SHEETS
17. UPPER CABINET(S) LOCATIONS, SEE ID SHEETS
18. BASE CABINET(S) LOCATIONS, SEE ID SHEETS
19. CLOSET SHELF, ROD AND OR BUILT-IN SHELVING, SEE ID, SHEETS
20. RECESSED MEDICINE CABINET LOCATIONS, SEE ID, SHEETS
21. MIRROR LOCATIONS, SEE ID, SHEETS
22. BATHTUB WITH SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT, SEE ID, AND PLUMBING SHEETS
23. SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT, SLIDING GLASS BYPASS SHOWER DOOR WITH TEMPERED GLASS, SEE ID, AND PLUMBING SHEETS
24. SMOKE DETECTORS LOCATIONS, SEE ELECTRICAL SHEETS
25. WALL MOUNTED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
26. RECESSED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
27. CEILING FAN AT EACH BEDROOM AND LIVING ROOM, PROVIDE REQUIRED BRACING, SEE ID, AND ELECTRICAL SHEETS

WALL TYPE ASSEMBLIES



WALL TYPES INDICATED ON THESE PLANS TO BE WALL TYPE 1A AT LOCATIONS INDICATED ON SHEETS A1.11 AND A1.12 FSD AND FIRE RATED PLAN

WALL NOTES:

1 USE 5/8" TYPE X GYPSUM BOARD @ INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS
2 USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
3 USE 1/2" CEMENT BOARD UNDER CERAMIC TILE AND ALL INTERIOR STONE/BRICK VENEERS
4 PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES
5 PROVIDE FULL DEPTH THERMAL INSULATION IN FURRING @ EXTERIOR WALLS. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP
6 OWNER OPTION PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS
7 ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE IF ON CONCRETE

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REGISTERED ARCHITECT
CERTIFICATE
LANCE D. BAKER
35529
LANCE D. BAKER
Date Signed 10/22/20
ARIZONA, U.S.A.
EXP. 12/31/2021

REVISIONS

Phase: PDP
Drawn By: BLB
Reviewd By: LDB
SDI Project No: 4014
Date: 2020-10-22
Sheet:

A2.1

FLOOR PLAN
UNIT TYPE A

ELEVATIONS & FLOOR PLANS

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SHEET KEYED NOTES

1 FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL

4 WOOD POST FOR SHADE CANOPY WITH 1X TRIM AT TOP AND BASE CONNECTIONS, SEE STRUCTURAL SHEETS

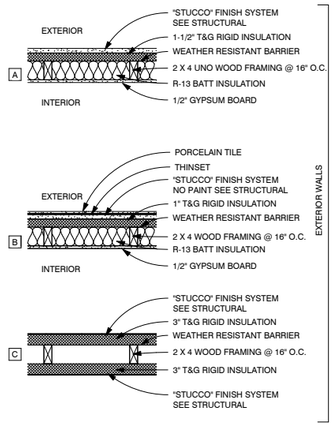
17 4" CONCRETE SLAB WITH THICKENED EDGE OVER 4" A.B.C. SLOPE 1/8" / 12" AWAY FOR BUILDING BROOM FINISH PERPENDICULAR TO SLOPE, SEE STRUCTURAL, AND CIVIL SHEETS

GENRAL PLAN NOTES:

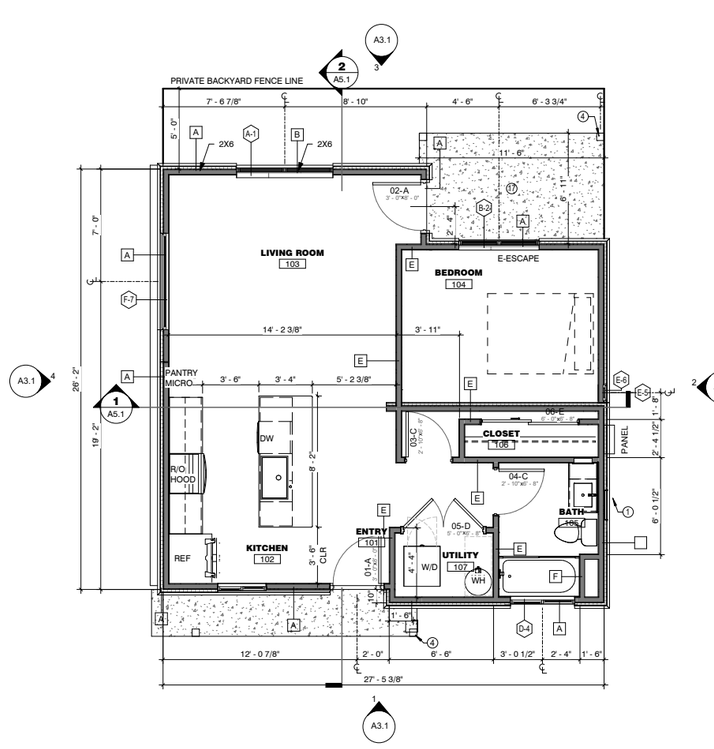
1. SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES, AND ADDITON INFORMATION AS NOTED.
2. SEE SHEET A8.1 FOR DOOR AND WINDOW TYPE, SIZE, AND ADDITIONAL INFORMATION
3. METER - ELECTRICAL METER (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
4. PANEL - ELECTRICAL DISTRIBUTION PANEL (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
5. RTU - ROOF TOP HVAC UNIT CURB MOUNTED SCREENED BY PARAPET OR ATTACHED PRE-MANUFACTURED SCREEN, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
6. WH - ELECTRIC WATER HEATER, SEE ID, PLUMBING AND ELECTRICAL SHEETS
7. REF - REFRIGERATOR, SEE ID SHEETS
8. R/O HOOD - LISTED AND APPROVED RANGE TOP/OVEN AND HOOD EXHAUST VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL AND ELECTRICAL SHEETS
9. MICRO - MICROWAVE, SEE ID SHEETS
10. DW - DISHWASHER, SEE ID SHEETS
11. U/C REF - REFRIGERATOR UNDERCOUNTER, SEE ID SHEETS
12. W/D - WASHER / DRYER ELECTRIC STACKED, VENT DRYER DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
13. W - WASHER SEE ID, PLUMBING AND ELECTRICAL SHEETS
14. D - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
15. KITCHEN SINK TO BE UNDERMOUNT DISPOSAL AIR SWITCH ACTIVATED, SEE ID AND PLUMBING DRAWINGS
16. COUNTERTOPS TO BE SOLID SURFACE OR SIMILAR NON-ABSORBENT MATERIAL, SEE ID SHEETS
17. UPPER CABINET(S) LOCATIONS, SEE ID SHEETS
18. BASE CABINET(S) LOCATIONS, SEE ID SHEETS
19. CLOSET SHELF, ROD AND OR BUILT-IN SHELVING, SEE ID, SHEETS
20. RECESSED MEDICINE CABINET LOCATIONS, SEE ID, SHEETS
21. MIRROR LOCATIONS, SEE ID, SHEETS
22. BATHTUB WITH SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT, SEE ID, AND PLUMBING SHEETS
23. SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT. SLIDING GLASS BYPASS SHOWER DOOR WITH TEMPERED GLASS, SEE ID, AND PLUMBING SHEETS
24. SMOKE DETECTORS LOCATIONS, SEE ELECTRICAL SHEETS
25. WALL MOUNTED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
26. RECESSED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
27. CEILING FAN AT EACH BEDROOM AND LIVING ROOM. PROVIDE REQUIRED BRACING, SEE ID, AND ELECTRICAL SHEETS

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
t:480.948.9766
f:480.948.9211

WALL TYPE ASSEMBLIES



WALL TYPES INDICATED ON THESE PLANS TO BE WALL TYPE 1A AT LOCATIONS INDICATED ON SHEETS A1.11 AND A1.12 FSD AND FIRE RATED PLAN



1 Floor Plan
1/4" = 1'-0"

WALL NOTES:

1 USE 5/8" TYPE X GYPSUM BOARD @ INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS
2 USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
3 USE 1/2" CEMENT BOARD UNDER CERAMIC TILE AND ALL INTERIOR STONE/BRICK VENEERS
4 PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES
5 PROVIDE FULL DEPTH THERMAL INSULATION IN FURRING @ EXTERIOR WALLS. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP
6 OWNER OPTION PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS
7 ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE IF ON CONCRETE

REVISIONS

Phase: PDP
Drawn By: BLB
Reviewd By: LDB
SDI Project No: 4014
Date: 2020-07-28
Sheet:

A2.1

FLOOR PLAN
UNIT TYPE A

ELEVATIONS & FLOOR PLANS

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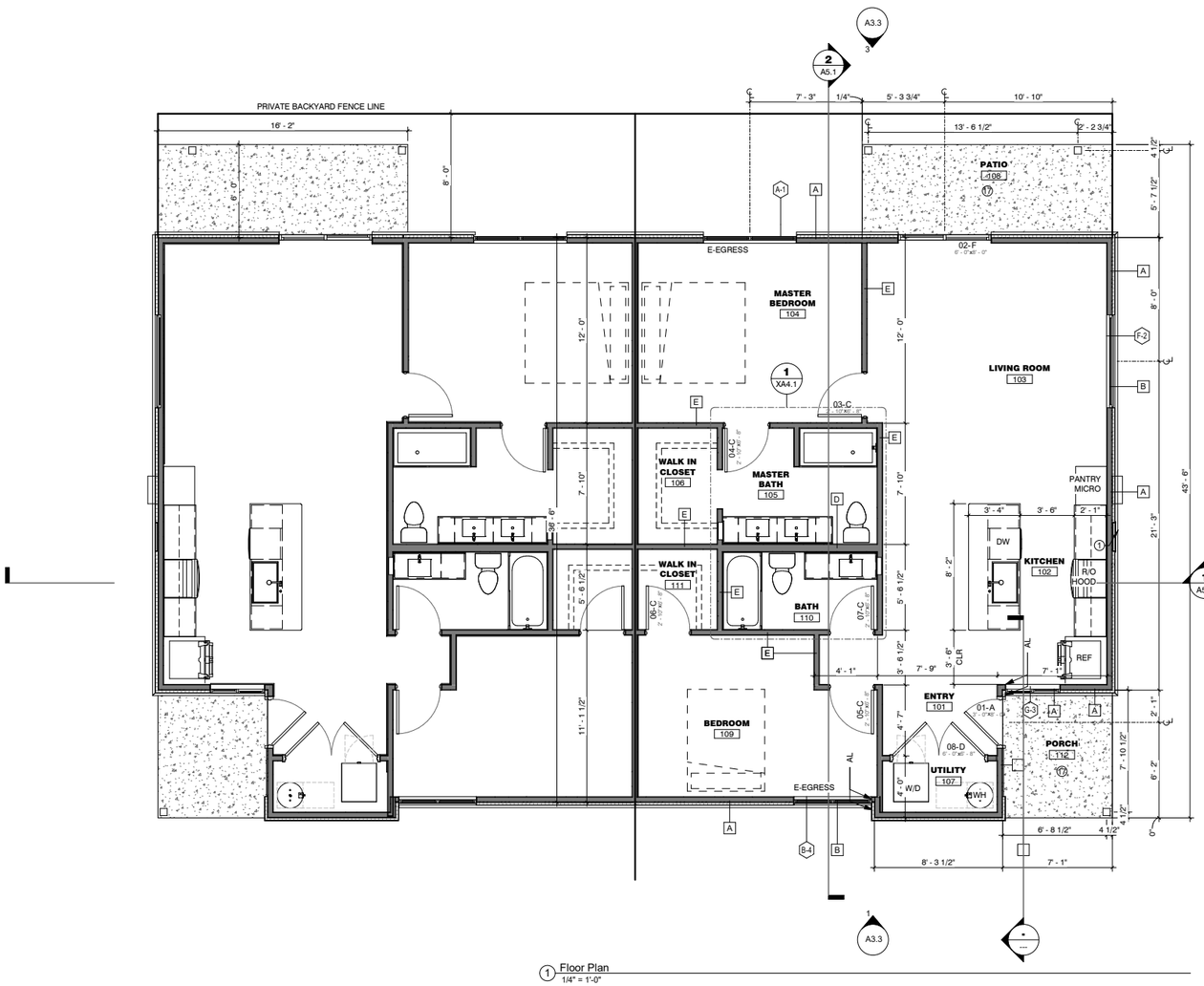
SHEET KEYED NOTES

1 FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL

17 4" CONCRETE SLAB WITH THICKENED EDGE OVER 4" A.B.C. SLOPE 1/8" / 12" AWAY FOR BUILDING BROOM FINISH PERPENDICULAR TO SLOPE, SEE STRUCTURAL, AND CIVIL SHEETS



1 Floor Plan
1/4" = 1'-0"

GENRAL PLAN NOTES:

1. SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES, AND ADDITON INFORMATION AS NOTED.
2. SEE SHEET A8.1 FOR DOOR AND WINDOW TYPE, SIZE, AND ADDITIONAL INFORMATION
3. METER - ELECTRICAL METER (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
4. PANEL - ELECTRICAL DISTRIBUTION PANEL (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
5. RTU - ROOF TOP HVAC UNIT CURB MOUNTED SCREENED BY PARAPET OR ATTACHED PRE-MANUFACTURED SCREEN, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
6. WH - ELECTRIC WATER HEATER, SEE ID, PLUMBING AND ELECTRICAL SHEETS
7. REF - REFRIGERATOR, SEE ID SHEETS
8. R/O HOOD - LISTED AND APPROVED RANGE TOP/OVEN AND HOOD EXHAUST VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL AND ELECTRICAL SHEETS
9. MICRO - MICROWAVE, SEE ID SHEETS
10. DW - DISHWASHER, SEE ID SHEETS
11. UC REF - REFRIGERATOR UNDERCOUNTER, SEE ID SHEETS
12. W/D - WASHER / DRYER ELECTRIC STACKED, VENT DRYER DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
13. W - WASHER SEE ID, PLUMBING AND ELECTRICAL SHEETS
14. D - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
15. KITCHEN SINK TO BE UNDERMOUNT DISPOSAL AIR SWITCH ACTIVATED, SEE ID AND PLUMBING DRAWINGS
16. COUNTERTOPS TO BE SOLID SURFACE OR SIMILAR NON-ABSORBENT MATERIAL, SEE ID SHEETS
17. UPPER CABINET(S) LOCATIONS, SEE ID SHEETS
18. BASE CABINET(S) LOCATIONS, SEE ID SHEETS
19. CLOSET SHELF, ROD AND OR BUILT-IN SHELVING, SEE ID, SHEETS
20. RECESSED MEDICINE CABINET LOCATIONS, SEE ID, SHEETS
21. MIRROR LOCATIONS, SEE ID, SHEETS
22. BATHTUB WITH SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT, SEE ID, AND PLUMBING SHEETS
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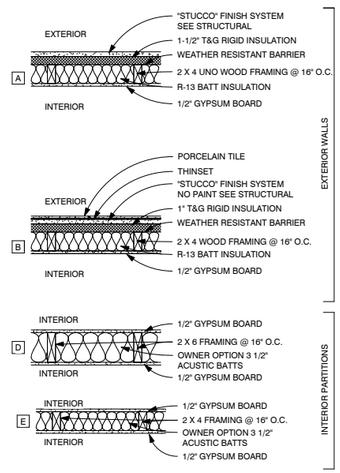
27. CEILING FAN AT EACH BEDROOM AND LIVING ROOM, PROVIDE REQUIRED BRACING, SEE ID, AND ELECTRICAL SHEETS

WALL TYPE ASSEMBLIES



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WALL NOTES:

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REGISTERED ARCHITECT
CERTIFICATE
35229
LANCE D. BAKER
ARIZONA, U.S.A.
EXP. 12/31/2021

REVISIONS

Phase:	PDP
Drawn By:	BLB
Reviewd By:	LDB
SDI Project No:	4014
Date:	2020-10-22

Sheet:

A2.3

FLOOR PLAN
UNIT TYPE B

ELEVATIONS & FLOOR PLANS

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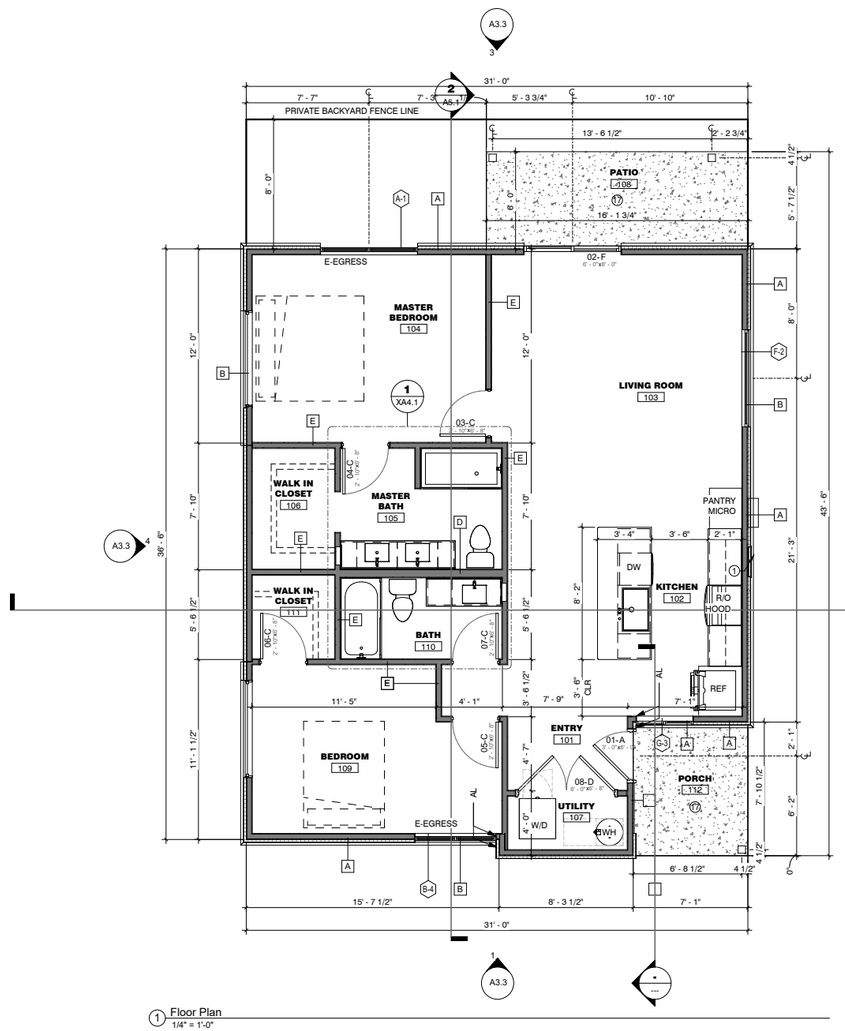

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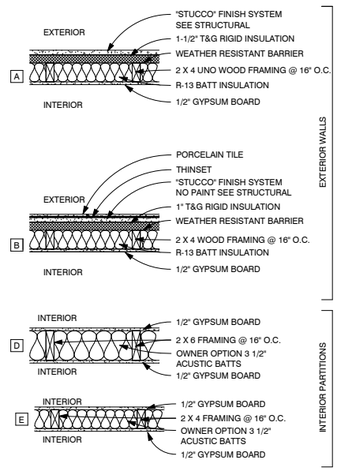
WALL TYPE ASSEMBLIES



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CERTIFIED ARCHITECT
Lance D. Baker
55529
LANCE D. BAKER
EXP. 12/31/2021

REVISIONS

Phase:	PDP
Drawn By:	BLB
Reviewd By:	LDB
SDI Project No:	4014
Date:	2020-07-28

Sheet:

A2.3

FLOOR PLAN
UNIT TYPE B

ELEVATIONS & FLOOR PLANS

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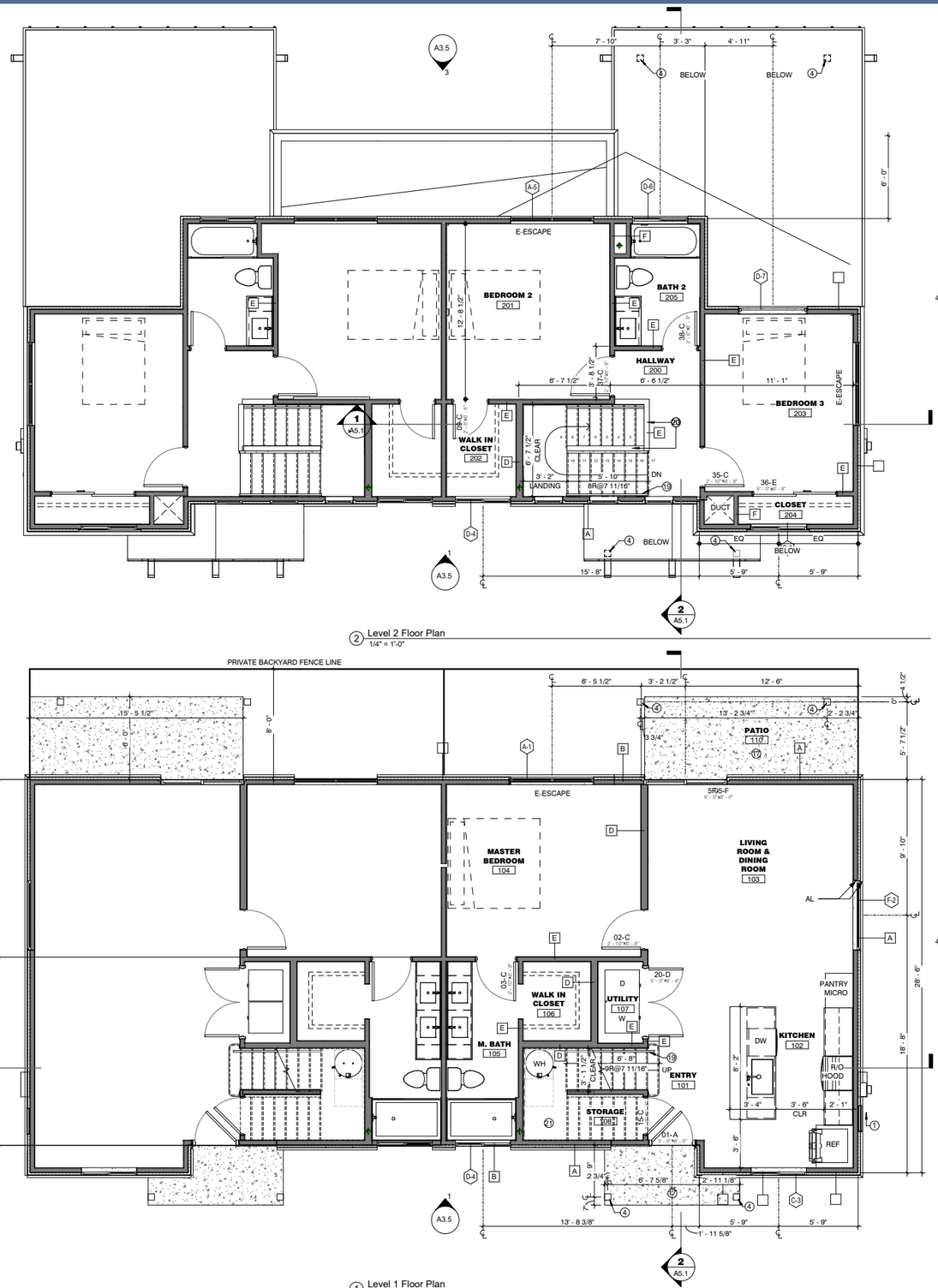
17	4" CONCRETE SLAB WITH THICKENED EDGE OVER 4" A.B.C. SLOPE 1/8" / 12" AWAY FOR BUILDING BROOM FINISH PERPENDICULAR TO SLOPE, SEE STRUCTURAL, AND CIVIL SHEETS
19	WOOD HANDRAIL AT 35" ABOVE NOSE OF TREAD WALL MOUNTED RETURN TO WALL AT ENDS AND NEWEL POST ON FIRST TREAD
20	PARTIAL HEIGHT WALL 36" AFF RAKE PARALLEL TO STAIR SLOPE WITH WOOD CAP
21	5/8" GYPSUM BOARD APPLIED TO UNDERSIDE OF STAIRS AND LANDING



2 Level 2 Floor Plan
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1 Level 1 Floor Plan
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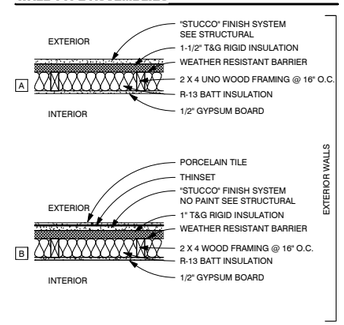
WALL TYPE ASSEMBLIES



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REGISTERED ARCHITECT
CERTIFICATE
LANCE D. BAKER
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EXP. 12/31/2021

REVISIONS

Phase:	PDP
Drawn By:	BLB
Reviewd By:	LDB
SDI Project No:	4014
Date:	2020-10-23
Sheet:	**A2.5**

FLOOR PLANS
UNIT TYPE C

ELEVATIONS & FLOOR PLANS

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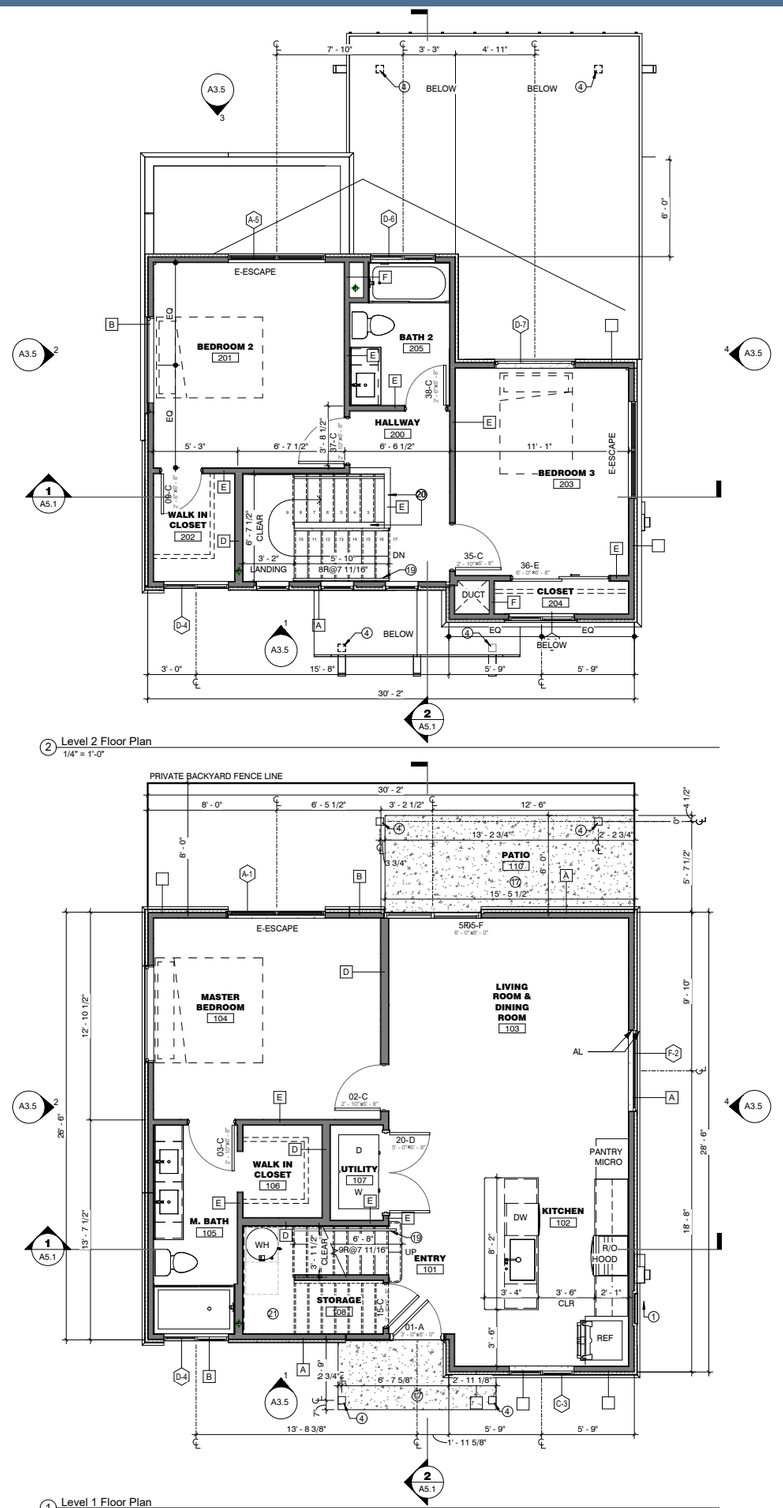

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1/4" = 1'-0"

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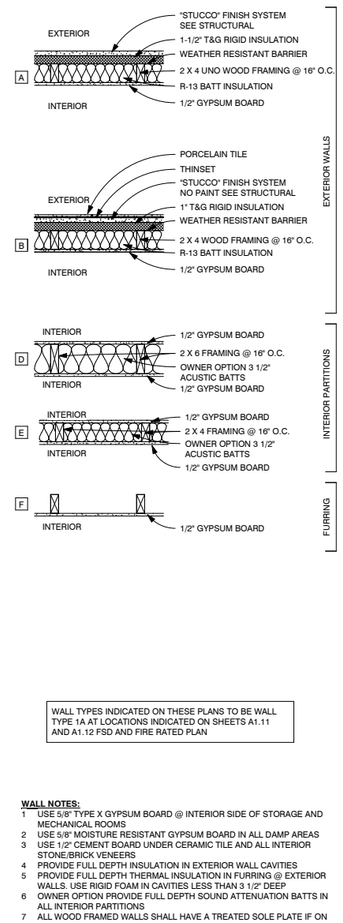

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REVISIONS

Phase:	PDP
Drawn By:	BLB
Reviewd By:	LDB
SDI Project No:	4014
Date:	2020-07-28
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FLOOR PLANS
UNIT TYPE C

ELEVATIONS & FLOOR PLANS

SHEET KEYED NOTES

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1. SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES, AND ADDITON INFORMATION AS NOTED.
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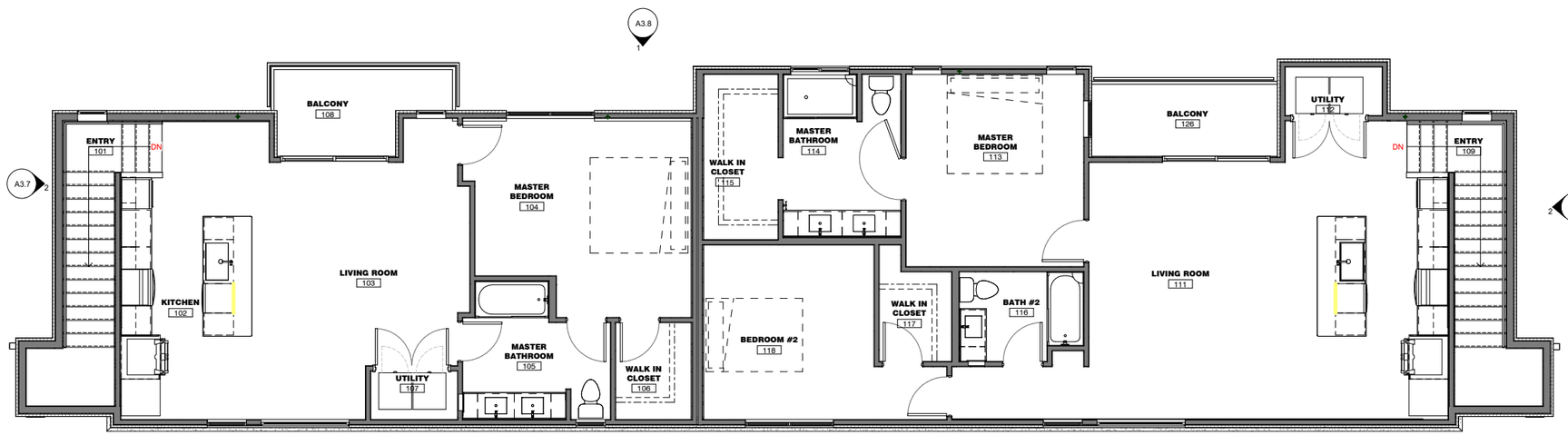
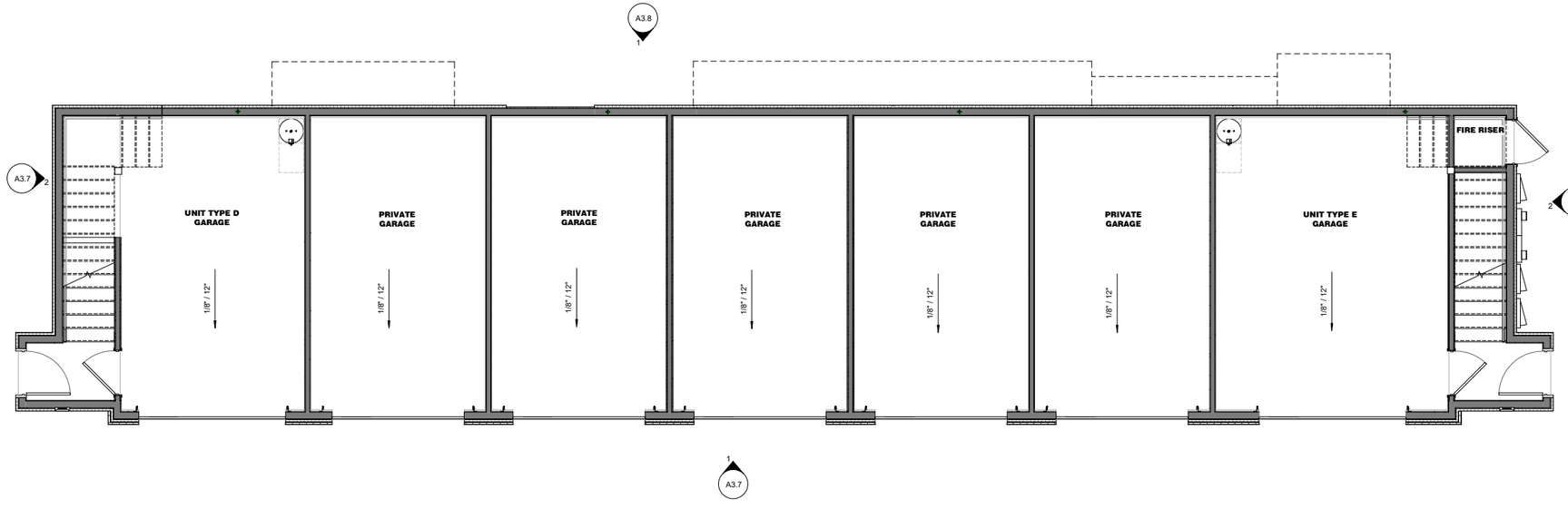
3. METER - ELECTRICAL METER (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
4. PANEL - ELECTRICAL DISTRIBUTION PANEL (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
5. RTU - ROOF TOP HVAC UNIT CURB MOUNTED SCREENED BY PARAPET OR ATTACHED PRE-MANUFACTURED SCREEN, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
6. WH - ELECTRIC WATER HEATER, SEE ID, PLUMBING AND ELECTRICAL SHEETS
7. REF - REFRIGERATOR, SEE ID SHEETS
8. R/O HOOD - LISTED AND APPROVED RANGE TOP/OVEN AND HOOD EXHAUST VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL AND ELECTRICAL SHEETS
9. MICRO - MICROWAVE, SEE ID SHEETS
10. DW - DISHWASHER, SEE ID SHEETS
11. UC REF - REFRIGERATOR UNDERCOUNTER, SEE ID SHEETS
12. W/D - WASHER / DRYER ELECTRIC STACKED, VENT DRYER DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
13. W - WASHER SEE ID, PLUMBING AND ELECTRICAL SHEETS
14. D - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
15. KITCHEN SINK TO BE UNDERMOUNT DISPOSAL AIR SWITCH ACTIVATED, SEE ID AND PLUMBING DRAWINGS
16. COUNTERTOPS TO BE SOLID SURFACE OR SIMILAR NON-ABSORBENT MATERIAL, SEE ID SHEETS
17. UPPER CABINET(S) LOCATIONS, SEE ID SHEETS
18. BASE CABINET(S) LOCATIONS, SEE ID SHEETS
19. CLOSET SHELF, ROD AND OR BUILT-IN SHELVING, SEE ID, SHEETS
20. RECESSED MEDICINE CABINET LOCATIONS, SEE ID, SHEETS
21. MIRROR LOCATIONS, SEE ID, SHEETS
22. BATHTUB WITH SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT, SEE ID, AND PLUMBING SHEETS
23. SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT, SLIDING GLASS BYPASS SHOWER DOOR WITH TEMPERED GLASS, SEE ID, AND PLUMBING SHEETS
24. SMOKE DETECTORS LOCATIONS, SEE ELECTRICAL SHEETS
25. WALL MOUNTED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
26. RECESSED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
27. CEILING FAN AT EACH BEDROOM AND LIVING ROOM, PROVIDE REQUIRED BRACING, SEE ID, AND ELECTRICAL SHEETS



2 UNIT D and E Level 2 Floor Plan
1/4" = 1'-0"



1 UNIT D and E Level 1 Floor Plan
1/4" = 1'-0"

WALL TYPE ASSEMBLIES

EXTERIOR WALLS

A
EXTERIOR
- "STUCCO" FINISH SYSTEM SEE STRUCTURAL
- 1-1/2" T&G RIGID INSULATION
- WEATHER RESISTANT BARRIER
- PLYWOOD SHEATHING @ A1
- 2 X 4 WOOD FRAMING @ 16" O.C.
- 2 X 6 WOOD FRAMING @ 16" O.C. @ A1 and A2
- R-13 BATT INSULATION
- 1/2" GYPSUM BOARD
- 5/8" GYPSUM BOARD @ A1 and A2

A1
A2
INTERIOR

B
EXTERIOR
- CERAMIC TILE
- "STUCCO" FINISH SYSTEM NO PAINT SEE STRUCTURAL
- 1" T&G RIGID INSULATION
- WEATHER RESISTANT BARRIER
- 2 X 4 WOOD FRAMING @ 16" O.C.
- R-13 BATT INSULATION
- 1/2" GYPSUM BOARD

INTERIOR

INTERIOR PARTITIONS

D
INTERIOR
- 1/2" GYPSUM BOARD
- 2 X 6 FRAMING @ 16" O.C.
- OWNER OPTION 3 1/2" ACUSTIC BATTS
- 1/2" GYPSUM BOARD

INTERIOR

E
INTERIOR
- 1/2" GYPSUM BOARD
- 2 X 4 FRAMING @ 16" O.C.
- OWNER OPTION 3 1/2" ACUSTIC BATTS
- 1/2" GYPSUM BOARD

INTERIOR

E1
INTERIOR
- 5/8" TYPE 'X' GYPSUM BOARD
- 2 x 4 FRAMING @ 16" O.C.
- 3 1/2" ACUSTIC BATTS
- 5/8" TYPE 'X' GYPSUM BOARD

INTERIOR
UL - U305 1-HOUR

FURRING

F
- 2 x 6 FRAMING @ 16" O.C. SEE PLAN FOR DIM
- 1/2" GYPSUM BOARD

INTERIOR

G
- 2 x 4 FRAMING @ 16" O.C. SEE PLAN FOR DIM
- 1/2" GYPSUM BOARD

INTERIOR

SHEAR WALLS

H
INTERIOR
- 1/2" GYPSUM BOARD
- 1/2" PLYWOOD SHEATHING
- 2 x 4 FRAMING @ 16" O.C. SEE PLAN FOR DIM
- 1/2" PLYWOOD SHEATHING
- 1/2" GYPSUM BOARD

INTERIOR

H1
GARAGE
- 5/8" TYPE 'X' GYPSUM BOARD
- 1/2" PLYWOOD SHEATHING
- 2 x 4 FRAMING @ 16" O.C. SEE PLAN FOR DIM
- 1/2" PLYWOOD SHEATHING
- 5/8" TYPE 'X' GYPSUM BOARD

GARAGE
UL - U356 1-HOUR

H2
INTERIOR
- 1/2" GYPSUM BOARD
- 1/2" PLYWOOD SHEATHING
- 2 x 4 FRAMING @ 16" O.C. SEE PLAN FOR DIM
- 1/2" PLYWOOD SHEATHING
- 5/8" GYPSUM BOARD

GARAGE

SEPARATION WALLS

J
INTERIOR
- (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD
- 2 x 4 FRAMING @ 16" O.C. (STAGGERED)
- 3-1/2" MINERAL FIBER INSULATION
- (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD

INTERIOR
UL - U376
STC 55

NOTES:
1 USE 5/8" TYPE X GYPSUM BOARD @ INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS
2 USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
3 USE 1/2" CEMENT BOARD UNDER CERAMIC TILE AND ALL INTERIOR STONE/BRICK VENEERS
4 PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES
5 PROVIDE FULL DEPTH THERMAL INSULATION IN FURRING @ EXTERIOR WALLS. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP
6 PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS
7 ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
t:480.948.9766
f:480.948.9211

REVISIONS

Phase: PDP
Drawn By: BLB
Reviewd By: LDB
SDI Project No: 4014
Date: 2019-11-11
Sheet:

A2.7
FLOOR PLANS
UNIT TYPE D

ELEVATIONS & FLOOR PLANS

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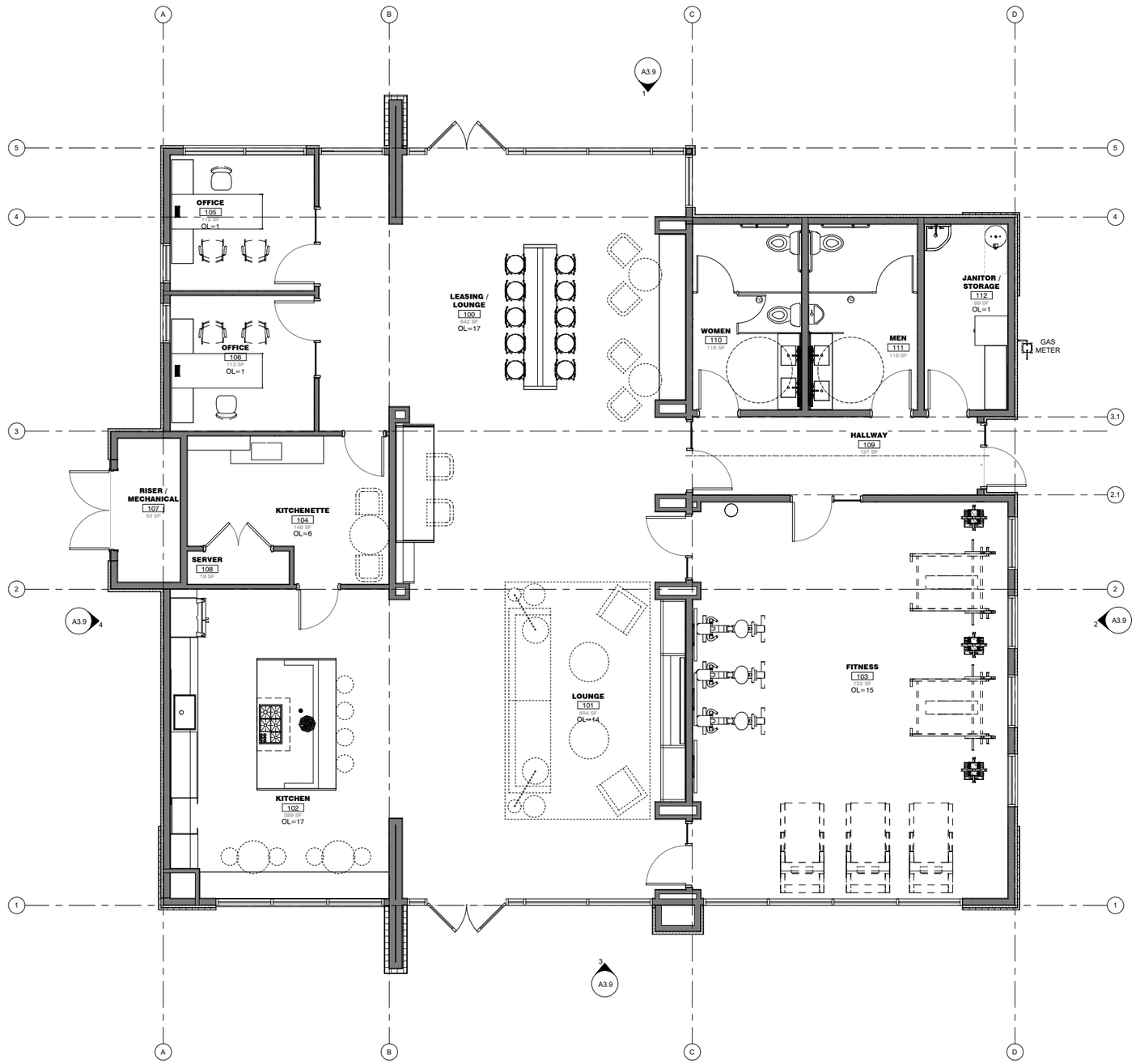
OCCUPANT LOAD:	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
BUSINESS			
RM 105 - OFFICE	112	150 GROSS	0.75
RM 106 - OFFICE	112	150 GROSS	0.75
ASSEMBLY (UNCONCENTRATED)			
RM 100 - LEASING/LOUNGE	250	15 NET	16.7
RM 101 - LOUNGE	205	15 NET	13.7
RM 102 - KITCHEN	250	15 NET	16.7
RM 104 - KITCHENETTE	85	15 NET	5.6
FITNESS			
RM 103 - FITNESS	722	50 GROSS	14.4
ACCESSORY AREA			
RM 112 - JANITOR/STORAGE	89	300 GROSS	0.30
TOTAL			68.9



1 Clubhouse and Leasing Office Floor plan
1/4" = 1'-0"

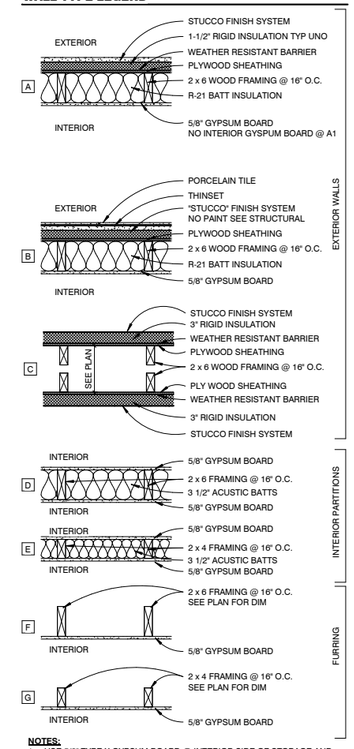
SHEET KEYED NOTES

GENRAL PLAN NOTES:

1. SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES, BUILT-IN, AND ADDITON INFORMATION AS NOTED.
2. SEE SHEET A8.1 FOR DOOR AND WINDOW TYPE, SIZE, AND ADDITIONAL INFORMATION
3. METER - ELECTRICAL METER (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
4. PANEL - ELECTRICAL DISTRIBUTION PANEL (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
5. GAS METER - GAS METER, SEE PLUMBING SHEETS
6. RTU - ROOF TOP HVAC UNIT CURB MOUNTED SCREENED BY PARAPET OR ATTACHED PRE-MANUFACTURED SCREEN, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
7. WH - ELECTRIC WATER HEATER, SEE ID, PLUMBING AND ELECTRICAL SHEETS
8. REF - REFRIGERATOR, SEE ID SHEETS
9. COOKTOP & HOOD - LISTED AND APPROVED RANGE TOP/OVEN AND HOOD EXHAUST VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL AND ELECTRICAL SHEETS
10. MICRO - MICROWAVE, SEE ID SHEETS
11. DW - DISHWASHER, SEE ID SHEETS
12. WALL OVENS, SEE ID SHEETS
13. W/D - WASHER / DRYER ELECTRIC STACKED, VENT DRYER DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
14. KITCHEN SINK TO BE UNDERMOUNT DISPOSAL AIR SWITCH ACTIVATED, SEE ID AND PLUMBING DRAWINGS
15. COUNTERTOPS TO BE SOLID SURFACE OR SIMILAR NON-ABSORBENT MATERIAL, SEE ID SHEETS
16. UPPER CABINET(S) LOCATIONS, SEE ID SHEETS
17. BASE CABINET(S) LOCATIONS, SEE ID SHEETS
18. BUILT-IN SHELVING, SEE ID, SHEETS
19. MIRROR LOCATIONS, SEE ID, SHEETS
20. SMOKE DETECTORS LOCATIONS, SEE ELECTRICAL SHEETS
21. WALL MOUNTED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
22. RECESSED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
23. CEILING FANS IN FITNESS ROOM, PROVIDE REQUIRED BRACING, SEE ID, AND ELECTRICAL SHEETS
24. SEE EXTERIOR ELEVATIONS FOR STOREFRONT SIZING

WALL TYPES INDICATED ON THESE PLANS TO BE WALL TYPE 1A AT LOCATIONS INDICATED ON SHEETS A1.11 AND A1.12 FSD AND FIRE RATED PLAN

WALL TYPE LEGEND



NOTES:
1 USE 5/8" TYPE X GYPSUM BOARD @ INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS
2 USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
3 USE 1/2" CEMENT BOARD UNDER CERAMIC TILE AND ALL INTERIOR STONE/BRICK VENEERS
4 PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES
5 PROVIDE FULL DEPTH THERMAL INSULATION IN FURRING @ EXTERIOR WALLS. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP
6 PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS
7 ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
t:480.948.9766
f:480.948.9211

ELEVATIONS & FLOOR PLANS

REVISIONS

Phase: PDP
Drawn By: BLB
Reviewd By: LDB
SDI Project No: 4014
Date: 2019-11-11
Sheet:

A2.8
FLOOR PLAN TYPE G

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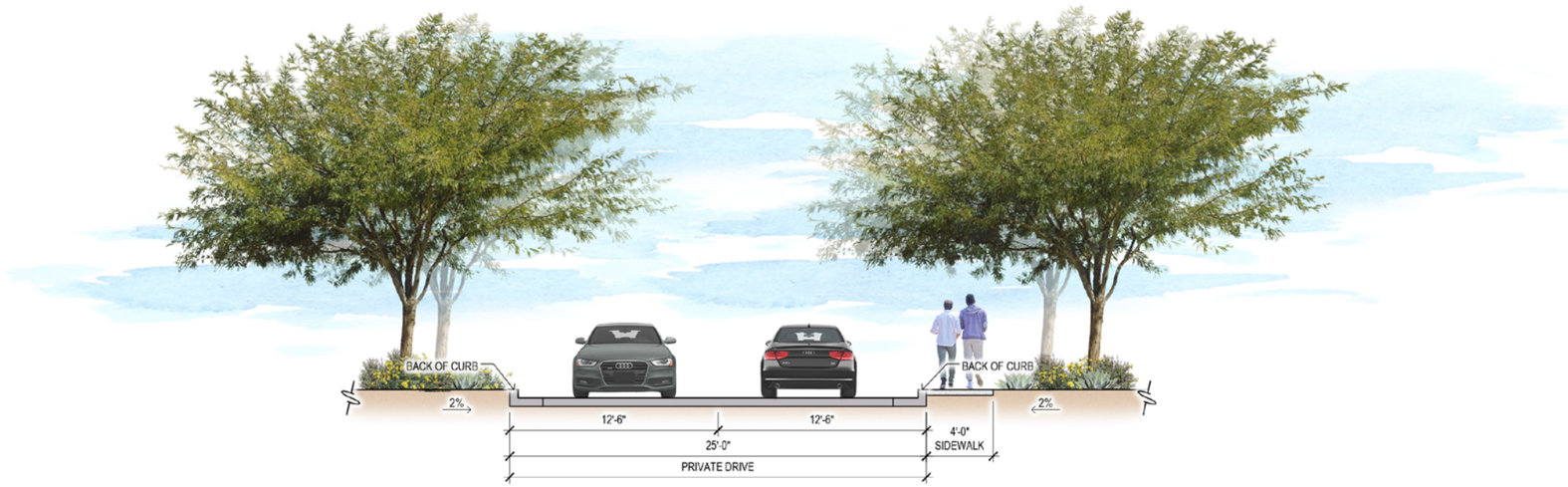
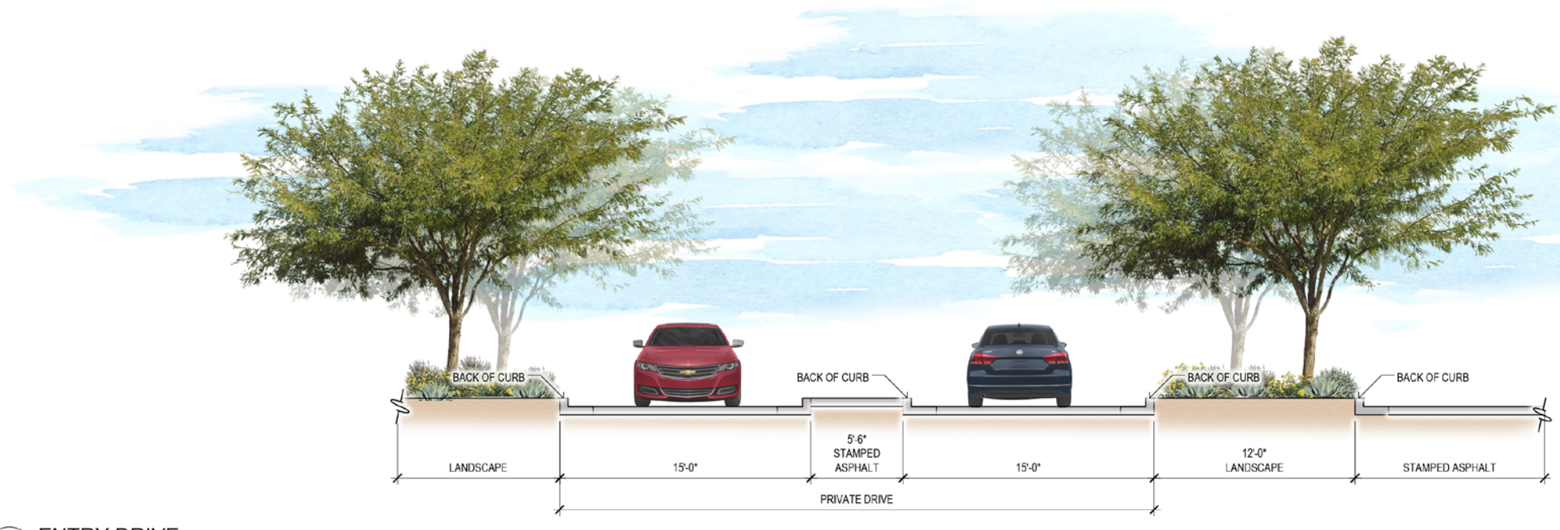
EXHIBIT Q: STREET SECTIONS



A DRIVE AISLE
SCALE: 1/4"=1'-0"



B ENTRY DRIVE
SCALE: 1/4"=1'-0"

EXHIBIT R: PARKING & TRASH LOCATION PLAN

PARKING		
TOTAL	REQUIRED	PROVIDED
COVERED	162	184
UNCOVERED	85	13
GUEST	40	40
GARAGE	NA	77
ADA ACCESSIBLE	13	13
TOTAL PARKING	**300**	**327**
TRASH ENCLOSURE		6

PRELIMINARY GRADING & DRAINAGE PLAN
MCQUEEN AND LOOP 202 MULTI-FAMILY
1855 S MCQUEEN RD., CHANDLER, AZ 85286

LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, T.2S, R.2E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- SECTION CORNER
- 1/4 QUARTER
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- EXIST. SPOT ELEVATION (x21.12)
- COMMUNICATIONS LINE (C)
- CATV, PHONE (T)
- SEWER LINE (S)
- GAS LINE (G)
- WATER LINE (W)
- RECLAIMED WATER LINE (RW)
- OVERHEAD ELECTRIC LINE (OHE)
- FIRE HYDRANT
- SEWER MANHOLE
- WATER METER (WM)
- WATER VALVE
- FENCE
- EXISTING CONTOUR (1396)

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #		SUFFIX	BASE FLOOD ELEVATION
040040	2737&2739 OF 4425		M	
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE	
04013C	11/04/2015	11/04/2015	X*	N/A

*AREAS OF 0.2% ANNUAL CHANCE FLOOD;
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

- SLOPE DIRECTION
- PROPOSED SPOT ELEVATION (XX.XX)
- PROPOSED CONTOUR (XXXX)
- DRAINAGE AREA DESIGNATION (DA-4)
- DRAINAGE AREA TRIBUTARY LINE
- ASPHALT CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- DRYWELL
- CATCH BASIN
- STORM DRAIN PIPE

ON-SITE RETENTION FOR THE RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT

Vrequired=1.1(P/12)AC

P – PRECIPITATION DEPTH=2.2" | A – TRIBUTARY AREA SF | C – WEIGHTED RUNOFF COEFFICIENT

DRAINAGE AREA	AREA	RUNOFF COEFF.	VOLUME REQUIRED	RETENTION BASIN ID	CONTOUR ELEVATION		CONTOUR AREA	DEPTH	VOLUME PROVIDED
	S.F.	Cw	C.F.				S.F.	FT	C.F.
DA-1	447,298	0.80	72,033	1A	HW	23.00	8,734	3.00	13,994
					BOTTOM	20.00	595		
				1B	10"ø UG RETENTION PIPE (739 LF)				58,039
DA-2	22,454	0.80	3,616	2A	HW	25.50	3,651	2.00	3,716
					BOTTOM	23.50	65		
DA-3	5,782	0.80	931	3A	HW	25.50	1,317	1.00	977
					BOTTOM	24.50	636		
DA-4	2,703	0.80	435	4A	HW	24.50	609	1.00	445
					BOTTOM	23.50	280		
DA-5	4,057	0.80	653	5A	HW	24.50	1,033	1.00	655
					BOTTOM	23.50	277		
DA-6	4,190	0.80	675	6A	HW	24.50	1,081	1.00	711
					BOTTOM	23.50	340		
DA-7	3,095	0.80	498	7A	HW	24.50	671	1.00	528
					BOTTOM	23.50	385		
DA-8	2,703	0.80	435	8A	HW	24.00	609	1.00	445
					BOTTOM	23.00	280		
DA-9	3,095	0.80	498	9A	HW	24.00	671	1.00	528
					BOTTOM	23.00	385		
DA-10	3,325	0.80	535	10A	HW	23.50	721	1.00	541
					BOTTOM	22.50	360		
DA-11	2,711	0.80	437	11A	HW	23.50	623	1.00	456
					BOTTOM	22.50	289		
DA-12	7,821	0.80	1,259	12A	HW	24.00	2,020	1.00	1,277
					BOTTOM	23.00	533		
DA-13	64,074	0.80	10,318	13A	10"ø UG RETENTION PIPE (132 LF)				10,367
TOTAL	573,308		92,326						92,676

LEGAL DESCRIPTION

PARCEL NO. 1:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 404.5 FEET TO THE POINT OF BEGINNING;
THENCE EAST, 350.00 FEET;
THENCE NORTH 125.00 FEET;
THENCE WEST, 350.00 FEET;
THENCE SOUTH, 125.00 FEET TO THE POINT OF BEGINNING; AND
EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2003-1550420, MARICOPA COUNTY, RECORDS; AND
EXCEPT THAT PORTION CONVEYED TO THE MARICOPA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2004-0003258, MARICOPA COUNTY RECORDS; AND
EXCEPT THE WEST 40.00 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2.
PARCEL NO. 2:
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2002-1329840, MARICOPA COUNTY, RECORDS.

NOTE: R/W DEDICATION PER DOC. 2018-0410566, MCR (NOT SHOWN ON DEED)

BASIS OF BEARINGS

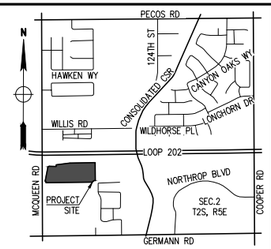
SOUTH LINE OF THE SE 1/4 OF SEC. 2, T.1S, R.5E, BEARING N89°15'07"E PER CHANDLER AIRPORT CENTER PHASE 2, BOOK 658, PAGE 43, MCR.

BENCHMARK

CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE INTERSECTION OF TUMBLEWEED PARK ROAD AND PIONEER PARKWAY, 1300' SOUTH OF GERMANN RD AND 700' WEST OF MCQUEEN RD, THE ELEVATION OF WHICH IF 1224.41, CITY OF CHANDLER DATUM, NAVD 88.

UTILITIES

WATER: CITY OF CHANDLER
SANITARY SEWER: CITY OF CHANDLER
ELECTRIC: SRP
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS



VICINITY MAP

NTS

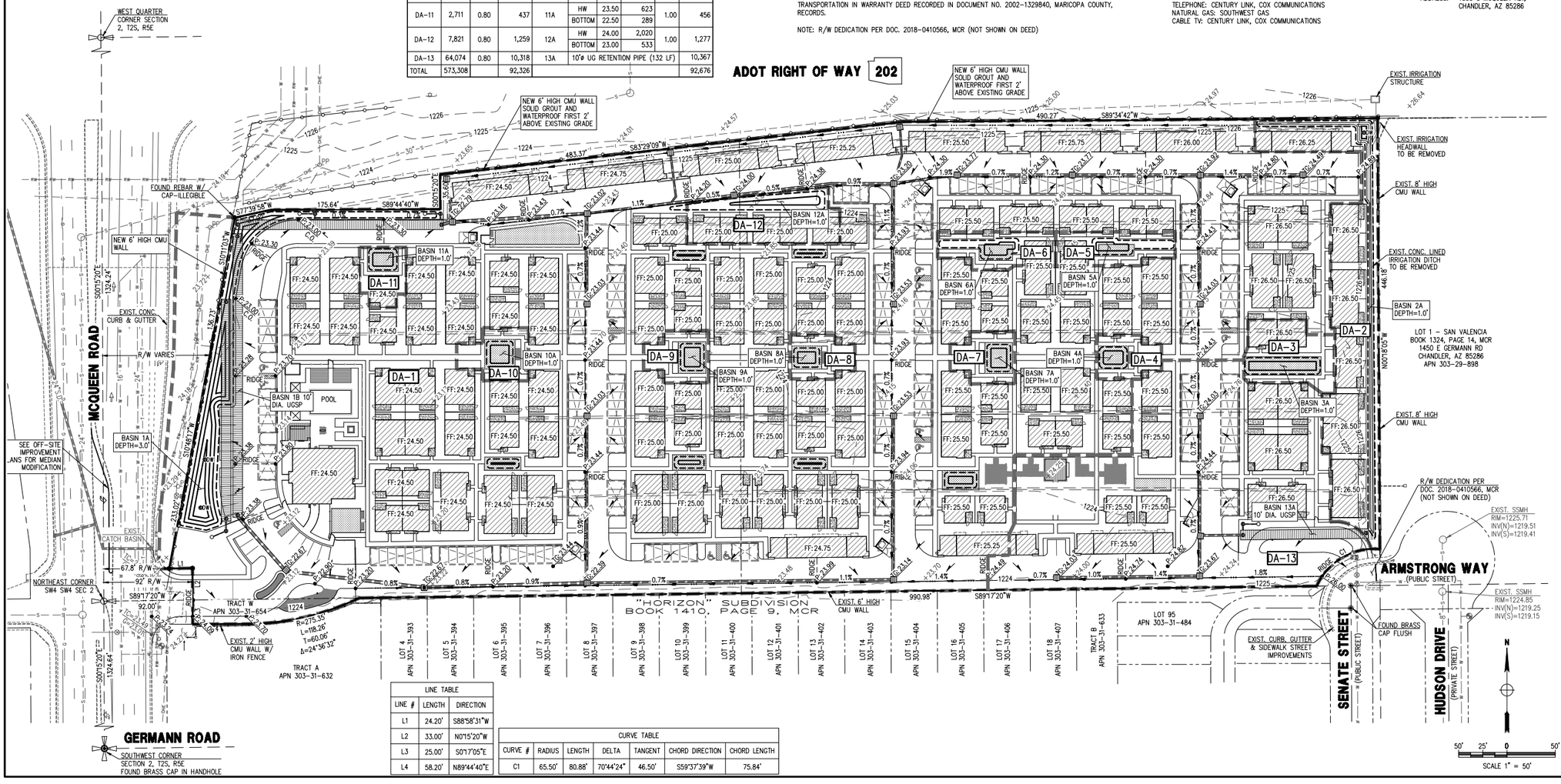
OWNER

PUPP/FEATHERS LLLP
460 E AUTO CENTER DR.,
MESA, AZ 85204

SITE DATA

APN: 303-29-014H & 303-29-014J
ADDRESS: 1855 S MCQUEEN RD., CHANDLER, AZ 85286

ADOT RIGHT OF WAY 202



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	24.20'	S88°58'31"W
L2	33.00'	N01°15'20"W
L3	25.00'	S01°17'05"E
L4	58.20'	N89°44'40"E

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	65.50'	80.88'	70°44'24"	46.50'	S59°37'39"W	75.84'

DATE: 10/23/20
SCALE: 1"=50'
JOB: 1910241
DESIGNED BY: NP
VERSION: 1.1
DRAWN BY: DW
CHECKED BY: JF
PLOT DATE: 10/23/20
DATE:
REVISIONS:

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PRELIMINARY GRADING & DRAINAGE PLAN

MCQUEEN AND LOOP 202 MULTI-FAMILY
1855 S MCQUEEN RD., CHANDLER, AZ 85286

P 602 889 1984 | F 602 445 9482
8686 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LANDGROUP.COM
Land Development Group

PRELIMINARY NOT FOR CONSTRUCTION

1 OF 1

EXHIBIT S: PRELIMINARY GRADING & DRAINAGE PLAN

PRELIMINARY PLAT
"MCQUEEN AND LOOP 202 MULTI-FAMILY"
1855 S MCQUEEN RD., CHANDLER, AZ 85286

LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, T.2S, R.2E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- SECTION CORNER
- 1/4 QUARTER
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- x21.12 EXIST. SPOT ELEVATION
- C COMMUNICATIONS LINE
- T CATV, PHONE
- S SEWER LINE
- G GAS LINE
- W WATER LINE
- RW RECLAIMED WATER LINE
- OHE OVERHEAD ELECTRIC LINE
- FIRE HYDRANT
- SEWER MANHOLE
- WM WATER METER
- WATER VALVE
- FENCE
- 1396 EXISTING CONTOUR

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040040	2737&2739 OF 4425	M	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	11/04/2015	11/04/2015	X*

*AREAS OF 0.2% ANNUAL CHANCE FLOOD;
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	24.20'	S88°58'31"W
L2	33.00'	N01°15'20"W
L3	25.00'	S01°17'05"E
L4	58.20'	N89°44'40"E

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	65.50'	80.88'	70°44'24"	46.50'	S59°37'39"W	75.84'

LEGAL DESCRIPTION

PARCEL NO. 1:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 404.5 FEET TO THE POINT OF BEGINNING;
THENCE EAST, 350.00 FEET;
THENCE NORTH 125.00 FEET;
THENCE WEST, 350.00 FEET;
THENCE SOUTH, 125.00 FEET TO THE POINT OF BEGINNING; AND
EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2003-1550420, MARICOPA COUNTY, RECORDS; AND
EXCEPT THAT PORTION CONVEYED TO THE MARICOPA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2004-0003258, MARICOPA COUNTY RECORDS; AND
EXCEPT THE WEST 40.00 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2.
PARCEL NO. 2:
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2002-1329840, MARICOPA COUNTY, RECORDS.

NOTE: R/W DEDICATION PER DOC. 2018-0410566, MCR (NOT SHOWN ON DEED)

BASIS OF BEARINGS

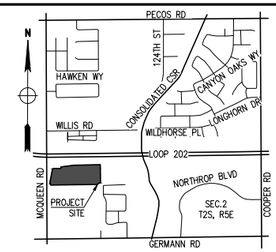
SOUTH LINE OF THE SE 1/4 OF SEC. 2, T.1S, R.5E, BEARING N89°15'07"E PER CHANDLER AIRPORT CENTER PHASE 2, BOOK 658, PAGE 43, MCR.

BENCHMARK

CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE INTERSECTION OF TUMBLEWEED PARK ROAD AND PIONEER PARKWAY, 1300' SOUTH OF GERMANN RD AND 700' WEST OF MCQUEEN RD, THE ELEVATION OF WHICH IF 1224.41, CITY OF CHANDLER DATUM, NAVD 88.

UTILITIES

WATER: CITY OF CHANDLER
SANITARY SEWER: CITY OF CHANDLER
ELECTRIC: SRP
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS



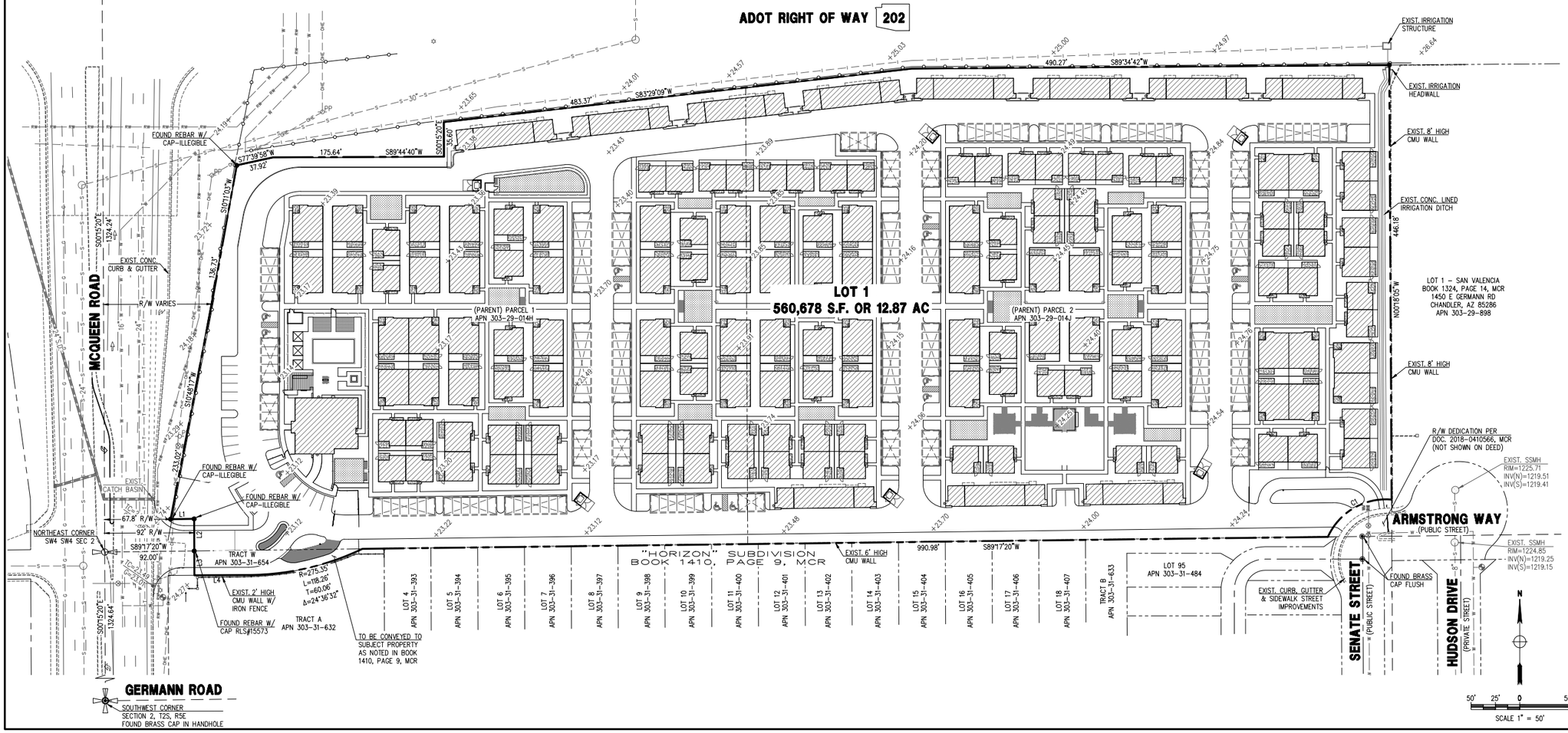
VICINITY MAP
NTS

OWNER

PUPPYFEATHERS LLLP
460 E AUTO CENTER DR.,
MESA, AZ 85204

SITE DATA

APN: 303-29-014H & 303-29-014J
ADDRESS: 1855 S MCQUEEN RD.,
CHANDLER, AZ 85286



REVISIONS:	DATE:	SCALE: 1"=50'	DATE: 10/23/20
		DESIGNED BY: NP	JOB: 1910241
		DRAWN BY: DW	VERSION: 1.1
		CHECKED BY: JF	PLOT DATE: 10/23/20

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF LAND DEVELOPMENT GROUP, LLC. UNAUTHORIZED USE, REPRODUCTION, OR PUBLICATION BY ANY METHOD IN ANY MEDIUM IS PROHIBITED. ANY REVISIONS TO THIS DRAWING SHALL BE NOTED IN WRITING. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. THE CONTRACTOR SHALL KEEP ONE COPY OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.

PRELIMINARY PLAT

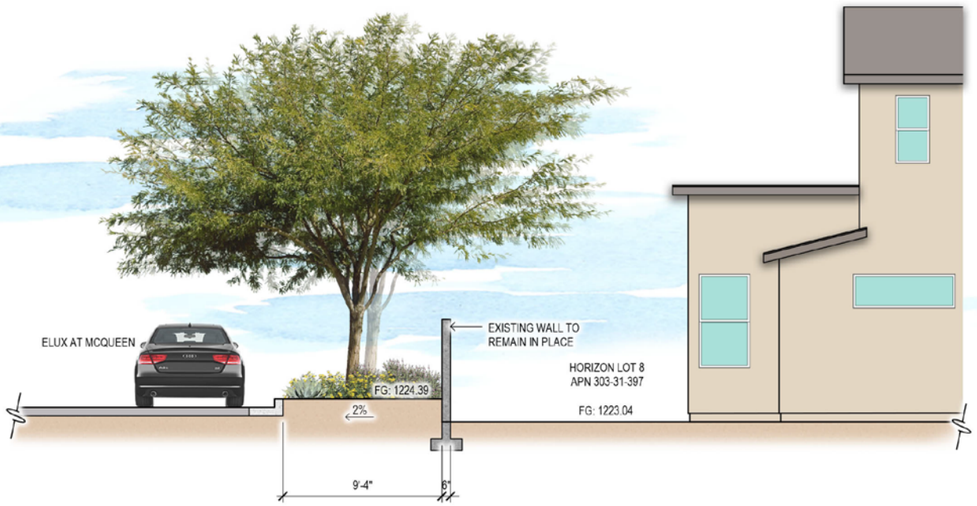
**MCQUEEN AND LOOP 202 MULTI-FAMILY
1855 S MCQUEEN RD,
CHANDLER, AZ 85286**

land DEVELOPMENT GROUP
P: 602.889.1864 | F: 602.445.9482
8800 E. CHAPARRAL RD., SUITE 288
PHOENIX, AZ 85250
PHOENIX@LDGENG.COM

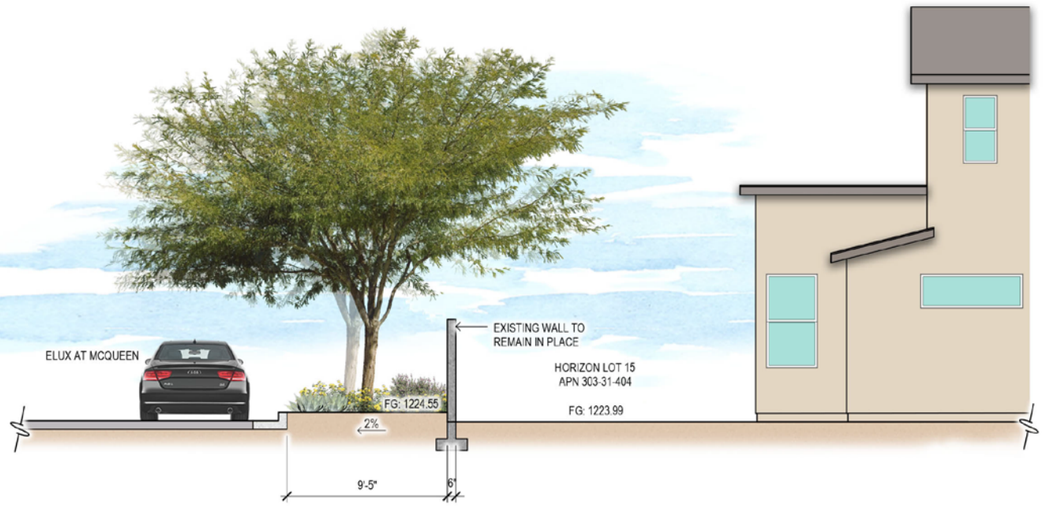
REGISTERED LAND SURVEYOR CERTIFICATE NO. 35879 DRAFT Expires 9/30/21 ARIZONA, U.S.A.

1 OF 1

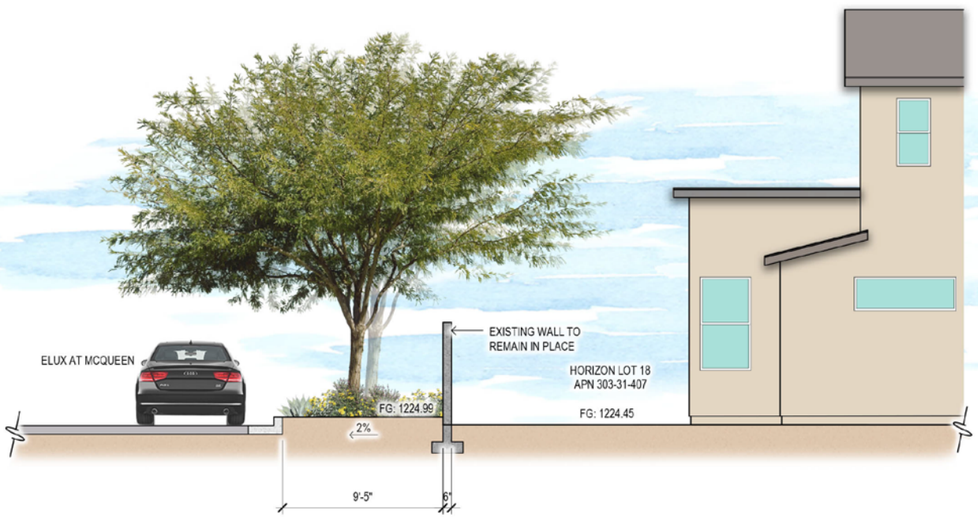
EXHIBIT T: PRELIMINARY PLAT



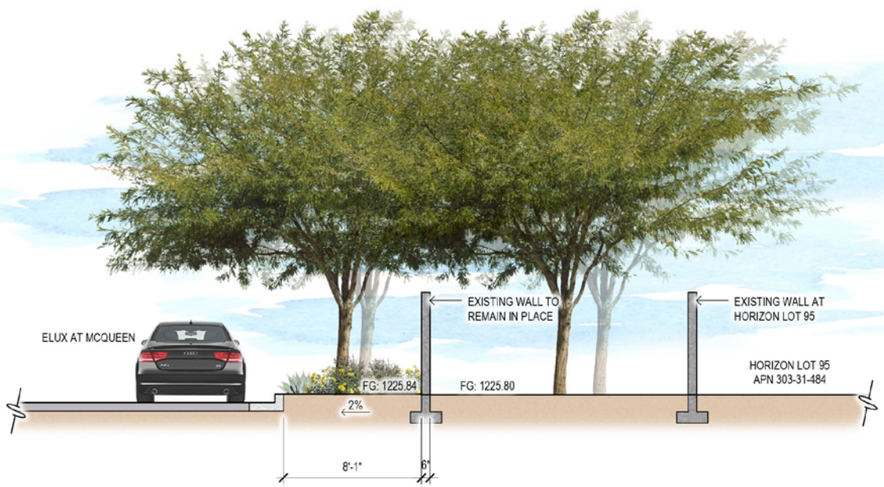
A Section
SCALE: 1/4"=1'-0"



B Section
SCALE: 1/4"=1'-0"



C Section
SCALE: 1/4"=1'-0"



D Section
SCALE: 1/4"=1'-0"

*REFER TO DEVELOPMENT PLAN (EXHIBIT E) FOR SECTION LOCATIONS

CHANDLER arizona
Community of Innovation

City Council Memorandum **Development Services Memo No.** 21-008

Date:	January 28, 2021
To:	Mayor and Council
Thru:	Marsha Reed, City Manager Joshua H. Wright, Assistant City Manager Derek D. Horn, Development Services Director
From:	Lauren Schumann, Senior Planner
Subject:	PLT20-0033 Queen Creek Commerce Center
Request:	Preliminary Plat (PLT)
Location:	Southwest corner of Queen Creek Road and Hamilton Street
Applicant:	John Hako, Hunter Engineering

Proposed Motion:

Move City Council approve Preliminary Plat PLT20-0033 Queen Creek Commerce Center located at the southwest corner of Queen Creek Road and Hamilton Street, as recommended by Planning and Zoning Commission.

Background Data:

- Subject Site 33.64 acres
- Zoned Planned Area Development District (PAD) for office/warehouse/industrial; 2013
- Development Services staff are presently reviewing building plans for two flex industrial buildings on the site

Purpose:

The preliminary plat outlines the lots, tracts, easements, and rights-of-way to be conveyed or dedicated as part of developing the site in substantial conformance with the Council-approved rezoning. The zoning was approved by the City Council on November 7, 2013.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2020.
Motion to Approve.

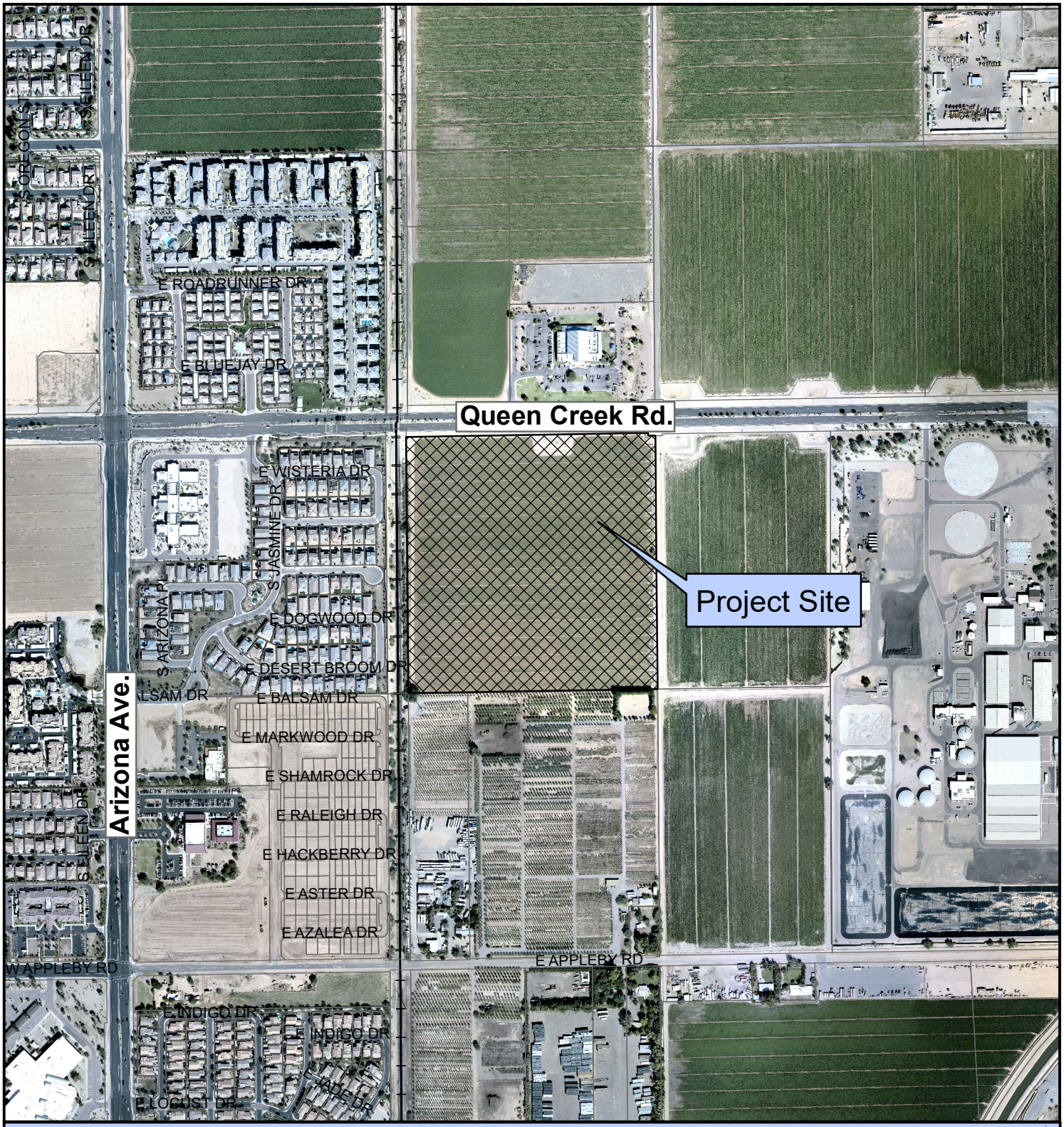
In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

Attachments

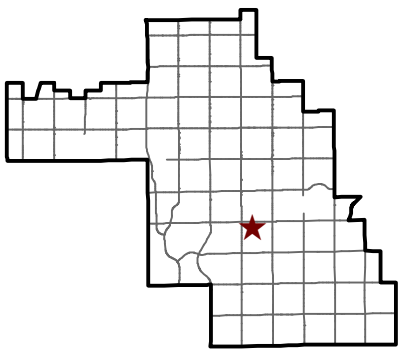
Vicinity Maps
Preliminary Plat



PLT20-0033 Queen Creek Commerce Center

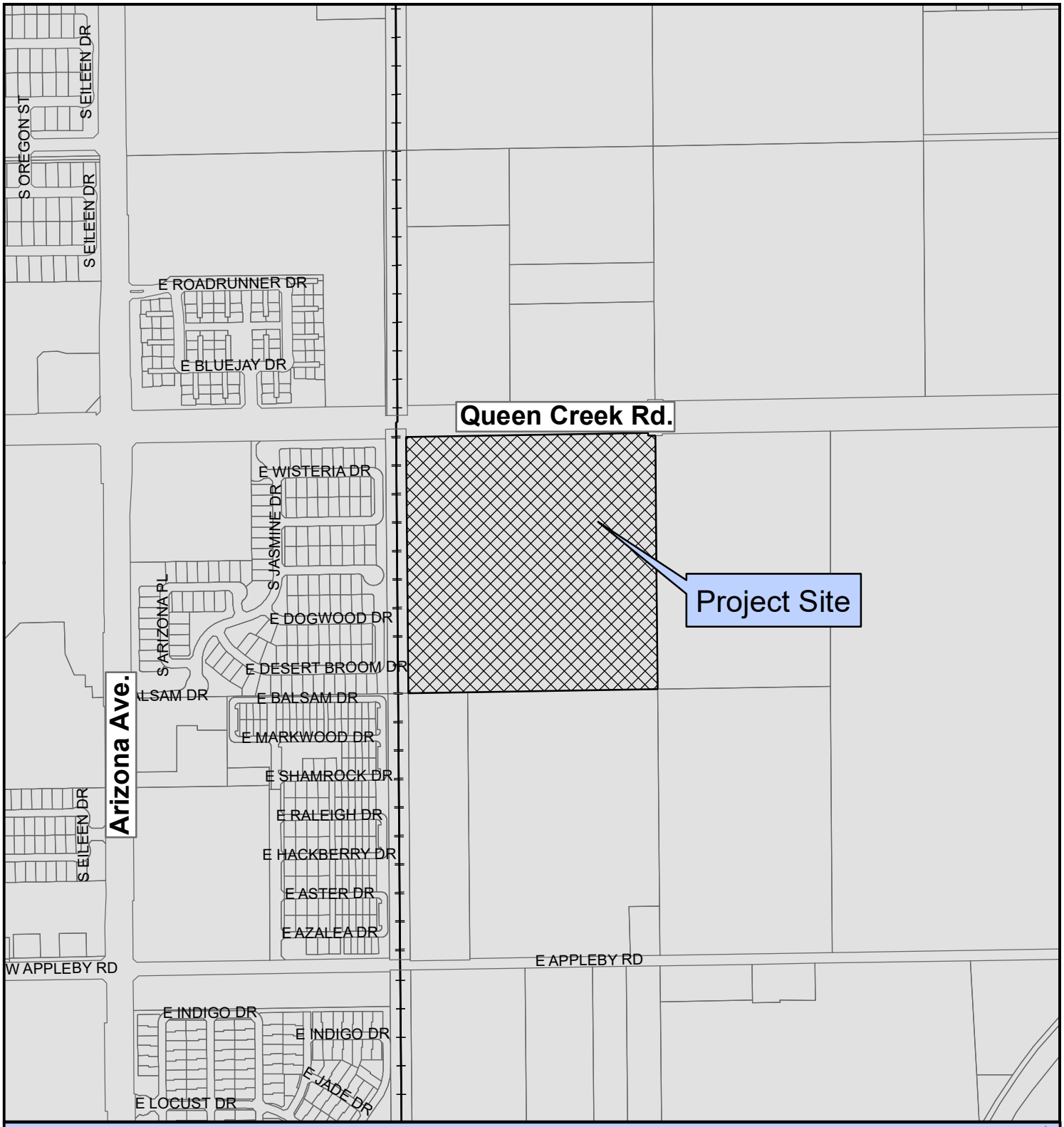
Project Details

Zoning Case-DVR13-0040 Queen Creek Commerce Center
36.51 Acres
Office/Warehouse/Industrial



Chandler Arizona
Where Values Make The Difference

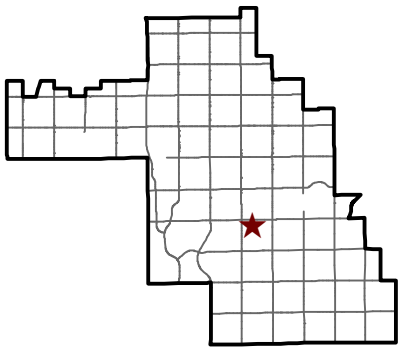
City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning



PLT20-0033 Queen Creek Commerce Center

Project Details

Zoning Case-DVR13-0040 Queen Creek Commerce Center
36.51 Acres
Office/Warehouse/Industrial

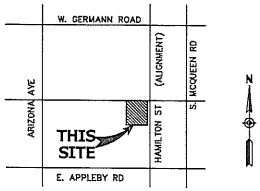


Chandler Arizona
Where Values Make The Difference

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

PRELIMINARY PLAT
FOR
QUEEN CREEK COMMERCE CENTER
SWC QUEEN CREEK ROAD & HAMILTON STREET
CHANDLER, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE ROAD AND RAILROAD RIGHT-OF-WAYS; AND ALSO

EXCEPT THE NORTH 33.00 FEET; AND ALSO

EXCEPT THAT PORTION DEEDED TO MARICOPA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA RECORDED AS 2004-1311881 OF OFFICIAL RECORDS FURTHER DESCRIBED AS:

PARCEL NO.1

THE SOUTH 40 FEET OF THE NORTH 73 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15.

EXCEPT THAT PORTION CONVEYED TO THE RAILROAD BY DEED BOOK 191, PAGE 157, MARICOPA COUNTY RECORDS.

PARCEL NO.2

THE SOUTH 15 FEET OF THE NORTH 88 FEET OF THE EAST 35 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15.

NOTES

1. THIS DEVELOPMENT IS WITHIN THE CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIGATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.
2. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISIFIED.
3. THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
4. THE FINAL PLAT FOR THIS DEVELOPMENT WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
5. VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

RETENTION CALCULATIONS

ON-SITE AREA: 33.64 AC
OFF-SITE AREA: 2.88 AC

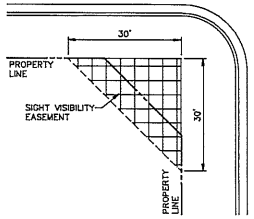
RETENTION REQUIRED:

VR=(1.1)*(C)*(D/12)*(A), D=2.2
VR(OFFSITE)=(1.1)*(0.95)*((2.2/12))*(2.88)*43560=24,002 CU.FT.
VR(ONSITE)=(1.1)*(0.90)*((2.2/12))*(33.64)*43560=265,969 CU.FT.
TOTAL REQUIRED = 289,971 CU.FT.

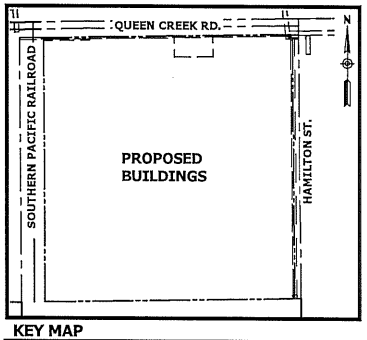
RETENTION PROVIDED:

RETENTION BASIN 1	74,853 CU.FT.
RETENTION BASIN 2	186,067 CU.FT.
RETENTION BASIN 3	61,254 CU.FT.
TOTAL PROVIDED	322,274 CU.FT.
TOTAL REQUIRED	289,971 CU.FT.
TOTAL EXCESS	32,303 CU.FT.

CORNER RESTRICTION DETAIL



VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITH THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.



KEY MAP
NTS

SHEET INDEX

	SHEETS
PRELIMINARY PLAT COVER SHEET	1
PRELIMINARY PLAT	2

EXISTING LEGEND

CENTERLINE
RIGHT OF WAY
PROPERTY LINE
EASEMENT
MAJOR CONTOUR 1175
MINOR CONTOUR 1170
SANITARY SEWERLINE -SS-
WATERLINE -W-
UNDERGROUND ELECTRIC -UGE-
UNDERGROUND GAS -UGG-
UNDERGROUND TELEVISION -UGTV-
STORM PIPE 18"SD
STREET LIGHT
TRAFFIC SIGN
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
STORM DRAIN MANHOLE

PROPOSED LEGEND

CENTERLINE
RIGHT OF WAY
PROPERTY LINE
CONTOUR 76
SEWER LINE S
WATER LINE W
BACKFLOW DEVICE
WATER METER
FIRE HYDRANT
TAPPING SLEEVE & VALVE
WATER VALVE
SEWER MANHOLE
STORM DRAIN MANHOLE
DRYWELL WITH INTERCEPTOR

ZONING

PAD

APN

303-41-024A

BASIS OF BEARING

A BEARING OF NORTH 89°00'15" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA ACCORDING TO THE PLAT OF MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 589 AT PAGE 48, MARICOPA COUNTY RECORDS, ARIZONA.

BENCHMARK

CITY OF CHANDLER BENCHMARK 40A SECTION 10, T2S R5E, CITY OF CHANDLER BRASS CAP IN HANDHOLE AT THE INTERSECTION OF TUMBLEWEED PARK ROAD AND PIONEER PARKWAY, 1300' SOUTH OF GERMANN ROAD AND 700' WEST OF MCQUEEN ROAD, (NORTHING 827154.945 EASTING 727632.268) ELEVATION 1224.41 (NAVD 88 DATUM) = 1222.715 (NGVD29 DATUM + 1.696')

LOT AREAS

GROSS AREA:
1,590,686 SF OR 36.5171± AC.

NET AREA:
1,465,395 SF OR 33.6408± AC.

R/W DEDICATION:
37,181 SF OR 0.8536± AC. (HAMILTON STREET)

OWNER/DEVELOPER

Q3C, LLC
C/O HARSCH INVESTMENT PROPERTIES-II, LLC
1121 SOUTHWEST SALMON STREET
PORTLAND, OREGON 97205
PHONE: (503) 242-2900
CONTACT: ROBERT STRYS
EMAIL: ROBERTS@HARSCH.COM

ARCHITECT

VLMK ENGINEERING + DESIGN
3933 SW KELLY AVENUE
PORTLAND, OREGON 97239
PHONE:(503) 222-4453
EMAIL: BILL@VLMK.COM
CONTACT: BILL LAMBERT

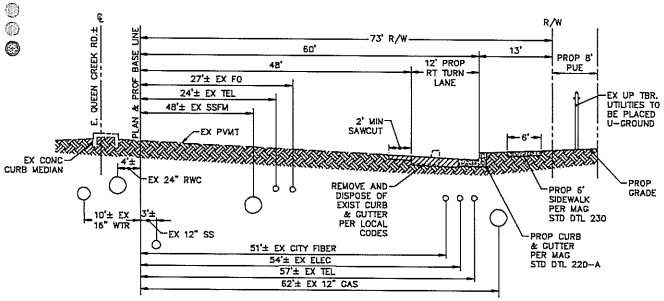
CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
EMAIL: JHAKO@HUNTERENGINEERINGPC.COM
CONTACT: JOHN HAKO, P.E.

FEMA CLASSIFICATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C2739M (REVISION DATE NOVEMBER 4, 2015) SHOWS ALMOST ALL OF THE PROJECT SITE LIES IN FLOOD HAZARD "ZONE X DOTTED." A PORTION OF THE PROJECT SITE ALONG THE WEST AND SOUTH PROPERTY LINES LIES IN "ZONE AH".

ZONE X DOTTED IS DEFINED AS, "AREAS OF 0.2 % ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE." ZONE AH IS DEFINED AS, "AREAS WITH A 1% ANNUAL CHANCE SHALLOW FLOODING WITH A CONSISTENT WATER-SURFACE (USUALLY AREAS OF PONDING) WHERE AVERAGE DEPTHS ARE 1 TO 3 FEET".



1 QUEEN CREEK ROAD AT DECELERATION LANE
NTS

NO.	DATE	REVISION	BY

PURPOSE: 2ND SUBMITTAL

DESIGN BY: RSL
DRAWN BY: RSL
CHECKED BY: JH

HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY

71091 JOHN HAKO

PRELIMINARY PLAT FOR QUEEN CREEK COMMERCE CENTER QUEEN CREEK ROAD CHANDLER, ARIZONA

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ARIZONA 811 BLUE STAKE, INC. CALL BEFORE YOU DIG 811 OR 1-800-STAKE-IT (1-800-782-5348)

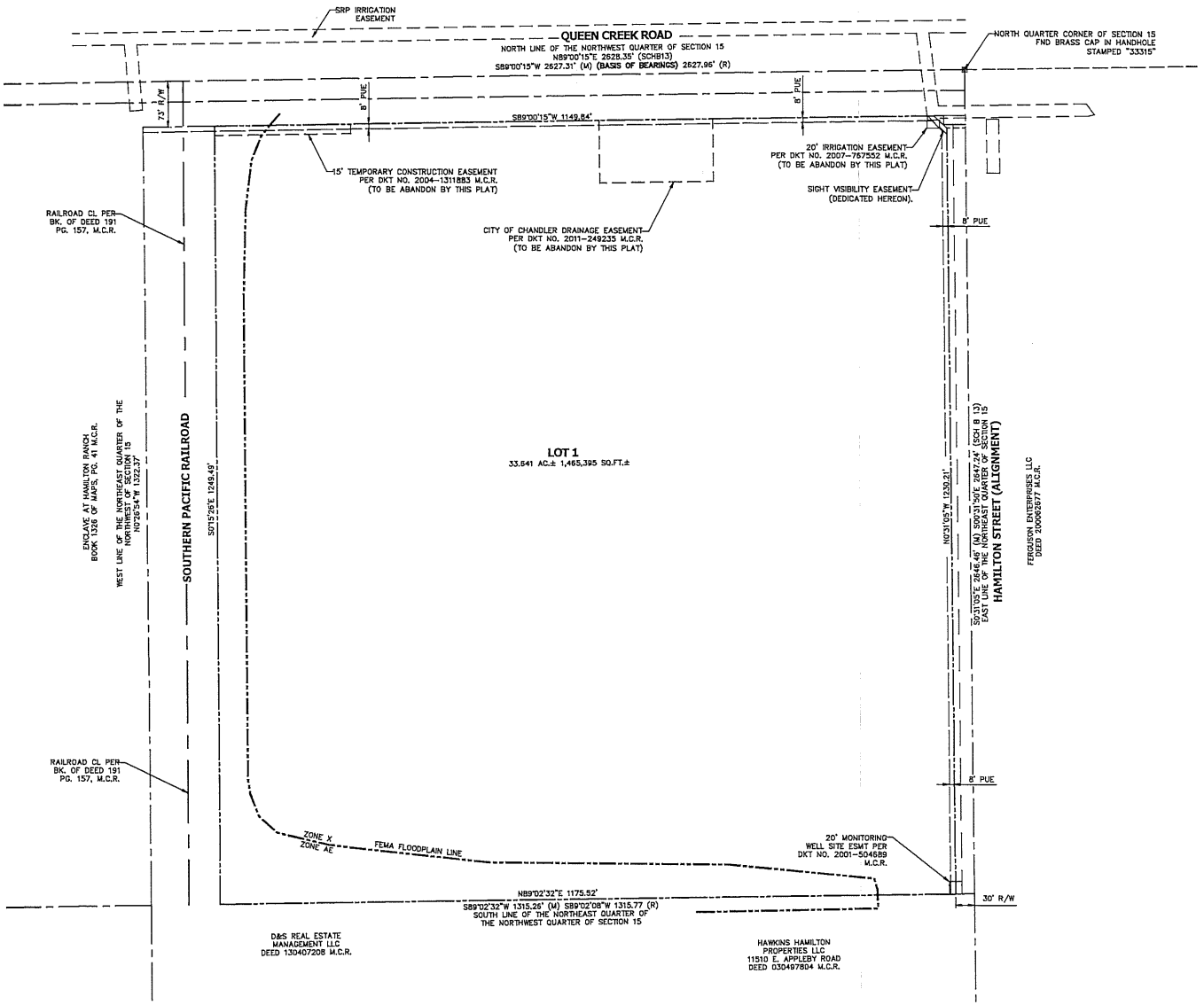
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME: QUEEN CREEK COMMERCE CENTER

HE NO.: VLMK001
SCALE: N.T.S.

SHEET: 1

C.O.C. LOG NO. PLT20-0033



NO.	DATE	REVISION	BY

PURPOSE: 2ND SUBMITTAL

DESIGN BY: RSL
DRAWN BY: RSL
CHECKED BY: JH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CERTIFICATE NO. 71091
JOHN
HAKO

PRELIMINARY PLAT FOR QUEEN CREEK COMMERCE CENTER QUEEN CREEK ROAD CHANDLER, ARIZONA

CALL BEFORE YOU DIG
ARIZONA811
CALL 811 OR VISIT AZ811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME: QUEEN CREEK COMMERCE CENTER

HE NO.: VLMK0001
SCALE: 1"=80'

SHEET: 2

C.O.C. LOG NO. PLT20-0033

CHANDLER arizona
Community of Innovation

City Council Memorandum **Information Technology** **Memo No.** N/A

Date:	January 28, 2021
To:	Mayor and Council
Thru:	Marsha Reed, City Manager Debra Stapleton, Assistant City Manager Sandip Dholakia, Chief Information Officer
From:	Andy Sandoval, IT Principal Systems Specialist
Subject:	Purchase of Cisco Smartnet

Proposed Motion:

Move City Council approve the utilization of 1GPA's Contract No. 16-11PV-05, for the purchase of Cisco Smartnet, from NTT America Solutions, Inc., in the amount of $123,971.

Background/Discussion:

The City of Chandler utilizes Cisco infrastructure to support various networking needs throughout every department within the City. In order to keep this infrastructure under support, IT recommends the purchase of Cisco SmartNet maintenance and support extensions in accordance with lifecycle management best practices. This purchase will ensure that critical infrastructure remains under support for both physical hardware issues and available software and security updates as needed during its lifecycle.

Evaluation:

1GPA competitively solicited and awarded a contract for technology and audio/visual solutions. The City has a current Intergovernmental Agreement with 1GPA allowing for the cooperative use of their contracts. Staff recommends cooperative use of this contract because it allows the City to continue using Cisco network equipment and related professional services at discounted prices.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
403.1290.5419	Technology Replacement	N/A	$123,971	N

CHANDLER arizona
Community of Innovation

City Council Memorandum **Information Technology** **Memo No.** N/A

Date: January 28, 2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Debra Stapleton, Assistant City Manager
Sandip Dholakia, Chief Information Officer
From: Kerstin Nold, IT Services Manager
Subject: Agreement No. IT9-208-4034, Amendment No. 1, for the Fleet Management System

Proposed Motion:
Move that City Council approve Agreement No. IT9-208-4034, Amendment No.1, with CCG Systems Inc., dba FASTER Asset Solutions, for the fleet management system, in the amount of $93,352, for the period of one year, beginning September 30, 2020, through September 29, 2021.

Background/Discussion:
In FY 19/20, City Council approved an agreement with CCG Systems Inc., dba FASTER Asset Solutions, for a comprehensive fleet management solution. Currently, the project implementation is underway with a target completion date in 2021.

The fleet management solution will digitally transform existing business operations for managing the City's fleet and equipment assets. The FASTER comprehensive fleet management system meets Fleet Services needs for fleet management activities including, but not limited to: maintenance, operations, fuel, analytics, diagnostics, inventory parts and asset management to streamline operational workflows and improve overall efficiency and management of the City-wide fleet, inventory, equipment, and fuel costs.

This purchase is for the annual renewal for the FASTER fleet management system support and maintenance.

Evaluation:
On September 12, 2019, City Council approved an agreement with CCG Systems Inc., dba FASTER Asset Solutions, for the fleet management system, for a one-year period, with the option of up to four one-year extensions. The Contractor has agreed to extend for one additional year at the same terms, conditions, and pricing.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N

101.1286.5419.0.6IC102.0	General Government Capital Projects	Fleet Management System	$93,352	Y

Attachments

Amendment

CHANDLER arizona

City Clerk Document No. _____

City Council Meeting Date: January 28, 2021

AMENDMENT TO CITY OF CHANDLER AGREEMENT
FLEET MANAGEMENT SYSTEM
CITY OF CHANDLER AGREEMENT NO. IT9-208-4034

THIS AMENDMENT NO. 1 (Amendment No. 1) is made and entered into by and between the City of Chandler, an Arizona municipal corporation (City), and FASTER Asset Solutions (Contractor), (City and Contractor may individually be referred to as Party and collectively referred to as Parties) and made _____ , 2021 (Effective Date).

RECITALS

WHEREAS, the Parties entered into an agreement for the fleet management system (Agreement); and

WHEREAS, the term of the Agreement was September 30, 2019 through September 29, 2020 with the option of up to four one-year extensions; and

WHEREAS, the Parties wish to exercise the first option through this Amendment to extend the Agreement for one year.

AGREEMENT

NOW THEREFORE, the Parties agree as follows:

1. The recitals are accurate and are incorporated and made a part of the Agreement by this reference.

2. Section 4, Price is amended to read as follows: The City will pay the Contractor the per unit cost set forth in Exhibit B of the original Agreement, which is incorporated into and made a part of this Amendment No. 1 by this reference. Total payments made to the Contractor during the term of this Amendment No. 1 will not exceed $93,352.

3. Section 5, Term is amended to read as follows: The Agreement is extended for a one-year period September 30, 2020 through September 29, 2021.

4. All other terms and conditions of the Agreement remain unchanged and in full force and effect. If a conflict or ambiguity arises between this Amendment No. 1 and the Agreement, the terms and conditions in this Amendment No. 1 prevail and control.

IN WITNESS WHEREOF, the Parties have entered into this Amendment on the Effective Date.

FOR THE CITY

By: _____

Its: Mayor

FOR THE CONTRACTOR

By: _____ Michael Spradling

Its: President

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:

By: _____
City Clerk

ITEM 17

City Council Memorandum **Management Services** **Memo No.** 21-036

Date:	January 28, 2021
To:	Mayor and Council
Thru:	Marsha Reed, City Manager Dawn Lang, Management Services Director
From:	Kristi Smith, Accounting Manager
Subject:	Claims Report for the Quarter Ending December 31, 2020

Proposed Motion:

Move to accept the claims report for the quarter ending December 31, 2020, which is on file in the City Clerk's office.

Background/Discussion

The claims report represents all Accounts Payable payments for the quarter ending December 31, 2020, and is attached and on file in the City Clerk's office per Section 3-6 of the City Code: The City Manager/designee shall advise the City Council of all claims and demands paid, together with the name of the vendors or payees, dates paid and amounts.

Attachments

Claims Listing

AP Claims Report- City Clerk

Time run: 1/4/2021 8:12:24 AM

Report Parameters:

Check Date - 10/01/2020,12/31/2020; Bank_Account_Name - E-PAYABLES,GENERAL,OPERATING

Payment Number	Payment Date	Vendor Name	Amount
689530	01-Oct-2020	ARIZONA PUBLIC SERVICE COMPANY	15,168.59
689531	01-Oct-2020	LIFELONG FITNESS BY KATHI	880.00
689532	01-Oct-2020	PHALEN, CHARLOTTE (R)	56.91
689533	01-Oct-2020	SALT RIVER PROJECT	134.89
689534	01-Oct-2020	SOUTHWEST GAS CORP	24.51
689535	07-Oct-2020	ALLEN INSTRUMENTS & SUPPLIES	25,819.74
689536	07-Oct-2020	ALLIED UNIVERSAL SECURITY SERVICES	1,041.50
689537	07-Oct-2020	ALLIED UNIVERSAL SECURITY SERVICES	2,999.52
689538	07-Oct-2020	AMERESCO INC (R)	575.00
689539	07-Oct-2020	ANDERSON, DAVID (R)	1,125.98
689540	07-Oct-2020	ANSI ASQ ACCREDITATION BOARD	3,220.00
689541	07-Oct-2020	APL ACCESS & SECURITY	315.00
689542	07-Oct-2020	ARIZONA ELEVATOR SOLUTIONS INC	142.66
689543	07-Oct-2020	ARIZONA MUNICIPAL WATER USERS ASSOC	96,332.00
689544	07-Oct-2020	ARIZONA PUBLIC SERVICE COMPANY	3,023.15
689545	07-Oct-2020	ARIZONA STATE TREASURER	170,862.07
689546	07-Oct-2020	BIOPRO LLC	215.00
689547	07-Oct-2020	BK SQUARED LLC	437.50
689548	07-Oct-2020	BLOOD ALCOHOL TESTING & CONSULTING, LLC	150.00
689549	07-Oct-2020	BOUND TREE MEDICAL LLC	872.63
689550	07-Oct-2020	BREYER LAW OFFICES (R)	5.00
689551	07-Oct-2020	BRINKS INCORPORATED	17,629.30
689552	07-Oct-2020	BROOKSIE'S	61.06
689553	07-Oct-2020	BURCH & CRACCHIOLO PA (R)	10.00
689554	07-Oct-2020	C&I SHOW HARDWARE & SECURITY SYSTEMS INC	409.70
689555	07-Oct-2020	CHILLER CITY CORP	3,795.00
689556	07-Oct-2020	CHUSKA CONSULTING LLC	450.00
689557	07-Oct-2020	CITY OF PHOENIX	10,500.00
689558	07-Oct-2020	COMPUTER AID, INC	66,818.50
689559	07-Oct-2020	CORE & MAIN LP	7,037.40
689560	07-Oct-2020	COSTCO	153.01
689561	07-Oct-2020	COX COMMUNICATIONS INC	3.14
689562	07-Oct-2020	CSTOR	48,937.54
689563	07-Oct-2020	D L SALES CORP	4,024.89
689564	07-Oct-2020	DECA SOUTHWEST	2,753.36
689565	07-Oct-2020	DESERT PADDLEBOARDS	315.00
689566	07-Oct-2020	DPC ENTERPRISES LP	55,613.25
689567	07-Oct-2020	SALT RIVER PROJECT	1,436.14
689568	07-Oct-2020	THOMPSON, AZIA (R)	150.00
689569	07-Oct-2020	2 GUYS PAWN LLC (R)	10.00
689570	07-Oct-2020	FEDERAL RESOURCES SUPPLY COMPANY	63,979.48
689571	07-Oct-2020	FIDELITY NATIONAL TITLE AGENCY INC	14,882.00
689572	07-Oct-2020	FRONTIER ADJUSTERS OF CHANDLER (R)	5.00
689573	07-Oct-2020	GRAINGER INC	624.17

689574	07-Oct-2020	HAZEN AND SAWYER	21,203.00
689575	07-Oct-2020	HDR ENGINEERING INC	36,915.60
689576	07-Oct-2020	HEINFELD, MEECH & CO PC	70.00
689577	07-Oct-2020	IN-PIPE TECHNOLOGY	12,000.00
689578	07-Oct-2020	INNOVYZE INC	12,888.48
689579	07-Oct-2020	INTERWEST SAFETY SUPPLY LLC	2,258.88
689580	07-Oct-2020	KANOPY LLC	1,790.00
689581	07-Oct-2020	KARY ENVIRONMENTAL SERVICES INC	943.82
689582	07-Oct-2020	KWALL LLC	3,500.00
689583	07-Oct-2020	MARATHON FITNESS	5,736.90
689584	07-Oct-2020	MARICOPA ASSOC OF GOVERNMENTS	92,350.00
689585	07-Oct-2020	MARICOPA COUNTY TREASURER	13,839.60
689586	07-Oct-2020	MCCLAREN WILSON & LAWRIE	8,000.00
689587	07-Oct-2020	MIDWEST TAPE	407.40
689588	07-Oct-2020	MUNICIPAL EMERGENCY SERVICES INC	1,349.60
689589	07-Oct-2020	NEOGOV	28,890.90
689590	07-Oct-2020	NINYO & MOORE	5,970.83
689591	07-Oct-2020	NORCON INDUSTRIES INC	3,082.49
689592	07-Oct-2020	NTT AMERICA SOLUTIONS, INC	4,916.91
689593	07-Oct-2020	OTTO LOGISTICS LLC	10,091.02
689594	07-Oct-2020	PEORIA PEST CONTROL INC	16,991.00
689595	07-Oct-2020	PIPELINE SERVICES INC	3,186.32
689596	07-Oct-2020	PRECISION SWEEPING SERVICES, LLC	315.65
689597	07-Oct-2020	NESTLE PURE LIFE	35.07
689598	07-Oct-2020	RANDALL TOWING / AUTO BODY & PAINT (R)	622.00
689599	07-Oct-2020	REYES & SONS LANDSCAPING LLC	470.00
689600	07-Oct-2020	RICOH USA INC	2,800.06
689601	07-Oct-2020	RKS PLUMBING & MECHANICAL INC	39,640.00
689602	07-Oct-2020	SALT RIVER PROJECT	4,481.04
689603	07-Oct-2020	SIERRA SANITATION SERVICES	2,920.00
689604	07-Oct-2020	SKYLINE WINDOW CLEANING	1,433.00
689605	07-Oct-2020	SOUTHWEST UMPIRES ASSOCIATION	3,510.00
689606	07-Oct-2020	SPECIAL SERVICES GROUP LLC	9,948.84
689607	07-Oct-2020	SPINITAR INC	2,587.00
689608	07-Oct-2020	SPORTS BLING & THINGS	2,408.57
689609	07-Oct-2020	STANLEY CONSULTANTS INC	9,824.38
689610	07-Oct-2020	STATE OF ARIZONA	8,500.00
689611	07-Oct-2020	SUEZ WTS USA, INC	657.50
689612	07-Oct-2020	T-MOBILE USA	3,323.50
689613	07-Oct-2020	TECHNOLOGY PROVIDERS INC	69,930.69
689614	07-Oct-2020	TERRY J. FONG LAW GROUP (R)	5.00
689615	07-Oct-2020	THATCHER COMPANY OF ARIZONA	13,213.80
689616	07-Oct-2020	TRAFFICADE SERVICE INC	1,083.82
689617	07-Oct-2020	UBM ENTERPRISE, INC	250.92
689618	07-Oct-2020	UNITED SITE SERVICES OF ARIZONA, INC.	184.37
689619	07-Oct-2020	USAA AS SUBROGEE FOR TYLER AMBROSIA (R)	1,617.35
689620	07-Oct-2020	VALLEY METRO RAIL INC	50,000.00
689621	07-Oct-2020	WESTERN STATES FIRE PROTECTION	4,788.18
689622	07-Oct-2020	ZOOMGRANTS	4,500.00
689623	07-Oct-2020	ABC ASPHALT LLC (R)	1,319.90
689624	07-Oct-2020	AJMAL, ADNAN (R)	36.83
689625	07-Oct-2020	BAAKZA, NAZNEEN (R)	39.39

689626	07-Oct-2020	BABICH, TATYANA (R)	99.95
689627	07-Oct-2020	BARRIE, RYAN (R)	32.84
689628	07-Oct-2020	BOVE, KRISTA (R)	62.30
689629	07-Oct-2020	CANDELARIO, RICHARD (R)	15.80
689630	07-Oct-2020	CANO, DANIELLE (R)	50.40
689631	07-Oct-2020	CHANDLER PAVILIANS LLC (R)	160.89
689632	07-Oct-2020	CHHIBBER, MANISHA (R)	7.30
689633	07-Oct-2020	COSTANTINO, ANTHONY (R)	65.96
689634	07-Oct-2020	COUGHLIN, ALICIA (R)	48.29
689635	07-Oct-2020	COY SURVIVORS ADMIN TRUST (R)	42.77
689636	07-Oct-2020	CROSS, PEGGI (R)	36.10
689637	07-Oct-2020	CROWLEY, ALISHA (R)	67.16
689638	07-Oct-2020	DAVIES, CODY (R)	40.93
689639	07-Oct-2020	DE SILVA, DINUSHKA (R)	30.53
689640	07-Oct-2020	DIPLOMAT SPECIALTY PHARMACY (R)	356.85
689641	07-Oct-2020	EATON, SERON (R)	24.48
689642	07-Oct-2020	ERB, KRYSTLE (R)	57.92
689643	07-Oct-2020	FISHER, SHELLY (R)	15.06
689644	07-Oct-2020	FORREST, ELIZABETH (R)	50.61
689645	07-Oct-2020	FRAIRE, ALEJANDRO (R)	34.77
689646	07-Oct-2020	FROEHLE, MANDI (R)	46.27
689647	07-Oct-2020	GARG, SUNEEL (R)	16.42
689648	07-Oct-2020	GEITER, MARY (R)	8.10
689649	07-Oct-2020	GONZALEZ, ADRIAN (R)	44.79
689650	07-Oct-2020	GONZALEZ, KIM (R)	41.65
689651	07-Oct-2020	GUMOWSKYJ, ANDREW (R)	61.61
689652	07-Oct-2020	HIDALGO, ABILIA (R)	32.62
689653	07-Oct-2020	JAMAEL, DANIELLA (R)	45.12
689654	07-Oct-2020	KIM, SANG HEE (R)	55.09
689655	07-Oct-2020	KINGHORN, KARIN (R)	25.93
689656	07-Oct-2020	KUCHERAK, CATHERINE (R)	14.25
689657	07-Oct-2020	LIRA, CESAR (R)	83.01
689658	07-Oct-2020	LOVELACE, NIKEISHA (R)	62.97
689659	07-Oct-2020	MACIEJEWSKI, TAYLOR (R)	46.71
689660	07-Oct-2020	MACKENZIE, STACY (R)	32.09
689661	07-Oct-2020	MAESTAS, SUZANNE (R)	57.49
689662	07-Oct-2020	MALAY, DEVEN (R)	77.71
689663	07-Oct-2020	MCLARTY, ROBERT (R)	9.41
689664	07-Oct-2020	MEDINA, FABIAN (R)	69.70
689665	07-Oct-2020	MEDINA, MAX (R)	39.53
689666	07-Oct-2020	MORRIS, RAINA (R)	35.76
689667	07-Oct-2020	NAZARIANS, JOSEPH (R)	34.09
689668	07-Oct-2020	NGUYEN, ROMETA (R)	56.00
689669	07-Oct-2020	NICKLE CONTRACTING LLC (R)	1,095.62
689670	07-Oct-2020	OAKLAND CONSTRUCTION COMPANY (R)	1,078.98
689671	07-Oct-2020	PATIL, DHAIRASHIL (R)	59.41
689672	07-Oct-2020	PAVIA, SILVANA (R)	61.16
689673	07-Oct-2020	PENUNURI, MANUEL (R)	41.57
689674	07-Oct-2020	PEREZ, DANIEL (R)	17.48
689675	07-Oct-2020	PHAM, XUAN (R)	15.05
689676	07-Oct-2020	RAMIREZ, JULIE (R)	61.50
689677	07-Oct-2020	ROBINSON, BRYAN	134.00

689678	07-Oct-2020	SEVERYN, NATALIE (R)	14.34
689679	07-Oct-2020	SMITH, LORALEE (R)	57.49
689680	07-Oct-2020	SOKOLOWSKI, HEATHER (R)	53.24
689681	07-Oct-2020	STEFFEN, DUSTIN (R)	34.01
689682	07-Oct-2020	STIDHAM, AMBER (R)	39.39
689683	07-Oct-2020	STOUGHTON, JEREMY (R)	44.63
689684	07-Oct-2020	STUART, BRITTANY (R)	55.73
689685	07-Oct-2020	SUN STATE BUILDERS (R)	543.45
689686	07-Oct-2020	SUNLAND ASPHALT AND CONSTRUCTION, INC. (R)	1,261.07
689687	07-Oct-2020	SY CASA PALOMA LLC (R)	191.94
689688	07-Oct-2020	THOMAS, RAJEEV (R)	6.34
689689	07-Oct-2020	THORNTON, LISA (R)	47.99
689690	07-Oct-2020	TRAN, TOM B	1,200.00
689691	07-Oct-2020	VANDENBERG, HUNTER (R)	40.93
689692	07-Oct-2020	VENZOR, MARISSA (R)	48.29
689693	07-Oct-2020	VIDER, ROBERTA (R)	148.01
689694	07-Oct-2020	VINALES, MELINDA (R)	89.66
689695	07-Oct-2020	WALKER, JEREMY (R)	50.12
689696	07-Oct-2020	WHEELWRIGHT, SHARON (R)	46.54
689697	07-Oct-2020	ARIZONA PUBLIC SERVICE COMPANY	7,559.00
689698	07-Oct-2020	CITY OF GLENDALE (233-5)	5,104.96
689699	07-Oct-2020	CITY OF MESA	1,053.74
689700	07-Oct-2020	CITY OF MESA	103.00
689701	07-Oct-2020	CITY OF TEMPE	1,915.22
689702	07-Oct-2020	FLAGSTAFF HOUSING AUTHORITY	1,806.74
689703	07-Oct-2020	KING COUNTY HOUSING AUTHORITY	7,150.70
689704	07-Oct-2020	SALT RIVER PROJECT	4,532.00
689705	07-Oct-2020	SAN DIEGO HOUSING COMMISSION	2,494.74
689706	07-Oct-2020	SCOTT COUNTY CDA	1,194.74
689707	07-Oct-2020	VELA, BRITTANY	6,019.11
689708	08-Oct-2020	AGNEW, KC	63.00
689709	14-Oct-2020	2060 DIGITAL LLC, PHOENIX	5,021.00
689710	14-Oct-2020	A & M NUT & BOLT	173.30
689711	14-Oct-2020	A MIND FOR DETAIL INC	4,775.00
689712	14-Oct-2020	AFLAC	137.67
689713	14-Oct-2020	AHWATUKEE FOOTHILLS MONTESSORI (R)	90.00
689714	14-Oct-2020	ALTERNATIVE MAINTENANCE SERVICE	250.00
689715	14-Oct-2020	AMERICAN FITNESS SERVICES, LLC	750.00
689716	14-Oct-2020	APL ACCESS & SECURITY	70.00
689717	14-Oct-2020	ARIZONA ELEVATOR SOLUTIONS INC	5,145.58
689718	14-Oct-2020	ARIZONA MATERIALS LLC	3,802.04
689719	14-Oct-2020	ARIZONA POWER AUTHORITY	3,421.68
689720	14-Oct-2020	ARIZONA PUBLIC SERVICE COMPANY	434.18
689721	14-Oct-2020	ARIZONA RUBBER CO	322.47
689722	14-Oct-2020	BELLA, TERRA (R)	50.00
689723	14-Oct-2020	BOERGER, LLC	1,163.80
689724	14-Oct-2020	BOUND TREE MEDICAL LLC	2,831.93
689725	14-Oct-2020	BRIDGESTONE HOSEPOWER LLC	422.81
689726	14-Oct-2020	BROOKSIE'S	57.50
689727	14-Oct-2020	BUESING CORPORATION	160.00
689728	14-Oct-2020	CARE IN CHOOSING LLC (R)	56.25
689729	14-Oct-2020	CARE INC	180.00

689730	14-Oct-2020	CHANDLER AREA UNITED WAY	4,994.00
689731	14-Oct-2020	CHI CONSTRUCTION COMPANY (R)	21,606.25
689732	14-Oct-2020	COFFMAN ASSOCIATES INC	43,586.60
689733	14-Oct-2020	COMMERCIAL POOL REPAIR	12,823.37
689734	14-Oct-2020	COMMUNITY HEALTH CHARITIES	1,692.00
689735	14-Oct-2020	CORE & MAIN LP	1,010.50
689736	14-Oct-2020	CORVEL ENTERPRISE COMP INC	12,325.00
689737	14-Oct-2020	CPAAC	180.00
689738	14-Oct-2020	CYCLONE HOME FRAMING (R)	39.99
689739	14-Oct-2020	D L SALES CORP	5,888.59
689740	14-Oct-2020	DAWN STAR PRESS	2,700.00
689741	14-Oct-2020	DAY AUTO SUPPLY, INC	1,709.85
689742	14-Oct-2020	DECA SOUTHWEST	16,833.80
689743	14-Oct-2020	DENVER GARDENS LLC (R)	11.25
689744	14-Oct-2020	DESERT TOX, LLC	19.30
689745	14-Oct-2020	DIBBLE & ASSOCIATES CONSULTING ENGINEERS, INC	3,017.00
689746	14-Oct-2020	DPC ENTERPRISES LP	60,452.54
689747	14-Oct-2020	LEVEL 3 COMMUNICATIONS LLC	629.61
689748	14-Oct-2020	NEW DIRECTIONS BEHAVIORAL HEALTH LLC	3,032.40
689749	14-Oct-2020	SALT RIVER PROJECT	107.35
689750	14-Oct-2020	SOUTHWEST GAS CORP	4,280.96
689751	14-Oct-2020	VENTURO INTERNATIONAL CASA DE VIDA	1,000.00
689752	14-Oct-2020	CITY OF PHOENIX	8,891.00
689753	14-Oct-2020	EARNHARDT	828.96
689754	14-Oct-2020	EARNHARDT CHANDLER CADILLAC INC	82.98
689755	14-Oct-2020	EARNHARDT CHEVROLET	719.90
689756	14-Oct-2020	EL NUEVO COYOTE LLC (R)	950.00
689757	14-Oct-2020	FACTORY MOTOR PARTS COMPANY	78.27
689758	14-Oct-2020	FASTMED URGENT CARE	85.00
689759	14-Oct-2020	FIDELITY NATIONAL TITLE AGENCY INC	41,311.64
689760	14-Oct-2020	FIDELITY NATIONAL TITLE AGENCY INC	194,805.38
689761	14-Oct-2020	FRIENDS OF THE CHANDLER LIBRARY	69.00
689762	14-Oct-2020	GHD INC	17,077.50
689763	14-Oct-2020	GILA RIVER INDIAN COMMUNITY	4,396.89
689764	14-Oct-2020	GILA RIVER TELECOMMUNICATION	217.59
689765	14-Oct-2020	GRAINGER INC	2,412.08
689766	14-Oct-2020	GRAINGER INC	1,613.24
689767	14-Oct-2020	GREENPLAY, LLC	3,334.80
689768	14-Oct-2020	GROUNDS CONTROL LLC	75,423.00
689769	14-Oct-2020	GUIDESOFT INC	1,456.80
689770	14-Oct-2020	HDR ENGINEERING INC	8,842.31
689771	14-Oct-2020	HENNESY MECHANICAL SALES	21,759.00
689772	14-Oct-2020	INTERNATIONAL TELECOMMUNICATION SERVICES INC	500.00
689773	14-Oct-2020	INTERWEST SAFETY SUPPLY LLC	1,377.16
689774	14-Oct-2020	JYOSHNA, BOTTU (R)	22.50
689775	14-Oct-2020	KELLER ELECTRICAL INDUSTRIES INC	2,310.00
689776	14-Oct-2020	MARICOPA COUNTY DEPT OF	7,241.39
689777	14-Oct-2020	MEXICO MAXICO LLC (R)	250.00
689778	14-Oct-2020	MOTOROLA	86.56
689779	14-Oct-2020	MUNICIPAL EMERGENCY SERVICES INC	6,796.95
689780	14-Oct-2020	NORTHSTAR COMMUNICATIONS INC	17,840.00
689781	14-Oct-2020	NORWOOD EQUIPMENT, INC	648.26

689782	14-Oct-2020	OTTO ENVIRONMENTAL SYSTEMS NORTH AMERICA, INC.	43,298.14
689783	14-Oct-2020	OTTO LOGISTICS LLC	36,253.51
689784	14-Oct-2020	PARRON HALL CORP (R)	40.00
689785	14-Oct-2020	PB&J CREATVE LLC	1,260.00
689786	14-Oct-2020	PHOENIX PUMPS INC	1,959.31
689787	14-Oct-2020	PINON FAMILY MEDICINE	100.00
689788	14-Oct-2020	PIONEER ATHLETICS	1,731.66
689789	14-Oct-2020	PRECISION SWEEPING SERVICES, LLC	3,708.61
689790	14-Oct-2020	PREMIER ENGINEERING CORP	1,447.85
689791	14-Oct-2020	SOUL VACCINATION	500.00
689792	14-Oct-2020	CHANDLER UNIFIED SCHOOL DISTRICT #80	875.00
689793	14-Oct-2020	GORE, SCOTT A	500.00
689794	14-Oct-2020	HOKE, TODD (R)	25.57
689795	14-Oct-2020	MILOT, CHERYL (R)	3.00
689796	14-Oct-2020	RDO EQUIPMENT COMPANY	26.99
689797	14-Oct-2020	REDROCK EXAMS LLC	338.00
689798	14-Oct-2020	REGAL FENCE LLC	1,437.00
689799	14-Oct-2020	RICOH USA INC	960.91
689800	14-Oct-2020	ROOSEVELT WATER CONSERVATION DISTRICT	2,000.00
689801	14-Oct-2020	RWC INTERNATIONAL LTD	133.34
689802	14-Oct-2020	SALT RIVER PROJECT	38,925.00
689803	14-Oct-2020	SCI CASA PALOMA FUND LLC (R)	88.84
689804	14-Oct-2020	SENERGY PETROLEUM, LLC	15,993.02
689805	14-Oct-2020	SHEA HOMES	4,618.84
689806	14-Oct-2020	SHEA HOMES	2,829.23
689807	14-Oct-2020	SKYLINE WINDOW CLEANING	5,528.00
689808	14-Oct-2020	SOUTHERN TIRE MART, LLC	4,128.84
689809	14-Oct-2020	SOUTHWESTERN SCALE COMPANY	801.01
689810	14-Oct-2020	STACY J DANCING	1,010.00
689811	14-Oct-2020	STATE OF ARIZONA	65.00
689812	14-Oct-2020	STATE OF ARIZONA	6,000.00
689813	14-Oct-2020	STATE OF ARIZONA	8,500.00
689814	14-Oct-2020	STATE OF ARIZONA	65.00
689815	14-Oct-2020	STATE OF ARIZONA	130.00
689816	14-Oct-2020	STATE OF ARIZONA	300.00
689817	14-Oct-2020	SUN MECHANICAL CONTRACTING INC.	3,760.00
689818	14-Oct-2020	SUNBELT RENTALS	4,607.48
689819	14-Oct-2020	SUPPLYLOGIC INC (R)	25.00
689820	14-Oct-2020	SURVEILLANCE SECURITY INC	192.00
689821	14-Oct-2020	T-MOBILE USA	4,324.36
689822	14-Oct-2020	T2 PEST SERVICES	32.00
689823	14-Oct-2020	THATCHER COMPANY OF ARIZONA	60,591.75
689824	14-Oct-2020	TITAN SOLAR POWER (R)	120.00
689825	14-Oct-2020	TRAFFIC RESEARCH & ANALYSIS	15,536.00
689826	14-Oct-2020	TRAFFICADE SERVICE INC	2,491.52
689827	14-Oct-2020	TRANE	1,394.34
689828	14-Oct-2020	UBM ENTERPRISE, INC	11,522.82
689829	14-Oct-2020	UNIQUE LANDSCAPES BY GRIFFIN (R)	115.00
689830	14-Oct-2020	USP TECHNOLOGIES	7,500.00
689831	14-Oct-2020	VERSATERM INC	31,262.00
689832	14-Oct-2020	VOIANCE LANGUAGE SERVICES LLC	644.46
689833	14-Oct-2020	WESTERN STATES FIRE PROTECTION	2,008.28

689834	14-Oct-2020	ARIZONA LIVING PROP MGT (R)	92.41
689835	14-Oct-2020	BADINELLI, MEGHAN (R)	37.69
689836	14-Oct-2020	BARFIELD, TARENA (R)	87.25
689837	14-Oct-2020	BECKER, KARL (R)	78.08
689838	14-Oct-2020	BERDAK, SCOTT (R)	50.17
689839	14-Oct-2020	BINGAMAN, PAUL (R)	80.25
689840	14-Oct-2020	BOERST, JEFFERY (R)	88.58
689841	14-Oct-2020	BROWN, ZACH (R)	35.40
689842	14-Oct-2020	BULLOCK, BEATRICE (R)	36.84
689843	14-Oct-2020	CARLTON, ANGELICA (R)	65.31
689844	14-Oct-2020	CARNES, CHRISTINA (R)	37.25
689845	14-Oct-2020	CAVAZOS, MANUEL (R)	44.57
689846	14-Oct-2020	CENTER, RONALD (R)	62.30
689847	14-Oct-2020	CONTRERAS, ALEX (R)	8.24
689848	14-Oct-2020	DESERT WIND PROPERTY MGMT (R)	46.89
689849	14-Oct-2020	EBERHART, NATASHA (R)	51.79
689850	14-Oct-2020	ERNST, LINDA (R)	61.03
689851	14-Oct-2020	FARNSWORTH, KELLY (R)	46.84
689852	14-Oct-2020	FOULDS, JACLYN (R)	96.27
689853	14-Oct-2020	GALLEGOS, SARAH (R)	55.54
689854	14-Oct-2020	GARCIA, CHRISTIAN (R)	40.88
689855	14-Oct-2020	GUPTA, MOHIT (R)	836.49
689856	14-Oct-2020	HARGROVE, KATIE (R)	57.17
689857	14-Oct-2020	HOLLAND, WENDY (R)	17.27
689858	14-Oct-2020	HOUSLEY, JUDY-ANNE (R)	36.92
689859	14-Oct-2020	JIANG, JUIJIAN (R)	83.32
689860	14-Oct-2020	KILEY, DAN J / ANNE (R)	94.08
689861	14-Oct-2020	KISER, LISA (R)	1,395.98
689862	14-Oct-2020	LIZANO, HENRY (R)	38.36
689863	14-Oct-2020	LOPEZ, CESAR (R)	68.56
689864	14-Oct-2020	LYONS, KEVIN (R)	81.57
689865	14-Oct-2020	MADDUX, SHANA (R)	10.37
689866	14-Oct-2020	MCLAURIN, MICHELLE (R)	66.50
689867	14-Oct-2020	MONTOYA, SERGIO (R)	47.07
689868	14-Oct-2020	NULTON, IRYNA (R)	62.17
689869	14-Oct-2020	O'ROZCO, ALBERT (R)	12.14
689870	14-Oct-2020	RODRIGUEZ, ARACELI (R)	35.76
689871	14-Oct-2020	RUSSELL, JON (R)	46.23
689872	14-Oct-2020	SORGENFREI, LAURA (R)	63.92
689873	14-Oct-2020	THOMPSON, PAIGE (R)	92.63
689874	14-Oct-2020	THUDIUM, GREG (R)	10.00
689875	14-Oct-2020	WASSIL, CLAUDETTE (R)	14.15
689876	14-Oct-2020	WILSON, KATHY (R)	31.97
689877	15-Oct-2020	AGNEW, KC	63.00
689878	15-Oct-2020	FIRST AMERICAN TITLE INSURANCE COMPANY (R)	6,881.30
689879	15-Oct-2020	MARACAY HOMES (R)	22,505.00
689880	15-Oct-2020	MGB DEVELOPMENT (R)	5,000.00
689881	15-Oct-2020	PULTE HOME CORPORATION (R)	15,719.53
689882	15-Oct-2020	WATSON, ANNETTE A	27.77
689883	21-Oct-2020	ALLIED UNIVERSAL SECURITY SERVICES	1,041.50
689884	21-Oct-2020	ALTERNATIVE MAINTENANCE SERVICE	250.00
689885	21-Oct-2020	APPRAISAL TECHNOLOGY	4,650.00

689886	21-Oct-2020	ARCADIS US INC	2,684.00
689887	21-Oct-2020	ARIZONA DEPT OF REVENUE	13,928.93
689888	21-Oct-2020	ARIZONA ELEVATOR SOLUTIONS INC	3,866.58
689889	21-Oct-2020	ARIZONA PINNACLE ENGINEERING, LLC	6,022.50
689890	21-Oct-2020	ARIZONA PUBLIC SERVICE COMPANY	278.85
689891	21-Oct-2020	ARIZONA RUBBER CO	847.37
689892	21-Oct-2020	ARIZONA TRUCK & COACH LLC	373.35
689893	21-Oct-2020	ARROWHEAD SCIENTIFIC INC	1,282.00
689894	21-Oct-2020	BANNER EMPLOYER SERVICES, LLC	600.00
689895	21-Oct-2020	BIG TEX TRAILERS	113.72
689896	21-Oct-2020	BOUND TREE MEDICAL LLC	688.00
689897	21-Oct-2020	BUESING CORPORATION	90.00
689898	21-Oct-2020	C&I SHOW HARDWARE & SECURITY SYSTEMS INC	1,053.98
689899	21-Oct-2020	CARTRIGHTS DRAIN SERVICE INC	13,950.00
689900	21-Oct-2020	CENTURY GRAPHICS INC	8,208.05
689901	21-Oct-2020	CERNER CORPORATION	6,113.00
689902	21-Oct-2020	CHUSKA CONSULTING LLC	243.75
689903	21-Oct-2020	CITY OF CHANDLER	3,125.00
689904	21-Oct-2020	CORE & MAIN LP	55,223.41
689906	21-Oct-2020	DAY AUTO SUPPLY, INC	2,041.97
689907	21-Oct-2020	DCS CONTRACTING INC	356,400.34
689908	21-Oct-2020	DIBBLE & ASSOCIATES CONSULTING ENGINEERS, INC	16,067.39
689909	21-Oct-2020	DPC ENTERPRISES LP	110,962.77
689910	21-Oct-2020	DR HORTON INC (R)	1,681.42
689911	21-Oct-2020	JOHN DEERE AG & TURF COMMERCIAL BUSINESS DIVISION AND GOVERNMENTAL SALES	40,047.53
689912	21-Oct-2020	POTTERYLAND LLC	8,000.00
689913	21-Oct-2020	SOUTHWEST GAS CORP	1,035.93
689914	21-Oct-2020	EARNHARDT	9,396.49
689915	21-Oct-2020	EARNHARDT CHANDLER CADILLAC INC	1,362.79
689916	21-Oct-2020	EARNHARDT CHEVROLET	2,088.54
689917	21-Oct-2020	ENG, LEUNG	160.00
689918	21-Oct-2020	FACTORY MOTOR PARTS COMPANY	1,222.13
689919	21-Oct-2020	FSL HOME IMPROVEMENTS	80,039.84
689920	21-Oct-2020	GAGE MATHERS AS ATTORNEYS FOR AARON RICHARDSON	25,000.00
689921	21-Oct-2020	GAVAN & BARKER INC	6,211.85
689922	21-Oct-2020	GHD INC	8,866.00
689923	21-Oct-2020	GILA RIVER INDIAN COMMUNITY UTILITY AUTHORITY	21,557.54
689924	21-Oct-2020	GO AZ MOTORCYCLES	1,781.81
689925	21-Oct-2020	GRAINGER INC	243.59
689926	21-Oct-2020	GRAINGER INC	39.20
689927	21-Oct-2020	GUIDESOFT INC	2,011.92
689928	21-Oct-2020	HOM, INC	3,133.45
689929	21-Oct-2020	HOWARD, RONALD	1,125.00
689930	21-Oct-2020	JACK'S TIRE & OIL MANAGEMENT COMPANY, INC	2,825.58
689931	21-Oct-2020	JENSEN SYSTEMS INC	12,462.75
689932	21-Oct-2020	KAPIS, BRENNA	509.83
689933	21-Oct-2020	KARY ENVIRONMENTAL SERVICES INC	575.04
689934	21-Oct-2020	KS STATEBANK	447.73
689935	21-Oct-2020	LANGUAGE CONNECTION	35.00
689936	21-Oct-2020	LINDSAY ENGINEERING INC	959.60
689937	21-Oct-2020	M P ENVIRONMENTAL SERVICES INC	500.00
689938	21-Oct-2020	M R TANNER CONSTRUCTION	462,165.62

689939	21-Oct-2020	M&M CONTRACTORS, LLC	1,035.00
689940	21-Oct-2020	MARICOPA CO DEPT OF ANIMAL CARE & CONTROL	107,491.00
689941	21-Oct-2020	MISSION OF MERCY, INC	15,068.00
689942	21-Oct-2020	MUNICIPAL EMERGENCY SERVICES INC	2,948.42
689943	21-Oct-2020	NINYO & MOORE	6,705.00
689944	21-Oct-2020	OFFICE OF THE JURY COMMISSION	1,508.00
689945	21-Oct-2020	OTTO LOGISTICS LLC	6,869.85
689946	21-Oct-2020	PEORIA PEST CONTROL INC	21,537.00
689947	21-Oct-2020	PHOENIX NATIONAL LABORATORIES, INC	49,715.70
689948	21-Oct-2020	PINON FAMILY MEDICINE	100.00
689949	21-Oct-2020	PRECISION SWEEPING SERVICES, LLC	195.83
689950	21-Oct-2020	PREMIER ENGINEERING CORP	22,764.15
689951	21-Oct-2020	PULTE HOME CORPORATION (R)	7,035.11
689952	21-Oct-2020	NESTLE PURE LIFE	146.49
689953	21-Oct-2020	RDO EQUIPMENT COMPANY	6,849.51
689954	21-Oct-2020	RECREATION ACCESSIBILITY CONSULTANTS, LLC	2,380.00
689955	21-Oct-2020	REPUBLIC SERVICES INC	6,052.50
689956	21-Oct-2020	REYES & SONS LANDSCAPING LLC	103,554.90
689957	21-Oct-2020	RICOH USA INC	4,042.28
689958	21-Oct-2020	ROSEMOUNT ANALYTICAL	7,957.35
689959	21-Oct-2020	RWC INTERNATIONAL LTD	379.41
689960	21-Oct-2020	SAFELITE AUTOGLASS CORP	1,150.44
689961	21-Oct-2020	SENERGY PETROLEUM, LLC	5,749.05
689962	21-Oct-2020	SKYLINE WINDOW CLEANING	115.00
689963	21-Oct-2020	SOUTHERN TIRE MART, LLC	3,490.80
689964	21-Oct-2020	SOUTHWEST UMPIRES ASSOCIATION	3,796.00
689965	21-Oct-2020	STATE OF ARIZONA	65.00
689966	21-Oct-2020	SUEZ WTS USA, INC	4,781.70
689967	21-Oct-2020	SUNRISE ENGINEERING INC	45,250.20
689968	21-Oct-2020	SURVEILLANCE SECURITY INC	192.00
689969	21-Oct-2020	THATCHER COMPANY OF ARIZONA	13,203.00
689970	21-Oct-2020	VINCON ENGINEERING CONSTRUCTION LLC	166,326.53
689971	21-Oct-2020	WATER & ENERGY SYSTEMS TECHNOLOGY INC	15,131.25
689972	21-Oct-2020	WESTERN CRANE SERVICE	125.00
689973	21-Oct-2020	WILSON ENGINEERS LLC	6,760.02
689974	21-Oct-2020	WINDOM SECURITY STRATEGIES TODAY, LLC	18,975.00
689975	21-Oct-2020	WUNDERLICH-MALEC SYSTEMS, INC	13,860.00
689976	21-Oct-2020	ZIEMBA PHOTOGRAPHIC ARTS	5,000.00
689977	21-Oct-2020	ZONING INFO (R)	275.00
689978	21-Oct-2020	ZONING INFO (R)	275.00
689979	21-Oct-2020	ZONING INFO (R)	275.00
689980	21-Oct-2020	6505 CHANDLER PROPERTY OWNER LLC (R)	1,242.53
689981	21-Oct-2020	BAGADE, SUJEET (R)	38.36
689982	21-Oct-2020	BELLVILLE, DEAN (R)	9.54
689983	21-Oct-2020	BELTRAN, ANTHONY (R)	62.17
689984	21-Oct-2020	CRAGHEAD, LINDSAY (R)	68.69
689985	21-Oct-2020	DEAN, DEBORAH (R)	57.92
689986	21-Oct-2020	DG FENN CONSTRUCTION INC (R)	74.05
689987	21-Oct-2020	DIXON, LAWRENCE (R)	26.31
689988	21-Oct-2020	ELLINGSON, MICHELLE (R)	70.47
689989	21-Oct-2020	EVANS, ANTOYNE (R)	54.07
689990	21-Oct-2020	FIRST CHOICE ASPHALT LLC (R)	17.75

689991	21-Oct-2020	GERARDI, SAM (R)	34.65
689992	21-Oct-2020	GIMARINO, JOHN (R)	56.35
689993	21-Oct-2020	GREGO, FRANCES (R)	26.39
689994	21-Oct-2020	HAGAN, ELIZABETH (R)	17.20
689995	21-Oct-2020	HAINES, TOD (R)	111.40
689996	21-Oct-2020	HOLLENBACH, PETER (R)	94.85
689997	21-Oct-2020	INTEGRITY BUILDING CORP (R)	290.47
689998	21-Oct-2020	JALAPENOS (R)	363.94
689999	21-Oct-2020	JEWELL, CHAD (R)	75.00
690000	21-Oct-2020	LANDSEA CONSTRUCTION ARIZONA INC (R)	17.91
690001	21-Oct-2020	LARIOS, RICARDO (R)	417.15
690002	21-Oct-2020	LIANG, JOLLY (R)	77.79
690003	21-Oct-2020	LIVE/LOVE COMMUNITY PROJECT (R)	1,095.20
690004	21-Oct-2020	LOFGREN, JOHN (R)	85.01
690005	21-Oct-2020	MARKS, NICHOLAS (R)	40.53
690006	21-Oct-2020	MCCLELLAN, ANDREW (R)	12.30
690007	21-Oct-2020	MICELI, LEONARD (R)	62.95
690008	21-Oct-2020	MODERN PAVING INC (R)	1,930.27
690009	21-Oct-2020	NASH, NICOLE (R)	56.91
690010	21-Oct-2020	NELSON, SHARON (R)	64.43
690011	21-Oct-2020	NEW HORIZON YOUTH HOME (R)	1,272.60
690012	21-Oct-2020	PALOS, DWAYNE (R)	48.53
690013	21-Oct-2020	PECK, CAROLE (R)	14.25
690014	21-Oct-2020	PEPPER, JOSH (R)	8.12
690015	21-Oct-2020	PETERS, LUKE (R)	63.18
690016	21-Oct-2020	PRYER, ERIKKA (R)	13.97
690017	21-Oct-2020	PUTMAN, AARON (R)	22.90
690018	21-Oct-2020	REHL, SARAH (R)	32.62
690019	21-Oct-2020	REID, JULIE (R)	81.57
690020	21-Oct-2020	RES ACQUISTIONS LLC (R)	56.91
690021	21-Oct-2020	SAN GIACOMO, MAGGIE (R)	17.56
690022	21-Oct-2020	SANCHEZ, JUAN (R)	71.63
690023	21-Oct-2020	SASSER, JEFF (R)	47.11
690024	21-Oct-2020	SUBIA, RICHARD (R)	19.03
690025	21-Oct-2020	SUNLAND ASPHALT AND CONSTRUCTION, INC. (R)	20.70
690026	21-Oct-2020	TAYLOR, NETANYA (R)	122.42
690027	21-Oct-2020	TERLESKY, TOD (R)	75.45
690028	21-Oct-2020	TROHKIMOINEN, SCOTT (R)	34.54
690029	21-Oct-2020	WALTERS, ALAN (R)	141.54
690030	21-Oct-2020	WATTS, RICKY (R)	40.80
690031	21-Oct-2020	WHITHAM, JENNIFER (R)	49.40
690032	21-Oct-2020	WOOTER, CHARLENE (R)	21.78
690033	21-Oct-2020	2017-2 IH BORROWER LP	3,065.00
690034	22-Oct-2020	BARBA, ERICA S	25.35
690035	22-Oct-2020	COWELL, EARL D	305.00
690036	22-Oct-2020	HERNANDEZ, HEATH J	305.00
690037	22-Oct-2020	LANGE, BRANDT S	9.15
690038	22-Oct-2020	NIEBLAS, EDGAR S	47.00
690039	22-Oct-2020	SALT RIVER PROJECT	33.96
690040	22-Oct-2020	WEST, CHARLES (R)	62.23
690041	22-Oct-2020	ZIELINSKI, PHILIP (R)	55.91
690042	22-Oct-2020	ZURBRUEGG, JUSTINA (R)	64.00

690043	23-Oct-2020	LANDSEA CONSTRUCTION ARIZONA INC (R)	17.91
690044	26-Oct-2020	1GPA	659.00
690045	26-Oct-2020	2013-1 IH BORROWER LP	3,553.00
690046	26-Oct-2020	2017-1 IH BORROWER LP	5,006.00
690047	26-Oct-2020	2017-2 IH BORROWER LP	1,173.00
690048	26-Oct-2020	2018-2 IH BORROWER LP	1,341.00
690049	26-Oct-2020	ABOUDI, MANHAL	148.00
690050	26-Oct-2020	AHMETOVIC, AMILA	1,500.00
690051	26-Oct-2020	APARTMENT HUNTERS	5,925.00
690052	26-Oct-2020	ARCHES AT HIDDEN CREEK	1,405.00
690053	26-Oct-2020	BENTZ, CHRISTINA A	1,516.00
690054	26-Oct-2020	BREWER & STRATTON PROPERTY MANAGEMENT LLC	868.00
690055	26-Oct-2020	DENALI REAL ESTATE LLC	3,118.00
690056	26-Oct-2020	DO, HUNG VAN	1,128.00
690057	26-Oct-2020	DWIGHT SCHRUTE HOLDINGS LLC	1,375.00
690058	26-Oct-2020	FAIRWAYS EVERGREEN SPE LLC	5,396.00
690059	26-Oct-2020	FARNSWORTH REALTY & MANAGEMENT	1,534.00
690060	26-Oct-2020	GANI, OSAMA S	1,346.00
690061	26-Oct-2020	GEDDAM, PRIYABRUNDA	1,252.00
690062	26-Oct-2020	GHOMRAWI, ABDALLAH	375.00
690063	26-Oct-2020	GREAT HOMES REALTY, LLC	950.00
690064	26-Oct-2020	GREENTREE PLACE APARTMENTS	1,588.00
690065	26-Oct-2020	HAMMACK, PAULA	1,307.00
690066	26-Oct-2020	HOMETREND PROPERTY MANAGEMENT & REAL ESTATE INC	961.00
690067	26-Oct-2020	HUERTA, JUANITA	160.00
690068	26-Oct-2020	J & B INVESTMENT	1,400.00
690069	26-Oct-2020	LIFEWELL BEHAVIORAL WELLNESS	506.00
690070	26-Oct-2020	LIM, NIMUL	619.00
690071	26-Oct-2020	LYNN, DANNY	900.00
690072	26-Oct-2020	NELSEN, DON E.	972.00
690073	26-Oct-2020	NOMA GROUP INC	1,488.00
690074	26-Oct-2020	ON Q PROPERTY MANAGEMENT	1,706.00
690075	26-Oct-2020	ONE WAY HOMES, LLC	1,313.00
690076	26-Oct-2020	OROS, ARSENIO	115.00
690077	26-Oct-2020	PARK TOWER CHANDLER, LLC	6,078.00
690078	26-Oct-2020	PARKER, DIXIE L.	530.00
690079	26-Oct-2020	PARKER, DIXIE L.	592.00
690080	26-Oct-2020	PHX REALTY HOLDINGS LLC	1,313.00
690081	26-Oct-2020	PROPERTY PLUS USA	68.00
690082	26-Oct-2020	PRS PROPERTY MANAGEMENT	1,352.00
690083	26-Oct-2020	REALTY EXECUTIVES, AN ARIZONA CORP	1,421.00
690084	26-Oct-2020	ROBERTS, CAROL YVONNE	881.00
690085	26-Oct-2020	ROBSON APARTMENTS LLC	467.00
690086	26-Oct-2020	SAISSAN, JOHN	626.00
690087	26-Oct-2020	SCREMIN FAMILY LTD	861.00
690088	26-Oct-2020	SECURED EQUITIES	1,004.00
690089	26-Oct-2020	STAGECOACH PROPERTIES LLC	1,023.00
690090	26-Oct-2020	SUN, HONGXLA	1,650.00
690091	26-Oct-2020	SUNDIAL REAL ESTATE	812.00
690092	26-Oct-2020	SUNDIAL REAL ESTATE	497.00
690093	26-Oct-2020	SUNDIAL REAL ESTATE LC	794.00
690094	26-Oct-2020	SUNDIAL REAL ESTATE LC	755.00

690095	26-Oct-2020	TAYLOR STREET MANAGEMENT, LLC	1,101.00
690096	26-Oct-2020	TEAM SIZZLE	1,100.00
690097	26-Oct-2020	THE HOUSING PROFESSIONALS LLC	1,997.00
690098	26-Oct-2020	THR PHOENIX LP	2,974.00
690099	26-Oct-2020	THR PROPERTY BORROWER LP	2,571.00
690100	26-Oct-2020	TRAN, TOM B	1,011.00
690101	26-Oct-2020	TREEHOUSE WISHING WELL MHP, LLC	400.00
690102	26-Oct-2020	VASQUEZ, MARIA	100.00
690103	26-Oct-2020	VISTA ASSET COMPANY LLC	1,169.00
690104	26-Oct-2020	VISTA STAR COMPANY, LLC	4,783.00
690105	26-Oct-2020	WALTON ENTERPRISES LLC	878.00
690106	26-Oct-2020	WORLD CLASS PROPERTIES	596.00
690107	26-Oct-2020	WREF	10,489.00
690108	26-Oct-2020	WREF GREENTREE PLACE, LP	8,256.00
690109	26-Oct-2020	ZHENG, SHAO MEI	1,400.00
690110	28-Oct-2020	CULVER, ROSE (R)	48.96
690111	28-Oct-2020	PEORIA PEST CONTROL INC	1,271.00
690112	28-Oct-2020	REYES & SONS LANDSCAPING LLC	107,409.90
690113	28-Oct-2020	RICOH USA INC	509.75
690114	28-Oct-2020	RUBICON APPLIED DIVERS	3,650.00
690115	28-Oct-2020	RUNBECK ELECTION SERVICES INC	26,238.92
690116	28-Oct-2020	SCHNEIDER ELECTRIC SYSTEMS USA INC	12,072.00
690117	28-Oct-2020	SHADE INDUSTRIES, INC	5,793.64
690118	28-Oct-2020	STANLEY CONSULTANTS INC	8,848.39
690119	28-Oct-2020	SUN MECHANICAL CONTRACTING INC.	4,379.57
690120	28-Oct-2020	T2 PEST SERVICES	64.00
690121	28-Oct-2020	TALIS CONSTRUCTION CORP	26,613.42
690122	28-Oct-2020	THATCHER COMPANY OF ARIZONA	68,037.51
690123	28-Oct-2020	TI TRAINING LE, LLC	314,463.00
690124	28-Oct-2020	TRAFFICADE SERVICE INC	1,404.59
690125	28-Oct-2020	UNIVERSAL POLICE SUPPLY CO	7,483.32
690126	28-Oct-2020	vCORE TECHNOLOGY PARTNERS LLC	386,025.28
690127	28-Oct-2020	VERSATERM INC	434,589.80
690128	28-Oct-2020	WESTERN STATES FIRE PROTECTION	2,539.50
690129	28-Oct-2020	WILSON, ELSER, MOSKOWITZ, EDELMAN & DICKER LLP (R)	25.00
690130	28-Oct-2020	A-S 153 CHANDLER-DOBSON, LP (R)	361.56
690131	28-Oct-2020	ARNOLD, JOSEPHINE (R)	38.67
690132	28-Oct-2020	BALDERRAMA, ERIC (R)	43.56
690133	28-Oct-2020	BELCOURT, EMMALINE (R)	57.49
690134	28-Oct-2020	BLAZECK, LAUREN (R)	57.57
690135	28-Oct-2020	CAO, RUINING (R)	50.22
690136	28-Oct-2020	COYNE, KAYLA (R)	43.21
690137	28-Oct-2020	DIAZ, DANYA (R)	882.41
690138	28-Oct-2020	DIETRICH, TODD (R)	565.92
690139	28-Oct-2020	DUETTRA, PATRICIA (R)	25.68
690140	28-Oct-2020	EBERLY, BARBARA (R)	46.90
690141	28-Oct-2020	FLICKINGER, ALISA (R)	20.21
690142	28-Oct-2020	FREITAS, BRYSON (R)	19.72
690143	28-Oct-2020	GONZALEZ, RAUL (R)	95.41
690144	28-Oct-2020	GRIFFEY, JEFFREY (R)	56.47
690145	28-Oct-2020	GRIFFIN, ROBERT (R)	32.54
690146	28-Oct-2020	HOFFMAN, PAUL (R)	31.89

690147	28-Oct-2020	HOLMBERG, JACKIE (R)	120.00
690148	28-Oct-2020	HOWE, GAIL (R)	120.00
690149	28-Oct-2020	KOUZOUKAS, JESSICA (R)	19.95
690150	28-Oct-2020	KUROKAWA, MEGAN (R)	26.74
690151	28-Oct-2020	MARTINEZ, PATRICIA (R)	9.07
690152	28-Oct-2020	MCKINNON, ROY (R)	29.80
690153	28-Oct-2020	MORRISON, MALLORY (R)	31.79
690154	28-Oct-2020	NEVAREZ, JUSTIN (R)	12.40
690155	28-Oct-2020	PARSONS, GRANT (R)	12.48
690156	28-Oct-2020	RIVERA, ESTEBAN (R)	49.07
690157	28-Oct-2020	ROTH, MARY (R)	55.05
690158	28-Oct-2020	SANDSTORM CONSTRUCTION (R)	1,166.24
690159	28-Oct-2020	SHAH, DHAVAL (R)	80.25
690160	28-Oct-2020	SHOOK, BRADLEY (R)	16.45
690161	28-Oct-2020	SOLEN, ERIN (R)	40.10
690162	28-Oct-2020	STORE CAPITAL (R)	353.73
690163	28-Oct-2020	VREELAND, TIFFANY (R)	95.19
690164	28-Oct-2020	WEGMANN, DONNA (R)	10.26
690165	28-Oct-2020	WYKOFF, CHRISTINA (R)	84.94
690166	28-Oct-2020	YUNKHERR, DEBRA (R)	72.55
690167	28-Oct-2020	A & M NUT & BOLT	84.09
690168	28-Oct-2020	AARDVARK	19,434.18
690169	28-Oct-2020	ABLE CARD LLC	2,834.29
690170	28-Oct-2020	ALL-KOTE LINING, INCORPORATED	18,482.00
690171	28-Oct-2020	ALLIED UNIVERSAL SECURITY SERVICES	2,083.00
690172	28-Oct-2020	ALTERNATIVE MAINTENANCE SERVICE	250.00
690173	28-Oct-2020	AMERICAN FITNESS SERVICES, LLC	1,138.40
690174	28-Oct-2020	ARIZONA MATERIALS LLC	2,169.48
690175	28-Oct-2020	ARIZONA PUBLIC SERVICE COMPANY	12,163.53
690176	28-Oct-2020	ARIZONA TRUCK & COACH LLC	1,262.06
690177	28-Oct-2020	BAKER & TAYLOR INC	184.56
690178	28-Oct-2020	BOUND TREE MEDICAL LLC	771.33
690179	28-Oct-2020	BUESING CORPORATION	320.00
690180	28-Oct-2020	CANYON SECURITY SPECIALIST AND CONSULTING	3,376.00
690181	28-Oct-2020	CARQUEST AUTO PARTS	623.65
690182	28-Oct-2020	CERNER CORPORATION	4,000.00
690183	28-Oct-2020	COMMERCIAL POOL REPAIR	4,900.76
690184	28-Oct-2020	COMPUTER AID, INC	63,308.08
690185	28-Oct-2020	CORE & MAIN LP	541,831.18
690186	28-Oct-2020	COX COMMUNICATIONS INC	827.50
690187	28-Oct-2020	DATA PROCESSING AIR CORPORATION	107.00
690188	28-Oct-2020	DAY AUTO SUPPLY, INC	2,197.22
690189	28-Oct-2020	DECA SOUTHWEST	11,280.88
690190	28-Oct-2020	DPC ENTERPRISES LP	32,993.53
690191	28-Oct-2020	HARRIS, CALIA (R)	10.00
690192	28-Oct-2020	RAY BUSE PRINTING & ADVERTISING, INC	556.47
690193	28-Oct-2020	CARNE, JON (R)	5.00
690194	28-Oct-2020	DANKO, JUSTIN (R)	10.00
690195	28-Oct-2020	EARNHARDT CHEVROLET	17,044.64
690196	28-Oct-2020	ELLSWORTH, CLEORA (R)	5.26
690197	28-Oct-2020	ENNIS-FLINT, INC	14,625.00
690198	28-Oct-2020	ETC INSTITUTE	3,000.00

690199	28-Oct-2020	GARNEY CONSTRUCTION	20,000.00
690200	28-Oct-2020	GILA RIVER INDIAN COMMUNITY	4,396.89
690201	28-Oct-2020	GRAINGER INC	2,372.49
690202	28-Oct-2020	GRAINGER INC	211.44
690203	28-Oct-2020	GRAINGER INC	174.20
690204	28-Oct-2020	GRAY QUARTER, INC	1,202.50
690205	28-Oct-2020	GROUNDS CONTROL LLC	15,999.00
690206	28-Oct-2020	HAWKEYE ELECTRIC INC	2,500.00
690207	28-Oct-2020	HENNESY MECHANICAL SALES	52,020.00
690208	28-Oct-2020	HOLLOWAY ODEGARD & KELLY PC (R)	10.00
690209	28-Oct-2020	IDEMIA IDENTITY & SECURITY USA LLC	40,702.09
690210	28-Oct-2020	INGRAM LIBRARY SERVICES	14,121.39
690211	28-Oct-2020	INTERWEST SAFETY SUPPLY LLC	1,817.31
690212	28-Oct-2020	ISO SERVICES, INC	25.00
690213	28-Oct-2020	JOSEPH PAINTING COMPANY	9,984.00
690214	28-Oct-2020	JR'S SHOES & BOOTS	400.81
690215	28-Oct-2020	KARY ENVIRONMENTAL SERVICES INC	2,635.46
690216	28-Oct-2020	LEVEL 3 COMMUNICATIONS LLC	2,788.66
690217	28-Oct-2020	LEVEL 3 COMMUNICATIONS LLC	8,137.15
690218	28-Oct-2020	LIFELONG FITNESS BY KATHI	490.00
690219	28-Oct-2020	LINKEDIN CORPORATION	15,750.00
690220	28-Oct-2020	LOGOCOMOTION	422.35
690221	28-Oct-2020	M R TANNER CONSTRUCTION	881,971.59
690222	28-Oct-2020	MACROPOULOS, GUS AND MARIA MACROPOULOS (R)	125.00
690223	28-Oct-2020	MARICOPA COUNTY ENVIRONMENTAL SERVICES	2,100.00
690224	28-Oct-2020	MATHESON TRI-GAS INC	289.47
690225	28-Oct-2020	MIDWEST TAPE	162.65
690226	28-Oct-2020	MUNICIPAL EMERGENCY SERVICES INC	2,854.95
690227	28-Oct-2020	NEILL + YOUNG ASSOCIATES, LLC	800.00
690228	28-Oct-2020	NORTHSTAR COMMUNICATIONS INC	2,230.00
690229	28-Oct-2020	OCLC INC	608.00
690230	28-Oct-2020	OTTO LOGISTICS LLC	17,131.33
690231	28-Oct-2020	PASEO VISTA ARCHERY CLUB INC	1,620.00
690232	28-Oct-2020	PIONEER ATHLETICS	1,723.33
690233	28-Oct-2020	PROJECT HOSTS INC	1,341.00
690234	28-Oct-2020	SCHINDLER, KEVIN	100.00
690235	04-Nov-2020	NESTLE PURE LIFE	2,622.01
690236	04-Nov-2020	PENTLAND, STEPHEN AND DEBORAH (R)	59.76
690237	04-Nov-2020	RAFTELIS FINANCIAL CONSULTANTS INC	26,303.75
690238	04-Nov-2020	RDO EQUIPMENT COMPANY	4,551.73
690239	04-Nov-2020	REGAL FENCE LLC	550.00
690240	04-Nov-2020	RICOH USA INC	518.86
690241	04-Nov-2020	SAFELITE AUTOGLASS CORP	535.61
690242	04-Nov-2020	SALT RIVER PROJECT	13,973.79
690243	04-Nov-2020	SCHNEIDER ELECTRIC SYSTEMS USA INC	15,551.00
690244	04-Nov-2020	SENERGY PETROLEUM, LLC	9,996.99
690245	04-Nov-2020	SIMPLEVIEW INC	4,812.50
690246	04-Nov-2020	SKYLINE WINDOW CLEANING	1,290.00
690247	04-Nov-2020	SOUTHERN TIRE MART, LLC	4,513.10
690248	04-Nov-2020	SPARKS KARATE	420.00
690249	04-Nov-2020	STACY J DANCING	1,160.00
690250	04-Nov-2020	STIMAC, JOHN (R)	192.00

690251	04-Nov-2020	SWCA ENVIRONMENTAL CONSULTANTS	23,800.00
690252	04-Nov-2020	T-MOBILE USA	59.50
690253	04-Nov-2020	THINH, BAO DO (R)	10.98
690254	04-Nov-2020	TRANE	4,027.00
690255	04-Nov-2020	UNITED SITE SERVICES OF ARIZONA, INC.	335.67
690256	04-Nov-2020	URBAN ENERGY SOLUTIONS, LLC	21,796.56
690257	04-Nov-2020	VERITIV OPERATING COMPANY	573.01
690258	04-Nov-2020	VINCON ENGINEERING CONSTRUCTION LLC	266,019.83
690259	04-Nov-2020	W L EMSHOFF	9,170.00
690260	04-Nov-2020	WESTERN STATES FIRE PROTECTION	660.00
690261	04-Nov-2020	WILSON ENGINEERS LLC	138,799.83
690262	04-Nov-2020	A FINER TOUCH CONSTRUCTION, LLC (R)	1,189.81
690263	04-Nov-2020	ACHEN GARDNER CONSTRUCTION, LLC (R)	1,138.97
690264	04-Nov-2020	ADAM, ALIAA (R)	45.92
690265	04-Nov-2020	AMBER STEEL FABRICATION INC (R)	262.40
690266	04-Nov-2020	ANDREWS, MELONY (R)	16.21
690267	04-Nov-2020	AREFIN, SABIRA (R)	86.30
690268	04-Nov-2020	ARIZONA PIPELINE CO (R)	1,192.76
690269	04-Nov-2020	ARLEO, KIMBERLY (R)	7.55
690270	04-Nov-2020	AVILA, NANCY (R)	84.90
690271	04-Nov-2020	AZBILL, JANE (R)	17.68
690272	04-Nov-2020	BAILEY, SHIRLEANA (R)	50.17
690273	04-Nov-2020	BEATTY, STACEY (R)	7.55
690274	04-Nov-2020	BRYAN, TERESA (R)	69.24
690275	04-Nov-2020	BURKE, JOHANNA (R)	31.82
690276	04-Nov-2020	CAWLEY ARCHITECTS (R)	31.79
690277	04-Nov-2020	COMMERCIAL PROPERTIES INC (R)	553.23
690278	04-Nov-2020	COOK, NATHAN (R)	23.00
690279	04-Nov-2020	COWAN, STEVEN (R)	92.50
690280	04-Nov-2020	COX, REBECCA (R)	13.89
690281	04-Nov-2020	COY SURVIVORS ADMIN TRUST (R)	249.79
690282	04-Nov-2020	CUEVAS, EDGAR (R)	66.77
690283	04-Nov-2020	DUANE, SAM (R)	21.32
690284	04-Nov-2020	ELS CONSTRUCTION INC (R)	202.03
690285	04-Nov-2020	FARRIS, GLORIA (R)	6.10
690286	04-Nov-2020	FERRARO, ELISHA (R)	129.00
690287	04-Nov-2020	FLORES, JOSE (R)	100.17
690288	04-Nov-2020	GAMBLE, BRIANA (R)	36.21
690289	04-Nov-2020	GIBSON, DEE (R)	35.63
690290	04-Nov-2020	GOURLAY, SAM (R)	88.25
690291	04-Nov-2020	HANDY, ALAN (R)	94.12
690292	04-Nov-2020	HERRICK, MARCIA (R)	225.11
690293	04-Nov-2020	HYNES, BETH (R)	83.66
690294	04-Nov-2020	IMAJN HOMES (R)	44.38
690295	04-Nov-2020	IRONSIDE HOLDINGS LLC (R)	181.38
690296	04-Nov-2020	IRWIN CONSTRUCTION CO (R)	1,018.33
690297	04-Nov-2020	ISAACSON, COLLEEN (R)	56.91
690298	04-Nov-2020	JOHNSON, KENNETH (R)	77.22
690299	04-Nov-2020	KLEIN, JENNIFER (R)	31.40
690300	04-Nov-2020	KRUSE, STACY (R)	98.11
690301	04-Nov-2020	LAYTON CONSTRUCTION CO INC (R)	45.12
690302	04-Nov-2020	LE CLAIRE, CHARLES (R)	95.18

690303	04-Nov-2020	LEISE, DAVID (R)	68.20
690304	04-Nov-2020	LOCKE, AMY (R)	67.75
690305	04-Nov-2020	LONG, DONNA (R)	56.61
690306	04-Nov-2020	LOWDER, CHRIS (R)	90.59
690307	04-Nov-2020	LYNMAR (R)	44.69
690308	04-Nov-2020	MARACAY 91 LLC (R)	977.00
690309	04-Nov-2020	MARTINEZ, CORINNE (R)	72.71
690310	04-Nov-2020	MARTINEZ, NERINA (R)	66.99
690311	04-Nov-2020	MCCORMICK, JAMES M (R)	131.82
690312	04-Nov-2020	MCKEON, MEG (R)	95.00
690313	04-Nov-2020	MEARS GROUP INC (R)	1,015.36
690314	04-Nov-2020	MERITAGE HOMES CONSTRUCTION INC (R)	16.17
690315	04-Nov-2020	MOCARSKI, CELESTE (R)	157.56
690316	04-Nov-2020	MOKAN, MICHELE (R)	21.10
690317	04-Nov-2020	MORGAN, JAMES (R)	90.22
690318	04-Nov-2020	NICKLE CONTRACTING LLC (R)	30.18
690319	04-Nov-2020	O'MERA, TIM (R)	86.65
690320	04-Nov-2020	OSUNA, ISAAC (R)	25.09
690321	04-Nov-2020	OTHON, CHARLES (R)	113.80
690322	04-Nov-2020	PADILLA, MARCOS (R)	10.49
690323	04-Nov-2020	POLLEY, TRENTON (R)	41.02
690324	04-Nov-2020	PRIDDY, WALTER (R)	82.47
690325	04-Nov-2020	PROVIDENT PARTNERS (R)	59.68
690326	04-Nov-2020	PUNG, AMY (R)	41.02
690327	04-Nov-2020	RUSHING, DAVID (R)	39.20
690328	04-Nov-2020	SHAH, NEHAL (R)	19.74
690329	04-Nov-2020	SIMON, CHRISTINE (R)	114.27
690330	04-Nov-2020	SIMONCRE SDL LLC (R)	383.81
690331	04-Nov-2020	SIMONCRE TORREON IV, LLC (R)	620.74
690332	04-Nov-2020	SOUTHWEST SLURRY SEAL (R)	1,088.93
690333	04-Nov-2020	STEVENSON, ROBERT (R)	65.96
690334	04-Nov-2020	SUTTON, ROBIN (R)	98.58
690335	04-Nov-2020	TAM, WAI KIN	1,546.00
690336	04-Nov-2020	THE WHITING-TURNER CONTRACTING CO (R)	227.70
690337	04-Nov-2020	THUDIUM, GREG (R)	37.00
690338	04-Nov-2020	TOWNS, NORMAN (R)	20.98
690339	04-Nov-2020	UEB BUILDERS INC (R)	1,568.26
690340	04-Nov-2020	VENKATESH, DEBRA (R)	68.44
690341	04-Nov-2020	WHITWORTH, EVONNIE (R)	11.68
690342	04-Nov-2020	WOOD, VICKY (R)	55.16
690343	04-Nov-2020	ZELLERS, TIMOTHY (R)	19.71
690344	04-Nov-2020	A MIND FOR DETAIL INC	2,481.26
690345	04-Nov-2020	A TO Z EQUIPMENT RENTAL & SALES	194.55
690346	04-Nov-2020	ABC ASPHALT LLC	30,586.85
690347	04-Nov-2020	ALTERNATIVE MAINTENANCE SERVICE	250.00
690348	04-Nov-2020	AMERICAN PLANNING ASSOC	600.00
690349	04-Nov-2020	APPRAISAL TECHNOLOGY	2,450.00
690350	04-Nov-2020	ARIZONA DEPT OF TRANSPORTATION	5,000.00
690351	04-Nov-2020	ARIZONA DEPT OF TRANSPORTATION	5,000.00
690352	04-Nov-2020	ARIZONA DEPT OF TRANSPORTATION	5,000.00
690353	04-Nov-2020	ARIZONA ELEVATOR SOLUTIONS INC	285.32
690354	04-Nov-2020	ARIZONA MATERIALS LLC	639.34

690355	04-Nov-2020	ARIZONA PUBLIC SERVICE COMPANY	1,195.16
690356	04-Nov-2020	ARIZONA RAILWAY MUSEUM	950.00
690357	04-Nov-2020	ARIZONA RUBBER CO	262.24
690358	04-Nov-2020	ARIZONA STATE TREASURER	155,627.49
690359	04-Nov-2020	ARIZONA TRUCK & COACH LLC	1,141.82
690360	04-Nov-2020	ARIZONA WASTEWATER INDUSTRIES INC	357.16
690361	04-Nov-2020	ARRINGTON WATKINS ARCHITECTS, LLC	17,147.00
690362	04-Nov-2020	AUTO SAFETY HOUSE	38.38
690363	04-Nov-2020	BALLET FOLKLORICO QUETZALLI-AZ, INC	5,000.00
690364	04-Nov-2020	BOUND TREE MEDICAL LLC	2,630.75
690365	04-Nov-2020	BRIDGESTONE HOSEPOWER LLC	54.83
690366	04-Nov-2020	BUCKEYE CLEANING CENTER - PHOENIX	713.95
690367	04-Nov-2020	CALFEE DEVELOPMENT ADVISORS LLC	1,050.00
690368	04-Nov-2020	CANYON SECURITY SPECIALIST AND CONSULTING	844.00
690369	04-Nov-2020	CHANDLER CHAMBER COMMUNITY FOUNDATION	2,000.00
690370	04-Nov-2020	CHANDLER COALITION FOR CIVIL AND HUMAN RIGHTS INC	4,500.00
690371	04-Nov-2020	CHANDLER ROTARY CLUB	163.00
690372	04-Nov-2020	CHANDLER TULLAMORE SISTER CITIES	1,450.00
690373	04-Nov-2020	CHANDLER YOUTH THEATRE	2,000.00
690374	04-Nov-2020	CITY OF PHOENIX	416,913.77
690375	04-Nov-2020	CLEMENTE RANCH	1,546.72
690376	04-Nov-2020	CLERK, US DISTRICT COURT	211.00
690377	04-Nov-2020	COMPUTER AID, INC	42,300.00
690378	04-Nov-2020	CORE & MAIN LP	23,160.13
690379	04-Nov-2020	CORNERSTONE CHRISTIAN CHURCH	2,500.00
690381	04-Nov-2020	DAY AUTO SUPPLY, INC	336.18
690382	04-Nov-2020	DECA SOUTHWEST	7,320.34
690383	04-Nov-2020	DIGNIFIED MOTORS LLC (R)	22.50
690384	04-Nov-2020	DIGNIFIED PRODUCTS LLC (R)	22.50
690385	04-Nov-2020	DIGNITY HEALTH FOUNDATION	178,655.92
690386	04-Nov-2020	SALT RIVER PROJECT	2,072.37
690387	04-Nov-2020	EARNHARDT	2,625.22
690388	04-Nov-2020	EARNHARDT	216.33
690389	04-Nov-2020	EARNHARDT CHEVROLET	6,421.40
690390	04-Nov-2020	EAST VALLEY JCC	3,700.00
690391	04-Nov-2020	EMPIRE SOUTHWEST	534.22
690392	04-Nov-2020	ENGINEERS, PLANNERS AND SURVEYORS GROUP INC	2,920.00
690393	04-Nov-2020	FACTORY MOTOR PARTS COMPANY	2,022.22
690394	04-Nov-2020	FPS CIVIL LLC	4,083.07
690395	04-Nov-2020	GLYNLYON INC (R)	35.06
690396	04-Nov-2020	GO AZ MOTORCYCLES	3,114.80
690397	04-Nov-2020	GRAINGER INC	1,356.58
690398	04-Nov-2020	GRAINGER INC	975.63
690399	04-Nov-2020	GUIDESOFT INC	951.12
690400	04-Nov-2020	HAWKEYE ELECTRIC INC	18,000.00
690401	04-Nov-2020	HAZEN AND SAWYER	31,037.00
690402	04-Nov-2020	HDR ENGINEERING INC	12,479.75
690403	04-Nov-2020	IMPROVING CHANDLER AREA NEIGHBORHOODS	1,775.00
690404	04-Nov-2020	IN-PIPE TECHNOLOGY	12,000.00
690405	04-Nov-2020	INTERSTATE BATTERY SYSTEM OF PHX	966.20
690406	04-Nov-2020	JACK'S TIRE & OIL MANAGEMENT COMPANY, INC	1,232.06
690407	04-Nov-2020	JR'S SHOES & BOOTS	140.00

690408	04-Nov-2020	LEVEL 3 COMMUNICATIONS LLC	8,137.15
690409	04-Nov-2020	LEVEL 3 COMMUNICATIONS LLC	2,315.55
690410	04-Nov-2020	LIFELONG FITNESS BY KATHI	832.50
690411	04-Nov-2020	LIM FAMILY MARTIAL ARTS	1,125.00
690412	04-Nov-2020	LOGOCOMOTION	568.11
690413	04-Nov-2020	MARICOPA COUNTY TREASURER	13,854.22
690414	04-Nov-2020	MARKS, LASHAY R	400.00
690415	04-Nov-2020	MATHESON TRI-GAS INC	289.47
690416	04-Nov-2020	MCCLAREN WILSON & LAWRIE	9,000.00
690417	04-Nov-2020	MILLER, BROOK (R)	39.12
690418	04-Nov-2020	MUNICIPAL EMERGENCY SERVICES INC	4,130.66
690419	04-Nov-2020	NICOMIA	2,235.58
690420	04-Nov-2020	NORTH AMERICAN LUBRICANTS COMPANY	3,134.00
690421	04-Nov-2020	NORTHSTAR COMMUNICATIONS INC	11,965.00
690422	04-Nov-2020	NTT AMERICA SOLUTIONS, INC	11,410.20
690423	04-Nov-2020	OTTO ENVIRONMENTAL SYSTEMS NORTH AMERICA, INC.	24,382.40
690424	04-Nov-2020	OTTO LOGISTICS LLC	3,907.42
690425	04-Nov-2020	PB&J CREATVE LLC	1,260.00
690426	04-Nov-2020	PETERSON, KEVIN	3,500.00
690427	04-Nov-2020	PITNEY BOWES INC	341.62
690428	04-Nov-2020	JOHNSTON, CASEY A	3.00
690429	05-Nov-2020	BULLOCK, ALLYSON P	61.00
690430	06-Nov-2020	2017-1 IH BORROWER LP	502.00
690431	06-Nov-2020	AHMED, MARIAN	615.60
690432	06-Nov-2020	ARIZONA PUBLIC SERVICE COMPANY	7,536.00
690433	06-Nov-2020	AYALA, EVA	200.00
690434	06-Nov-2020	CITY OF GLENDALE (233-5)	9,366.75
690435	06-Nov-2020	CITY OF MESA	103.00
690436	06-Nov-2020	CITY OF MESA	1,053.74
690437	06-Nov-2020	CITY OF TEMPE	1,995.22
690438	06-Nov-2020	DESERT WIDE PROPERTIES INC.	522.00
690439	06-Nov-2020	FLAGSTAFF HOUSING AUTHORITY	1,806.74
690440	06-Nov-2020	HUERTA, JUANITA	425.00
690441	06-Nov-2020	KING COUNTY HOUSING AUTHORITY	7,150.70
690442	06-Nov-2020	QUIROZ, IRMA	164.00
690443	06-Nov-2020	SALT RIVER PROJECT	4,133.00
690444	06-Nov-2020	SAN DIEGO HOUSING COMMISSION	2,494.74
690445	06-Nov-2020	SCOTT COUNTY CDA	1,194.74
690446	06-Nov-2020	VISTA STAR COMPANY, LLC	923.00
690447	10-Nov-2020	FSL HOME IMPROVEMENTS	1,259.39
690448	10-Nov-2020	GILA RIVER TELECOMMUNICATION	217.18
690449	10-Nov-2020	GRAINGER INC	781.47
690450	10-Nov-2020	GRAINGER INC	796.68
690451	10-Nov-2020	HONEYWELL ELECTRONIC (R)	85.00
690452	10-Nov-2020	HOWARD, RONALD	300.00
690453	10-Nov-2020	HUGHES FIRE EQUIPMENT INC	10,714.39
690454	10-Nov-2020	INTERWEST SAFETY SUPPLY LLC	423.87
690455	10-Nov-2020	ISO SERVICES, INC	25.00
690456	10-Nov-2020	JR'S SHOES & BOOTS	615.54
690457	10-Nov-2020	KALBFLEISCH, ANDRAE (R)	1,817.11
690458	10-Nov-2020	KANOPY LLC	1,902.00
690459	10-Nov-2020	KOMANLTSKY, LEEANN (R)	1,294.99

690460	10-Nov-2020	KS STATEBANK	447.73
690461	10-Nov-2020	KUPPUSWAMY, GANESH (R)	15.00
690462	10-Nov-2020	KWALL LLC	3,500.00
690463	10-Nov-2020	LANDPRO VALUATION LLC	1,000.00
690464	10-Nov-2020	LITHO TECH, INC.	4,917.42
690465	10-Nov-2020	MARICOPA COUNTY DEPT OF	9,431.39
690466	10-Nov-2020	MATHURA, KIRTI I	450.00
690467	10-Nov-2020	MCCASLAND, BRUCE OR KATHY (R)	10.00
690468	10-Nov-2020	MESA UNITED WAY, INC.	10,000.00
690469	10-Nov-2020	MIDWEST FOOD BANK, NFP	19,775.00
690470	10-Nov-2020	MOD PIZZA (R)	85.00
690471	10-Nov-2020	MUNICIPAL EMERGENCY SERVICES INC	4,106.54
690472	10-Nov-2020	NANCY'S JEWELRY (R)	85.00
690473	10-Nov-2020	NEW HOPE COMMUNITY CHURCH (R)	25.00
690474	10-Nov-2020	NORTHERN ARIZONA CENTER FOR ENTREPRENEURSHIP AND TECHNOLOGY	41,666.66
690475	10-Nov-2020	NORTHSTAR COMMUNICATIONS INC	4,155.00
690476	10-Nov-2020	NOTMYKID, INC.	7,500.00
690477	10-Nov-2020	ORACLE AMERICA INC	244.63
690478	10-Nov-2020	OTTO LOGISTICS LLC	2,176.64
690479	10-Nov-2020	PARKWAY BANK (R)	85.00
690480	10-Nov-2020	PFEIFER, STEVE OR AMY (R)	25.00
690481	10-Nov-2020	QUADIENT, INC	13,053.62
690482	10-Nov-2020	RAISING CANE'S RESTURANTS LLC (R)	25.00
690483	10-Nov-2020	RDO EQUIPMENT COMPANY	297.90
690484	10-Nov-2020	RICOH USA INC	17,287.64
690485	10-Nov-2020	SEQUEL POLYGRAPH	5,365.00
690490	10-Nov-2020	SKAGGS PUBLIC SAFETY UNIFORMS & EQUIPMENT	39,953.52
690491	10-Nov-2020	SKYLINE WINDOW CLEANING	3,770.00
690492	10-Nov-2020	SLEEPER, TINA	150.00
690493	10-Nov-2020	SPORTS BLING & THINGS	1,405.47
690494	10-Nov-2020	SURVEILLANCE SECURITY INC	504.00
690495	10-Nov-2020	SWEEDY, GISSELL (R)	75.00
690496	10-Nov-2020	T-MOBILE USA	102.00
690497	10-Nov-2020	T2 PEST SERVICES	128.00
690498	10-Nov-2020	THATCHER COMPANY OF ARIZONA	68,103.19
690499	10-Nov-2020	TURF-RIFIC	200.00
690500	10-Nov-2020	UNIVERSAL POLICE SUPPLY CO	4,470.98
690501	10-Nov-2020	VERITIV OPERATING COMPANY	523.83
690502	10-Nov-2020	VIVID NAILS AND SPA LLC (R)	3,250.00
690503	10-Nov-2020	WESTERN STATES FIRE PROTECTION	265.00
690504	10-Nov-2020	YELLOWSTONE LANDSCAPE	15,150.68
690505	10-Nov-2020	AGUBRA, VICTOR (R)	38.67
690506	10-Nov-2020	ALLENDE, MELANIE (R)	94.25
690507	10-Nov-2020	AMENT, RUTH (R)	20.91
690508	10-Nov-2020	ARAMBULA, JASON (R)	45.14
690509	10-Nov-2020	AVILA, JOSE MANUEL (R)	19.99
690510	10-Nov-2020	BARNARD, LAURA (R)	30.33
690511	10-Nov-2020	BEECHLER, HEATHER (R)	66.86
690512	10-Nov-2020	BILFINGER INC (R)	1,078.75
690513	10-Nov-2020	BUCKNER, JACOB (R)	45.48
690514	10-Nov-2020	CAIRNS, LORI (R)	19.50
690515	10-Nov-2020	CHRISTENSON, RICHARD (R)	15.38

690516	10-Nov-2020	CHUNG, RUEYMINN (R)	31.20
690517	10-Nov-2020	CLIFFORD, MICHAEL (R)	35.42
690518	10-Nov-2020	COATS, SENECA (R)	13.89
690519	10-Nov-2020	DAVE'S CONSTRUCTION SERVICE INC (R)	263.58
690520	10-Nov-2020	DE LA CRUZ, MICHAEL (R)	42.30
690521	10-Nov-2020	DETMERS, GINA (R)	49.90
690522	10-Nov-2020	DRISCOLL, LADAWN (R)	17.82
690523	10-Nov-2020	ESQUIVEL, ADRIENNE (R)	5.71
690524	10-Nov-2020	FRANK, JARED (R)	37.87
690525	10-Nov-2020	FRESE, ERIC (R)	81.04
690526	10-Nov-2020	FRYDA, GEORGE (R)	57.49
690527	10-Nov-2020	GALAVIZ, ERNIE (R)	24.18
690528	10-Nov-2020	GARCIA, GUADALUPE (R)	24.91
690529	10-Nov-2020	GERWIG, CHELSEA (R)	68.64
690530	10-Nov-2020	GLEMBO, TYLER (R)	85.32
690531	10-Nov-2020	HERREN, DARLENE (R)	46.90
690532	10-Nov-2020	HILL, MARK (R)	851.76
690533	10-Nov-2020	HODGES, ERICA (R)	6.01
690534	10-Nov-2020	JENSEN, JUSTIN (R)	30.42
690535	10-Nov-2020	JOHNSON, LORELYN (R)	167.61
690536	10-Nov-2020	LINCOLN, JORDAN (R)	51.63
690537	10-Nov-2020	LYSDAHL, CHRISTOPHER (R)	8.64
690538	10-Nov-2020	MACKEY, JOSHUA (R)	96.27
690539	10-Nov-2020	MARZONIE, JESSICA (R)	84.03
690540	10-Nov-2020	MAZZEI, ANGELO (R)	50.09
690541	10-Nov-2020	NALESKI, BRANDY (R)	800.82
690542	10-Nov-2020	ORTIZ, YLIANA (R)	29.29
690543	10-Nov-2020	PAIZ, CARMEN (R)	92.50
690544	10-Nov-2020	PALMER, GLEN (R)	30.88
690545	10-Nov-2020	PARRON-SALETRI, JOEL (R)	48.64
690546	10-Nov-2020	PORTER, ROSE (R)	11.35
690547	10-Nov-2020	RUTHERFORD, JAMES (R)	47.21
690548	10-Nov-2020	SAN TAN I LIMITED PARTNERSHIP (R)	209.38
690549	10-Nov-2020	SARIC, AMY (R)	16.32
690550	10-Nov-2020	SHAW, VERONICA (R)	73.09
690551	10-Nov-2020	SHERROD, ANDREW (R)	63.00
690552	10-Nov-2020	SOH, ELBERT (R)	28.06
690553	10-Nov-2020	STOVALL, AMY (R)	33.98
690554	10-Nov-2020	SWAIN ELECTRIC, INC (R)	1,245.29
690555	10-Nov-2020	TAPIA, OLGA (R)	101.08
690556	10-Nov-2020	THOMPSON, MICHELLE (R)	55.29
690557	10-Nov-2020	WHARTON, NANCY (R)	117.47
690558	10-Nov-2020	WILLMENG CONSTRUCTION INC (R)	1,295.91
690559	10-Nov-2020	ZHAO, BINGXIAO (R)	36.44
690560	10-Nov-2020	A MIND FOR DETAIL INC	650.00
690561	10-Nov-2020	ADP INTERPRETING LLC	140.00
690562	10-Nov-2020	AFLAC	137.67
690563	10-Nov-2020	ALL MIX'D UP LLC (R)	5,200.00
690564	10-Nov-2020	BAKER & TAYLOR INC	96.84
690565	10-Nov-2020	BOUND TREE MEDICAL LLC	298.88
690566	10-Nov-2020	CENTRAL ARIZONA HEART SPECIALIST (R)	25.00
690567	10-Nov-2020	CHANDLER CHAMBER COMMUNITY FOUNDATION	1,996.78

690568	10-Nov-2020	CITY OF CHANDLER	2,909.03
690569	10-Nov-2020	COOK, PRESTON OR NANCY (R)	25.00
690570	10-Nov-2020	CORE & MAIN LP	1,760.72
690571	10-Nov-2020	D L SALES CORP	2,112.50
690572	10-Nov-2020	DEPARTMENT OF PUBLIC WORKS	5.44
690573	10-Nov-2020	DIGNITY HEALTH FOUNDATION	84,925.00
690574	10-Nov-2020	NEW DIRECTIONS BEHAVIORAL HEALTH LLC	3,043.80
690575	12-Nov-2020	ALAZZAWI, MOHAMMED (R)	70.37
690576	12-Nov-2020	LE CLAIRE, CHARLES (R)	95.18
690577	18-Nov-2020	FREIGHTLINER OF ARIZONA LLC	3,330.48
690578	18-Nov-2020	NESTLE PURE LIFE	3.19
690579	18-Nov-2020	RAILROAD MANAGEMENT COMPANY LLC	551.38
690580	18-Nov-2020	RDO EQUIPMENT COMPANY	80.76
690581	18-Nov-2020	REGIONAL PUBLIC TRANS AUTHORITY	531,394.93
690582	18-Nov-2020	REPUBLIC SERVICES INC	6,052.50
690583	18-Nov-2020	RICOH USA INC	9,815.87
690584	18-Nov-2020	SALT RIVER PROJECT	3,516.32
690585	18-Nov-2020	SALT RIVER PROJECT	3,386.61
690586	18-Nov-2020	SAN TAN FORD	121,771.86
690587	18-Nov-2020	SEALY MEDIA	1,750.00
690588	18-Nov-2020	SECURITY TITLE AGENCY	22,613.00
690589	18-Nov-2020	SENERGY PETROLEUM, LLC	10,702.34
690590	18-Nov-2020	SHERRIE BUZBY PHOTOGRAPHY LLC	271.50
690591	18-Nov-2020	SHERWIN WILLIAMS CO	1,702.19
690592	18-Nov-2020	SKAGGS PUBLIC SAFETY UNIFORMS & EQUIPMENT	1,388.57
690593	18-Nov-2020	SKYLINE WINDOW CLEANING	98.00
690594	18-Nov-2020	SMD REMODELING, LLC	4,835.00
690595	18-Nov-2020	SOLENIS LLC	27,291.40
690596	18-Nov-2020	SOUTHERN TIRE MART, LLC	1,569.53
690597	18-Nov-2020	SOUTHLAND ENVELOPE COMPANY INC	13,538.50
690598	18-Nov-2020	SOUTHWEST UMPIRES ASSOCIATION	3,744.00
690599	18-Nov-2020	SPINITAR	5,763.92
690600	18-Nov-2020	SUEZ WTS USA, INC	4,781.70
690601	18-Nov-2020	SUN MECHANICAL CONTRACTING INC.	3,760.00
690602	18-Nov-2020	T-MOBILE USA	3,406.73
690603	18-Nov-2020	T-MOBILE USA	4,324.27
690604	18-Nov-2020	T2 PEST SERVICES	32.00
690605	18-Nov-2020	THATCHER COMPANY OF ARIZONA	64,632.01
690606	18-Nov-2020	THE ARMORED GROUP, LLC	13,780.00
690607	18-Nov-2020	THE LAWN CUTTERS INC	7,136.49
690608	18-Nov-2020	TRAFFIC LOGIX CORPORATION	13,059.29
690609	18-Nov-2020	TRAFFICADE SERVICE INC	1,760.49
690610	18-Nov-2020	TRANE	150.00
690611	18-Nov-2020	UNITED SITE SERVICES OF ARIZONA, INC.	151.30
690612	18-Nov-2020	UNITED STATES CONFERENCE OF MAYORS	12,242.00
690613	18-Nov-2020	VINCON ENGINEERING CONSTRUCTION LLC	8,193.63
690614	18-Nov-2020	WATER & ENERGY SYSTEMS TECHNOLOGY INC	2,306.75
690615	18-Nov-2020	WESTERN STATES FIRE PROTECTION	730.00
690616	18-Nov-2020	WILSON ENGINEERS LLC	8,114.64
690617	18-Nov-2020	WINDOM SECURITY STRATEGIES TODAY, LLC	7,130.00
690618	18-Nov-2020	WORKGROUP CONNECTIONS INC	12,380.00
690619	18-Nov-2020	WORKHORSE DIVING AND SALVAGE	573.00

690620	18-Nov-2020	WUNDERLICH-MALEC SYSTEMS, INC	1,680.00
690621	18-Nov-2020	YELLOWSTONE LANDSCAPE	33,071.61
690622	18-Nov-2020	ZIONS BANK	300.00
690623	18-Nov-2020	ALBRECHT, WILLIAM (R)	41.54
690624	18-Nov-2020	BERRY, JOSEPH (R)	45.15
690625	18-Nov-2020	BLACK MOUNTAIN INVESTMENT CO (R)	70.73
690626	18-Nov-2020	CABRAL, DELLA (R)	17.74
690627	18-Nov-2020	CARRILLO, GIOCONDA (R)	76.06
690628	18-Nov-2020	CHONG, DANIEL (R)	9.95
690629	18-Nov-2020	COLLINS, JEANNE (R)	37.77
690630	18-Nov-2020	COWGER, TYLER (R)	35.68
690631	18-Nov-2020	CUNNINGHAM, MARK (R)	80.21
690632	18-Nov-2020	DESHMUKH, MUKESH (R)	38.81
690633	18-Nov-2020	DRUTA, VITALIE (R)	83.22
690634	18-Nov-2020	DURHAM, KRISTOPHER (R)	14.59
690635	18-Nov-2020	DYKEMAN, SHARON (R)	120.00
690636	18-Nov-2020	ENCINAS, MIGUEL (R)	13.34
690637	18-Nov-2020	FONG, DAVID (R)	43.21
690638	18-Nov-2020	FURMAN, LINDE (R)	48.66
690639	18-Nov-2020	HAQ, ALEX (R)	1,000.00
690640	18-Nov-2020	HENRY, KURT (R)	51.97
690641	18-Nov-2020	HOANG, NGAN (R)	10.81
690642	18-Nov-2020	HODGES, GARY (R)	17.30
690643	18-Nov-2020	JACKSON, JEFFREY (R)	30.42
690644	18-Nov-2020	KIDD, AMBER (R)	47.15
690645	18-Nov-2020	LAUDERBACK, STEPHANIE (R)	54.25
690646	18-Nov-2020	LEON ORTIZ, EDGAR (R)	67.11
690647	18-Nov-2020	LITTLE, MELISSA (R)	70.61
690648	18-Nov-2020	LOPEZ, JOHN (R)	60.32
690649	18-Nov-2020	MARK'S DEMOLITION & EXCAVATING INC (R)	1,355.67
690650	18-Nov-2020	MCCARTHY, THOMAS (R)	43.50
690651	18-Nov-2020	MEARS GROUP INC (R)	177.40
690652	18-Nov-2020	MERITAGE HOMES (R)	940.39
690653	18-Nov-2020	MILLS, MELISSA (R)	56.46
690654	18-Nov-2020	MOHEEBI, RAYKA (R)	55.78
690655	18-Nov-2020	MOHR, TODD (R)	46.55
690656	18-Nov-2020	MONREAL, JACLYN (R)	14.94
690657	18-Nov-2020	MONTGOMERY, HOLLY (R)	30.35
690658	18-Nov-2020	POSPISIL, JOHN (R)	62.48
690659	18-Nov-2020	POST, DONALD (R)	236.00
690660	18-Nov-2020	REITMEIER, JENN (R)	8.77
690661	18-Nov-2020	ROSEBURROUGH, TIFFIANY (R)	19.92
690662	18-Nov-2020	RUGG, KAITLIN (R)	16.93
690663	18-Nov-2020	RUNNELS, KATIE (R)	37.13
690664	18-Nov-2020	RUSSO, BRYAN (R)	79.82
690665	18-Nov-2020	ULLOA, ABIGAIL (R)	21.75
690666	18-Nov-2020	WARINER, MANDARAE (R)	81.65
690667	18-Nov-2020	A MIND FOR DETAIL INC	3,598.75
690668	18-Nov-2020	ABRACADABRA PRODUCTIONS INC	1,600.00
690669	18-Nov-2020	ADVANCED STRUCTURAL ENGINEERING, INC	3,761.70
690670	18-Nov-2020	ALLIED UNIVERSAL SECURITY SERVICES	2,291.40
690671	18-Nov-2020	AMERICAN WATER COLLEGE, LLC	19,640.00

690672	18-Nov-2020	APL ACCESS & SECURITY	70.00
690673	18-Nov-2020	ARIZONA ELEVATOR SOLUTIONS INC	5,145.58
690674	18-Nov-2020	ARIZONA MATERIALS LLC	4,255.86
690675	18-Nov-2020	ARIZONA PINNACLE ENGINEERING, LLC	577.50
690676	18-Nov-2020	ARIZONA PUBLIC SERVICE COMPANY	2,040.47
690677	18-Nov-2020	ARIZONA RUBBER CO	329.96
690678	18-Nov-2020	ASPEN TECHNOLOGIES	2,601.18
690679	18-Nov-2020	BLOOD ALCOHOL TESTING & CONSULTING, LLC	150.00
690680	18-Nov-2020	BOYS & GIRLS CLUB OF THE VALLEY (R)	34,634.30
690681	18-Nov-2020	BRIDGESTONE HOSEPOWER LLC	170.44
690682	18-Nov-2020	BROOKSIE'S	115.92
690683	18-Nov-2020	BUESING CORPORATION	70.00
690684	18-Nov-2020	CANYON SECURITY SPECIALIST AND CONSULTING	1,519.20
690685	18-Nov-2020	CARTRIGHTS DRAIN SERVICE INC	10,983.75
690686	18-Nov-2020	CERNER CORPORATION	11,664.25
690687	18-Nov-2020	CHANDLER CARE CENTER CHILDREN'S MEDICAL AND DENTAL CLINIC, INC	60,500.00
690688	18-Nov-2020	CHANDLER CHAMBER COMMUNITY FOUNDATION	4,800.00
690689	18-Nov-2020	CHANDLER ROTARY CLUB	151.00
690690	18-Nov-2020	CHILLER CITY CORP	1,936.00
690691	18-Nov-2020	CITY OF PHOENIX	6.50
690692	18-Nov-2020	CLARK TRANSPORTATION SOLUTIONS	13,714.85
690693	18-Nov-2020	COFFMAN ASSOCIATES INC	27,005.00
690694	18-Nov-2020	COMMERCIAL POOL REPAIR	5,348.48
690695	18-Nov-2020	CORDOVA, ROMMEL	100.00
690696	18-Nov-2020	CORE & MAIN LP	6,175.15
690697	18-Nov-2020	COUNTRY CLIPPER BARBER SHOP	4,550.00
690698	18-Nov-2020	COX COMMUNICATIONS INC	3.14
690699	18-Nov-2020	DAY AUTO SUPPLY, INC	1,655.89
690700	18-Nov-2020	DCS CONTRACTING INC	256,824.08
690701	18-Nov-2020	DECA SOUTHWEST	7,788.18
690702	18-Nov-2020	DESERT TOX, LLC	547.60
690703	18-Nov-2020	DIBBLE CM, LLC	39,015.00
690704	18-Nov-2020	DPC ENTERPRISES LP	113,943.30
690705	18-Nov-2020	SOUTHWEST GAS CORP	3,525.94
690706	18-Nov-2020	EARNHARDT	559.74
690707	18-Nov-2020	EARNHARDT CHEVROLET	590.89
690708	18-Nov-2020	EMPIRE SOUTHWEST	3,966.83
690709	18-Nov-2020	EMPOWER EDUCATIONAL CONSULTING (R)	10,000.00
690710	18-Nov-2020	ENVIRONMENTAL DRAIN & ODOR CONTROL SERVICES LLC	2,705.00
690711	18-Nov-2020	FACTORY MOTOR PARTS COMPANY	1,289.08
690712	18-Nov-2020	FAMILY CHRISTIAN COUNSELING CENTER (R)	3,250.00
690713	18-Nov-2020	FIDELITY NATIONAL TITLE AGENCY INC	325.00
690714	18-Nov-2020	FIDELITY NATIONAL TITLE AGENCY INC	4,178.00
690715	18-Nov-2020	FLEETPRIDE INC	297.52
690716	18-Nov-2020	FORESITE DESIGN & CONSTRUCTION, INC	169,350.19
690717	18-Nov-2020	FREIGHTLINER OF ARIZONA LLC	598.19
690718	18-Nov-2020	GILA RIVER INDIAN COMMUNITY	4,396.89
690719	18-Nov-2020	GO AZ MOTORCYCLES	222.50
690720	18-Nov-2020	GRAINGER INC	1,191.56
690721	18-Nov-2020	GRAINGER INC	257.28
690722	18-Nov-2020	GUIDESOFT INC	951.12
690723	18-Nov-2020	GUTHRIE, LYLE A	1,260.00

690724	18-Nov-2020	HEINFELD, MEECH & CO PC	26,967.50
690725	18-Nov-2020	INTERWEST SAFETY SUPPLY LLC	2,886.59
690726	18-Nov-2020	JACK'S TIRE & OIL MANAGEMENT COMPANY, INC	3,141.61
690727	18-Nov-2020	JENSEN SYSTEMS INC	9,517.50
690728	18-Nov-2020	JR'S SHOES & BOOTS	140.00
690729	18-Nov-2020	KARY ENVIRONMENTAL SERVICES INC	426.00
690730	18-Nov-2020	KELLER ELECTRICAL INDUSTRIES INC	8,167.00
690731	18-Nov-2020	KEY CODE MEDIA, INC	1,295.00
690732	18-Nov-2020	LABORATORY CORPORATION OF AMERICA	500.00
690733	18-Nov-2020	LANGUAGE CONNECTION	190.00
690734	18-Nov-2020	LARRY H MILLER DODGE RAM AVONDALE	25,953.54
690735	18-Nov-2020	LEE, JEFFREY	750.00
690736	18-Nov-2020	LOGAN SIMPSON DESIGN INC	832.55
690737	18-Nov-2020	LOGOCOMOTION	45.28
690738	18-Nov-2020	LYFT INC	759.51
690739	18-Nov-2020	LYFT INC	344.07
690740	18-Nov-2020	MATHURA, KIRTI I	125.00
690741	18-Nov-2020	MECHANICAL SOLUTIONS, INC	1,894.20
690742	18-Nov-2020	MESA PD SWAT TEAM	500.00
690743	18-Nov-2020	MUNICIPAL EMERGENCY SERVICES INC	5,371.94
690744	18-Nov-2020	NINA STAKE CO INC	352.35
690745	18-Nov-2020	ORRPOLY ENTERPRISES, LLC	4,354.08
690746	18-Nov-2020	OTTO LOGISTICS LLC	52,896.84
690747	18-Nov-2020	OUTDOOR SYSTEMS MANAGEMENT, LLC	2,400.00
690748	18-Nov-2020	PAYNE HUEBSCH, PLC	3,175.00
690749	18-Nov-2020	PINON FAMILY MEDICINE	900.00
690750	18-Nov-2020	PIONEER ATHLETICS	1,736.59
690751	18-Nov-2020	PITNEY BOWES INC	694.41
690752	18-Nov-2020	PRAVICI LLC (R)	10,000.00
690753	18-Nov-2020	PRECISION SWEEPING SERVICES, LLC	4,534.56
690754	18-Nov-2020	PREMIER ENGINEERING CORP	8,628.90
690755	18-Nov-2020	PRIDE GROUP LLC	605.08
690756	18-Nov-2020	HEDJAZI, TANYA	400.00
690757	19-Nov-2020	CAZARES, RAQUEL A	32.46
690758	19-Nov-2020	FOOSHEE, THOMAS F	23.28
690759	19-Nov-2020	LAMPEL, DAMIEN A	4.03
690760	20-Nov-2020	P.J HUSSEY & ASSOCIATES INC	990.00
690761	20-Nov-2020	TRADELANDS LLC	887.00
690762	20-Nov-2020	WREF	803.00
690763	24-Nov-2020	3M	883.58
690764	24-Nov-2020	ACHEN-GARDNER CONSTRUCTION LLC	227,483.53
690765	24-Nov-2020	ARCADIS US INC	14,503.50
690766	24-Nov-2020	ARIZONA DEPT OF ECONOMIC SECURITY	25,360.04
690767	24-Nov-2020	ARIZONA RUBBER CO	98.58
690768	24-Nov-2020	ARIZONA TRUCK & COACH LLC	675.00
690769	24-Nov-2020	ARIZONA TRUCK & COACH PAINTING	2,377.18
690770	24-Nov-2020	BAKER & TAYLOR INC	5,143.07
690771	24-Nov-2020	BOUND TREE MEDICAL LLC	2,283.58
690772	24-Nov-2020	BROOKSIE'S	127.51
690773	24-Nov-2020	BUESING CORPORATION	135.00
690774	24-Nov-2020	CARTRIGHTS DRAIN SERVICE INC	13,001.25
690775	24-Nov-2020	CITY OF PHOENIX	7,000.00

690776	24-Nov-2020	COSTCO	55.59
690777	24-Nov-2020	COX COMMUNICATIONS INC	827.50
690778	24-Nov-2020	DAY AUTO SUPPLY, INC	639.50
690779	24-Nov-2020	DPC ENTERPRISES LP	69,282.38
690780	24-Nov-2020	SALT RIVER PROJECT	32.91
690781	24-Nov-2020	SOUTHWEST GAS CORP	13.44
690782	24-Nov-2020	CITY OF MESA	11,441.71
690783	24-Nov-2020	EARNHARDT	105.37
690784	24-Nov-2020	EARNHARDT	989.55
690785	24-Nov-2020	EARNHARDT CHANDLER CADILLAC INC	83.11
690786	24-Nov-2020	EMPIRE SOUTHWEST	38.79
690787	24-Nov-2020	FACTORY MOTOR PARTS COMPANY	1,007.34
690788	24-Nov-2020	FIDELITY NATIONAL TITLE AGENCY INC	1,671.00
690789	24-Nov-2020	FREIGHTLINER OF ARIZONA LLC	250.90
690790	24-Nov-2020	GANGPLANK COLLECTIVE CHANDLER, LLC	37,500.00
690791	24-Nov-2020	GARNEY CONSTRUCTION	156,831.57
690792	24-Nov-2020	GILA RIVER INDIAN COMMUNITY UTILITY AUTHORITY	19,762.43
690793	24-Nov-2020	GOVERNMENT FINANCE OFFICERS	150.00
690794	24-Nov-2020	GREAT TRAINING LLC	540.00
690795	24-Nov-2020	GUIDESOFT INC	475.56
690796	24-Nov-2020	HDR ENGINEERING INC	13,660.54
690797	24-Nov-2020	HUNT, SAMUEL KARL	363.85
690798	24-Nov-2020	INGRAM LIBRARY SERVICES	4,795.84
690799	24-Nov-2020	LALIAS, ANDRE	528.63
690800	24-Nov-2020	MARICOPA COUNTY	84,299.00
690801	24-Nov-2020	METTLER-TOLEDO LLC	940.00
690802	24-Nov-2020	MIDWEST TAPE	68.13
690803	24-Nov-2020	NEOGOV	17,114.76
690804	24-Nov-2020	NFRA INC	19,360.47
690805	24-Nov-2020	PREMIER ENGINEERING CORP	1,049.01
690806	24-Nov-2020	CITY OF TEMPE (R)	106,189.55
690807	24-Nov-2020	REGIONAL PUBLIC TRANS AUTHORITY	89,508.42
690808	24-Nov-2020	RICOH USA INC	182.62
690809	24-Nov-2020	SAFELITE AUTOGLASS CORP	1,386.20
690810	24-Nov-2020	SALT RIVER PROJECT	25,114.00
690811	24-Nov-2020	SALVATION ARMY	31,000.00
690812	24-Nov-2020	SAN TAN FORD	151,591.12
690813	24-Nov-2020	SOUTHERN TIRE MART, LLC	131.06
690814	24-Nov-2020	SOUTHWEST WATERWORKS CONTRACTORS PM, LLC	2,470.00
690815	24-Nov-2020	SUTTON BAY PROPERTIES LLC (R)	40,705.28
690816	24-Nov-2020	T2 PEST SERVICES	96.00
690817	24-Nov-2020	TELEVEDA SYSTEMS LLC	14,950.00
690818	24-Nov-2020	THE ARMORED GROUP, LLC	2,000.00
690819	24-Nov-2020	TRAFFICADE SERVICE INC	57.40
690820	24-Nov-2020	VERIZON WIRELESS	200.00
690821	24-Nov-2020	VINCON ENGINEERING CONSTRUCTION LLC	164,466.95
690822	24-Nov-2020	WILSON ENGINEERS LLC	5,305.69
690823	24-Nov-2020	BENTLEY, NICOLE (R)	24.40
690824	24-Nov-2020	BERARD, NICOLAS (R)	31.16
690825	24-Nov-2020	BROWN, MICHAEL (R)	1,000.00
690826	24-Nov-2020	BRYAN, JUSTIN (R)	31.89
690827	24-Nov-2020	FERGUS, ALYX (R)	35.49

690828	24-Nov-2020	GOMEZ, ADAM (R)	57.75
690829	24-Nov-2020	HAUGH, CAROL (R)	14.30
690830	24-Nov-2020	JOHNSON, BARRY (R)	27.50
690831	24-Nov-2020	LEE, JEFF (R)	59.93
690832	24-Nov-2020	MARTINEZ-CARDONA, LINDA (R)	21.99
690833	24-Nov-2020	MCCABE, MELISSA (R)	13.74
690834	24-Nov-2020	MEASSICK, PAUL (R)	32.00
690835	24-Nov-2020	MEENAKSHY, PARVATHY (R)	6.99
690836	24-Nov-2020	MEYER, JORDAN (R)	44.78
690837	24-Nov-2020	NOBLE, RONALD (R)	90.15
690838	24-Nov-2020	PADILLA, DARIO (R)	42.09
690839	24-Nov-2020	PASTORIN, CLAUDETH (R)	17.02
690840	24-Nov-2020	PILLAR AT PECOS SPRINGS LLC (R)	23,941.87
690841	24-Nov-2020	PRADHAN, SALOMI (R)	53.30
690842	24-Nov-2020	RIATA APARTMENTS LP (R)	726.64
690843	24-Nov-2020	SABOUNI, MOHAMAD (R)	16.46
690844	24-Nov-2020	SETSOAFIA BRIGHT (R)	65.01
690845	24-Nov-2020	TRAN, VO (R)	33.59
690846	24-Nov-2020	TRAYNER, JAMES (R)	57.67
690847	24-Nov-2020	WHITE FIG HOMES JV LLC (R)	40.89
690848	24-Nov-2020	WIENKES, ALLISON (R)	70.99
690849	24-Nov-2020	WILLIAMS, LESLIE (R)	50.61
690850	24-Nov-2020	WU, MEI (R)	37.34
690851	24-Nov-2020	1GPA	653.00
690852	24-Nov-2020	2013-1 IH BORROWER LP	3,553.00
690853	24-Nov-2020	2017-1 IH BORROWER LP	5,508.00
690854	24-Nov-2020	2017-2 IH BORROWER LP	1,173.00
690855	24-Nov-2020	2018-2 IH BORROWER LP	1,341.00
690856	24-Nov-2020	ABOUDI, MANHAL	148.00
690857	24-Nov-2020	AHMETOVIC, AMILA	1,600.00
690858	24-Nov-2020	APARTMENT HUNTERS	5,847.00
690859	24-Nov-2020	ARCHES AT HIDDEN CREEK	1,405.00
690860	24-Nov-2020	BENTZ, CHRISTINA A	1,516.00
690861	24-Nov-2020	BREWER & STRATTON PROPERTY MANAGEMENT LLC	868.00
690862	24-Nov-2020	DENALI REAL ESTATE LLC	3,118.00
690863	24-Nov-2020	DESERT WIDE PROPERTIES INC.	826.00
690864	24-Nov-2020	DO, HUNG VAN	1,128.00
690865	24-Nov-2020	DWIGHT SCHRUTE HOLDINGS LLC	1,375.00
690866	24-Nov-2020	FAIRWAYS EVERGREEN SPE LLC	5,392.00
690867	24-Nov-2020	FARNSWORTH REALTY & MANAGEMENT	1,534.00
690868	24-Nov-2020	GANI, OSAMA S	1,346.00
690869	24-Nov-2020	GEDDAM, PRIYABRUNDA	1,252.00
690870	24-Nov-2020	GHOMRAWI, ABDALLAH	375.00
690871	24-Nov-2020	GREAT HOMES REALTY, LLC	950.00
690872	24-Nov-2020	GREENTREE PLACE APARTMENTS	1,588.00
690873	24-Nov-2020	HAMMACK, PAULA	1,307.00
690874	24-Nov-2020	HARTFORD APARTMENTS	578.00
690875	24-Nov-2020	HOMETREND PROPERTY MANAGEMENT & REAL ESTATE INC	961.00
690876	24-Nov-2020	HUERTA, JUANITA	160.00
690877	24-Nov-2020	J & B INVESTMENT	1,114.00
690878	24-Nov-2020	LIFEWELL BEHAVIORAL WELLNESS	506.00
690879	24-Nov-2020	LIM, NIMUL	619.00

690880	24-Nov-2020	LYNN, DANNY	900.00
690881	24-Nov-2020	NELSEN, DON E.	972.00
690882	24-Nov-2020	NOMA GROUP INC	1,488.00
690883	24-Nov-2020	ON Q PROPERTY MANAGEMENT	1,706.00
690884	24-Nov-2020	ONE WAY HOMES, LLC	1,309.00
690885	24-Nov-2020	OROS, ARSENIO	115.00
690886	24-Nov-2020	PARK TOWER CHANDLER, LLC	5,121.00
690887	24-Nov-2020	PARKER, DIXIE L.	530.00
690888	24-Nov-2020	PARKER, DIXIE L.	592.00
690889	24-Nov-2020	PHX REALTY HOLDINGS LLC	1,313.00
690890	24-Nov-2020	PROPERTY PLUS USA	68.00
690891	24-Nov-2020	PRS PROPERTY MANAGEMENT	1,352.00
690892	24-Nov-2020	REALTY EXECUTIVES, AN ARIZONA CORP	1,421.00
690893	24-Nov-2020	ROBERTS, CAROL YVONNE	881.00
690894	24-Nov-2020	ROBSON APARTMENTS LLC	467.00
690895	24-Nov-2020	SAISSAN, JOHN	626.00
690896	24-Nov-2020	SCREMIN FAMILY LTD	861.00
690897	24-Nov-2020	SECURED EQUITIES	1,004.00
690898	24-Nov-2020	STAGECOACH PROPERTIES LLC	1,023.00
690899	24-Nov-2020	SUN, HONGXLA	1,650.00
690900	24-Nov-2020	SUNDIAL REAL ESTATE	838.00
690901	24-Nov-2020	SUNDIAL REAL ESTATE	497.00
690902	24-Nov-2020	SUNDIAL REAL ESTATE LC	1,549.00
690903	24-Nov-2020	TEAM SIZZLE	1,100.00
690904	24-Nov-2020	THE HOUSING PROFESSIONALS LLC	1,997.00
690905	24-Nov-2020	THR PHOENIX LP	2,974.00
690906	24-Nov-2020	THR PROPERTY BORROWER LP	2,595.00
690907	24-Nov-2020	TRADELANDS LLC	1,478.00
690908	24-Nov-2020	TRAN, TOM B	1,011.00
690909	24-Nov-2020	TREEHOUSE WISHING WELL MHP, LLC	400.00
690910	24-Nov-2020	VISTA ASSET COMPANY LLC	1,169.00
690911	24-Nov-2020	VISTA STAR COMPANY, LLC	5,464.00
690912	24-Nov-2020	WALTON ENTERPRISES LLC	573.00
690913	24-Nov-2020	WORLD CLASS PROPERTIES	596.00
690914	24-Nov-2020	WREF	11,347.00
690915	24-Nov-2020	WREF GREENTREE PLACE, LP	8,252.00
690916	24-Nov-2020	ZHENG, SHAO MEI	1,400.00
690917	24-Nov-2020	YARDI SYSTEMS INC	48,253.02
690918	25-Nov-2020	ARIZONA PUBLIC SERVICE COMPANY	12,467.08
690919	25-Nov-2020	ATLASSIAN PTY LTD	7,441.00
690920	02-Dec-2020	A&G TURF EQUIPMENT	3,849.46
690921	02-Dec-2020	ALLIED UNIVERSAL SECURITY SERVICES	1,978.90
690922	02-Dec-2020	ALLIED UNIVERSAL SECURITY SERVICES	3,603.59
690923	02-Dec-2020	AMAZON ENVIRONMENTAL INC	7,800.00
690924	02-Dec-2020	ARCADIS US INC	34,584.70
690925	02-Dec-2020	ARIZONA CORRECTIONAL INDUSTRIES	6,885.24
690926	02-Dec-2020	ARIZONA ELEVATOR SOLUTIONS INC	142.66
690927	02-Dec-2020	ARIZONA ENVIRONMENTAL PROGRESS INC (R)	250.00
690928	02-Dec-2020	ARIZONA FREELANCE INTERPRETING SERVICES	15.00
690929	02-Dec-2020	ARIZONA MATERIALS LLC	695.97
690930	02-Dec-2020	ARIZONA PINNACLE ENGINEERING, LLC	300.00
690931	02-Dec-2020	ARIZONA POWER AUTHORITY	3,608.07

690932	02-Dec-2020	ARIZONA PUBLIC SERVICE COMPANY	39.28
690933	02-Dec-2020	ARIZONA TRUCK & COACH LLC	669.89
690934	02-Dec-2020	ARIZONA WASTEWATER INDUSTRIES INC	1,335.78
690935	02-Dec-2020	AUTO SAFETY HOUSE	86.41
690936	02-Dec-2020	AVANI-DESIGN	1,250.00
690937	02-Dec-2020	BAKER & TAYLOR INC	1,601.65
690938	02-Dec-2020	BEST PLUMBING SPECIALTIES INC	240.55
690939	02-Dec-2020	BOWER, BRADLEY LOUIS	7.55
690940	02-Dec-2020	BRIDGESTONE HOSEPOWER LLC	26.78
690941	02-Dec-2020	CALIBER HOSPITALITY LLC (R)	500.00
690942	02-Dec-2020	CBA LIGHTING & CONTROLS INC	550.05
690943	02-Dec-2020	CERNER CORPORATION	1,316.09
690944	02-Dec-2020	CITY OF CHANDLER	5,000.00
690945	02-Dec-2020	CITY OF PHOENIX	5,500.00
690946	02-Dec-2020	CJK CONSULTANT LLC	2,500.00
690947	02-Dec-2020	COMPUTER AID, INC	106,630.80
690948	02-Dec-2020	CORE & MAIN LP	9,884.11
690949	02-Dec-2020	CRAWFORD MECHANICAL SERVICES	713.50
690950	02-Dec-2020	DAY AUTO SUPPLY, INC	1,913.78
690951	02-Dec-2020	DESSAULES LAW GROUP (R)	30.00
690952	02-Dec-2020	DIBBLE & ASSOCIATES CONSULTING ENGINEERS, INC	55,548.59
690953	02-Dec-2020	DIBBLE CM, LLC	8,625.00
690954	02-Dec-2020	DPC ENTERPRISES LP	27,211.04
690955	02-Dec-2020	LAWYERS TITLE	750.00
690956	02-Dec-2020	LAWYERS TITLE	750.00
690957	02-Dec-2020	LAWYERS TITLE	350.00
690958	02-Dec-2020	LAWYERS TITLE	750.00
690959	02-Dec-2020	LAWYERS TITLE	750.00
690960	02-Dec-2020	LUGO, CESAR (R)	5.00
690961	02-Dec-2020	TARIN, BERNABE	500.00
690962	02-Dec-2020	BARNSTORF, LISA (R)	25.00
690963	02-Dec-2020	EARNHARDT	2,150.43
690964	02-Dec-2020	EARNHARDT CHANDLER CADILLAC INC	38.24
690965	02-Dec-2020	EARNHARDT CHEVROLET	4,152.24
690966	02-Dec-2020	ELONTEC, LLC	6,664.57
690967	02-Dec-2020	ENNIS-FLINT, INC	5,053.00
690968	02-Dec-2020	ESTRADA, GERARDO (R)	10.00
690969	02-Dec-2020	EXERPLAY INC	2,718.26
690970	02-Dec-2020	FACTORY MOTOR PARTS COMPANY	582.74
690971	02-Dec-2020	FORENSIC PIECES, INC	395.00
690972	02-Dec-2020	GRAINGER INC	7,265.74
690973	02-Dec-2020	GRAINGER INC	1,324.26
690974	02-Dec-2020	GROUNDS CONTROL LLC	117,383.54
690975	02-Dec-2020	HOFFMAN SOUTHWEST CORP	12,600.00
690976	02-Dec-2020	HOM, INC	2,701.25
690977	02-Dec-2020	HYPERBUILT INC (R)	5.02
690978	02-Dec-2020	JACK'S TIRE & OIL MANAGEMENT COMPANY, INC	2,824.80
690979	02-Dec-2020	JR'S SHOES & BOOTS	140.00
690980	02-Dec-2020	KANOPY LLC	1,813.00
690981	02-Dec-2020	KARY ENVIRONMENTAL SERVICES INC	1,565.26
690982	02-Dec-2020	KELLER ELECTRICAL INDUSTRIES INC	10,079.00
690983	02-Dec-2020	KNO2 LLC	200.00

690984	02-Dec-2020	LABORATORY CORPORATION OF AMERICA	300.00
690985	02-Dec-2020	LEXIS NEXIS (R)	5.00
690986	02-Dec-2020	LOGOCOMOTION	527.56
690987	02-Dec-2020	MARKS, LASHAY R	250.00
690988	02-Dec-2020	MAS PRODUCTIONS	750.00
690989	02-Dec-2020	MIDWEST TAPE	160.15
690990	02-Dec-2020	MOTOROLA	3,603.75
690991	02-Dec-2020	MUNICIPAL EMERGENCY SERVICES INC	2,791.54
690992	02-Dec-2020	MY PARK SUPPLY LLC	13,232.50
690993	02-Dec-2020	NORTHSTAR COMMUNICATIONS INC	23,415.00
690994	02-Dec-2020	NTT AMERICA SOLUTIONS, INC	279,132.09
690995	02-Dec-2020	OFFICE OF THE JURY COMMISSION	1,131.00
690996	02-Dec-2020	OTTO ENVIRONMENTAL SYSTEMS NORTH AMERICA, INC.	48,764.82
690997	02-Dec-2020	OTTO LOGISTICS LLC	12,146.74
690998	02-Dec-2020	OUTDOOR SYSTEMS MANAGEMENT, LLC	11,668.00
690999	02-Dec-2020	PINON FAMILY MEDICINE	761.26
691000	02-Dec-2020	PROJECT HOSTS INC	1,341.00
691001	02-Dec-2020	PURE AQUA, INC	9,845.00
691002	02-Dec-2020	VARGAS, MARISA (R)	5.00
691003	02-Dec-2020	CHMIELOWSKI, TARA (R)	5.00
691004	02-Dec-2020	KARP, JANIE (R)	94.93
691005	02-Dec-2020	NESTLE PURE LIFE	2,593.80
691006	02-Dec-2020	RDO EQUIPMENT COMPANY	1,278.88
691007	02-Dec-2020	REGAL FENCE LLC	2,240.00
691008	02-Dec-2020	REYES & SONS LANDSCAPING LLC	111,264.90
691009	02-Dec-2020	RICOH USA INC	536.00
691010	02-Dec-2020	RVI PLANNING & LANDSCAPE ARCHITECTURE (R)	315.00
691011	02-Dec-2020	RWC INTERNATIONAL LTD	735.74
691012	02-Dec-2020	SAFELITE AUTOGLASS CORP	406.33
691013	02-Dec-2020	SALT RIVER PROJECT	7,240.89
691014	02-Dec-2020	SECRETARY OF STATE	43.00
691015	02-Dec-2020	SENERGY PETROLEUM, LLC	9,419.75
691016	02-Dec-2020	SHERWIN WILLIAMS CO	306.66
691017	02-Dec-2020	SITA ENTERPRISES LLLP	1,315.00
691018	02-Dec-2020	SOUTHERN TIRE MART, LLC	3,414.04
691019	02-Dec-2020	SOUTHWEST FABRICATION, LLC	7,210.00
691020	02-Dec-2020	SOUTHWEST UMPIRES ASSOCIATION	1,508.00
691021	02-Dec-2020	SOUTHWEST WATERWORKS CONTRACTORS PM, LLC	5,340.96
691022	02-Dec-2020	SPORTS BLING & THINGS	5,811.35
691023	02-Dec-2020	SUEZ WTS USA, INC	4,781.70
691024	02-Dec-2020	SUN MECHANICAL CONTRACTING INC.	5,745.76
691025	02-Dec-2020	SUNRISE ENGINEERING INC	13,286.10
691026	02-Dec-2020	SWEET JAMES, LLP (R)	5.00
691027	02-Dec-2020	TEMPLETON WALKER (R)	556.87
691028	02-Dec-2020	THATCHER COMPANY OF ARIZONA	116,602.77
691029	02-Dec-2020	THE SLIDE EXPERTS, INC	49,118.00
691030	02-Dec-2020	TRAFFICADE SERVICE INC	1,028.66
691031	02-Dec-2020	UBM ENTERPRISE, INC	325.39
691032	02-Dec-2020	UNITED ROTARY BRUSH CORPORATION	3,385.20
691033	02-Dec-2020	VERIZON WIRELESS	300.00
691034	02-Dec-2020	WALLENTINE, KENNETH R	3,181.25
691035	02-Dec-2020	WESTERN STATES FIRE PROTECTION	555.00

691036	02-Dec-2020	WILSON ENGINEERS LLC	241,306.34
691037	02-Dec-2020	ABREGO, HEATHER (R)	56.25
691038	02-Dec-2020	BAO, ZHENLIANG (R)	56.72
691039	02-Dec-2020	BEAUPRE, JAY (R)	74.02
691040	02-Dec-2020	BEJOT, MARCUS (R)	25.09
691041	02-Dec-2020	BENJAMIN-BAKER, BRIE (R)	56.08
691042	02-Dec-2020	BEST, HANNAH (R)	5.47
691043	02-Dec-2020	BONGU, SRIKANTH (R)	20.38
691044	02-Dec-2020	BRO, JULIE (R)	81.86
691045	02-Dec-2020	CEK, RITA (R)	15.65
691046	02-Dec-2020	CHASE, SHANNON (R)	28.58
691047	02-Dec-2020	CLOUSE, TAYLOR (R)	34.61
691048	02-Dec-2020	CWALINA, NICOLE (R)	90.63
691049	02-Dec-2020	DAOU, BASSIMA (R)	44.89
691050	02-Dec-2020	DURHAM, CONSTANCE (R)	27.76
691051	02-Dec-2020	FORD, JEREMY (R)	9.95
691052	02-Dec-2020	GADOGBE, MANUEL (R)	12.21
691053	02-Dec-2020	HAGAN, AUSTIN (R)	92.50
691054	02-Dec-2020	HAMPTON, ALYCE (R)	9.57
691055	02-Dec-2020	HARRIS, CHRISTINE (R)	58.72
691056	02-Dec-2020	HENDRICK, SANDRA (R)	63.18
691057	02-Dec-2020	HEYKOOP, JENNIFER (R)	79.63
691058	02-Dec-2020	HIGGINS, HOLLI (R)	56.67
691059	02-Dec-2020	INGALE, NILESH (R)	44.89
691060	02-Dec-2020	JAMES, CODY (R)	63.26
691061	02-Dec-2020	JEB FLIP 1 (R)	24.66
691062	02-Dec-2020	LEESON, VICKIE (R)	55.91
691063	02-Dec-2020	LEHR, CHARLES (R)	32.72
691064	02-Dec-2020	MCDONNEL, JASON (R)	35.72
691065	02-Dec-2020	MIRZAIIKONDORI, NAZANIN (R)	31.75
691066	02-Dec-2020	PATTERSON, DELANEY (R)	60.79
691067	02-Dec-2020	PENA, JONATHAN (R)	37.52
691068	02-Dec-2020	ROBBINS, NICHOLAS (R)	75.57
691069	02-Dec-2020	THOMPSON, ERIC (R)	23.69
691070	02-Dec-2020	US PETS INC (R)	414.36
691071	02-Dec-2020	WEAVER, DONALD (R)	41.81
691072	02-Dec-2020	WHITLOCK, MELINDA (R)	65.84
691073	02-Dec-2020	WRIGHT, MATTHEW (R)	61.16
691074	02-Dec-2020	YOSHIDA, KATSUMI (R)	48.82
691075	03-Dec-2020	ARIZONA PUBLIC SERVICE COMPANY	6,791.00
691076	03-Dec-2020	CITY OF GLENDALE (233-5)	5,938.70
691077	03-Dec-2020	CITY OF MESA	1,053.74
691078	03-Dec-2020	CITY OF MESA	103.00
691079	03-Dec-2020	CITY OF TEMPE	1,995.22
691080	03-Dec-2020	FLAGSTAFF HOUSING AUTHORITY	1,807.74
691081	03-Dec-2020	KING COUNTY HOUSING AUTHORITY	6,583.70
691082	03-Dec-2020	SALT RIVER PROJECT	3,722.00
691083	03-Dec-2020	SAN DIEGO HOUSING COMMISSION	2,494.74
691084	03-Dec-2020	SCOTT COUNTY CDA	756.74
691085	03-Dec-2020	SUNDIAL REAL ESTATE LC	755.00
691086	03-Dec-2020	SUNDIAL REAL ESTATE LC	794.00
691092	03-Dec-2020	DRUTA, VITALIE (R)	83.22

691093	03-Dec-2020	HOFFMAN SOUTHWEST CORP	18,381.28
691094	03-Dec-2020	R AND D DESIGN	15,805.00
691095	03-Dec-2020	RIVER RANCH APARTMENTS (R)	650.82
691096	03-Dec-2020	VIRAMONTES, FRANCES (R)	7,800.00
691097	09-Dec-2020	123 WASHINGTON HOMEOWNERS ASSOCIATION	1,428.00
691098	09-Dec-2020	123 WASHINGTON HOMEOWNERS ASSOCIATION	1,428.00
691099	09-Dec-2020	A MIND FOR DETAIL INC	2,481.26
691100	09-Dec-2020	ALLIED UNIVERSAL SECURITY SERVICES	833.20
691101	09-Dec-2020	ALPINE TECHNICAL SERVICES LLC	4,500.00
691102	09-Dec-2020	ARIZONA ELEVATOR SOLUTIONS INC	14,765.49
691103	09-Dec-2020	ARIZONA POLICE PSYCHOLOGY PLLC	95.00
691104	09-Dec-2020	ARIZONA POWER AUTHORITY	3,536.95
691105	09-Dec-2020	ARIZONA STATE TREASURER	153,909.23
691106	09-Dec-2020	ARIZONA WILDLIFE VIEWS	8.50
691107	09-Dec-2020	BEST PLUMBING SPECIALTIES INC	734.09
691108	09-Dec-2020	BORDER STATES ELECTRIC SUPPLY	2,098.13
691109	09-Dec-2020	BROOKSIE'S	65.43
691110	09-Dec-2020	BUESING CORPORATION	35.00
691111	09-Dec-2020	CANYON SECURITY SPECIALIST AND CONSULTING	1,856.80
691112	09-Dec-2020	CENTURYLINK	253.04
691113	09-Dec-2020	CERNER CORPORATION	10,113.00
691114	09-Dec-2020	CHANDLER CHAMBER COMMUNITY FOUNDATION	787.20
691115	09-Dec-2020	CHANDLER CHAMBER COMMUNITY FOUNDATION	1,036.80
691116	09-Dec-2020	CHANDLER CHAMBER COMMUNITY FOUNDATION	1,267.20
691117	09-Dec-2020	CHANDLER PARC CONDOMINIUM ASSOCIATION	1,320.00
691118	09-Dec-2020	CHILLER CITY CORP	1,936.00
691119	09-Dec-2020	CITY OF MESA	44,673.75
691120	09-Dec-2020	COFFMAN ASSOCIATES INC	23,858.20
691121	09-Dec-2020	COM SENSE INC	310.00
691122	09-Dec-2020	COMPUTER AID, INC	14,280.00
691123	09-Dec-2020	CORPORATE INTERIOR SYSTEMS (CIS)	161.86
691124	09-Dec-2020	COX COMMUNICATIONS INC	3.14
691125	09-Dec-2020	CRISIS RESPONSE NETWORK, INC	1,154.00
691126	09-Dec-2020	DATA PROCESSING AIR CORPORATION	107.00
691127	09-Dec-2020	DCS CONTRACTING INC	618,659.04
691128	09-Dec-2020	DECA SOUTHWEST	12,346.78
691129	09-Dec-2020	DESERT TOX, LLC	347.40
691130	09-Dec-2020	DESTINY SOFTWARE, INC	22,000.00
691131	09-Dec-2020	DIBBLE CM, LLC	15,000.00
691132	09-Dec-2020	DPC ENTERPRISES LP	23,450.24
691133	09-Dec-2020	MACE BECKSON, M.D., A PROFESSIONAL CORPORATION	21,476.25
691134	09-Dec-2020	SOUTHWEST GAS CORP	16.99
691135	09-Dec-2020	CITY OF PHOENIX	12,506.00
691136	09-Dec-2020	EMPIRE SOUTHWEST	181,525.83
691137	09-Dec-2020	ENVIRONMENTAL DRAIN & ODOR CONTROL SERVICES LLC	305.00
691138	09-Dec-2020	FLYERS ENERGY LLC	453.40
691139	09-Dec-2020	FORESITE DESIGN & CONSTRUCTION, INC	91,394.31
691140	09-Dec-2020	GOGOVAPPS	26,060.00
691141	09-Dec-2020	GRAINGER INC	1,233.51
691142	09-Dec-2020	GRAINGER INC	283.27
691143	09-Dec-2020	GROUNDS CONTROL LLC	19,162.00
691144	09-Dec-2020	GUIDESOFT INC	832.23

691145	09-Dec-2020	HAZEN AND SAWYER	11,781.00
691146	09-Dec-2020	HDR ENGINEERING INC	9,738.25
691147	09-Dec-2020	HEATHERBROOK ASSOCIATION	10,000.00
691148	09-Dec-2020	HEINFELD, MEECH & CO PC	13,400.00
691149	09-Dec-2020	HOMES, GARRETT WALKER (R)	17,426.85
691150	09-Dec-2020	HOT SHOT DELIVERY, INC	50.00
691151	09-Dec-2020	INTERWEST SAFETY SUPPLY LLC	1,390.08
691152	09-Dec-2020	ISO SERVICES, INC	25.00
691153	09-Dec-2020	JENNINGS, HAUG & CUNNINGHAM, LLP	11,750.50
691154	09-Dec-2020	KARY ENVIRONMENTAL SERVICES INC	412.54
691155	09-Dec-2020	KELLER ELECTRICAL INDUSTRIES INC	8,862.00
691156	09-Dec-2020	KS STATEBANK	447.73
691157	09-Dec-2020	KWALL LLC	3,500.00
691158	09-Dec-2020	LEA-ARCHITECTS, LLC	4,185.00
691159	09-Dec-2020	LIM FAMILY MARTIAL ARTS	1,170.00
691160	09-Dec-2020	LITHO TECH, INC.	4,917.42
691161	09-Dec-2020	LOGAN SIMPSON DESIGN INC	951.48
691162	09-Dec-2020	LOGOCOMOTION	51.74
691163	09-Dec-2020	M R TANNER CONSTRUCTION	325,035.82
691164	09-Dec-2020	MANN, ERNEST EUGENE	600.00
691165	09-Dec-2020	MIRAGE MANOR	1,680.00
691166	09-Dec-2020	MOTOROLA	83,897.00
691167	09-Dec-2020	MOTOROLA	4,967.96
691168	09-Dec-2020	MUNICIPAL EMERGENCY SERVICES INC	2,765.73
691169	09-Dec-2020	NEOGOV	1,100.00
691170	09-Dec-2020	NORTHERN ARIZONA CENTER FOR ENTREPRENEURSHIP AND TECHNOLOGY	20,833.33
691171	09-Dec-2020	OTTO ENVIRONMENTAL SYSTEMS NORTH AMERICA, INC.	48,764.82
691172	09-Dec-2020	OTTO LOGISTICS LLC	14,432.44
691173	09-Dec-2020	PARSUS SOLUTIONS, LLC	21,028.43
691174	09-Dec-2020	POSTMASTER	50,000.00
691175	09-Dec-2020	PRECISION SWEEPING SERVICES, LLC	336.48
691176	09-Dec-2020	PRIDE GROUP LLC	9,522.13
691177	09-Dec-2020	PROJECT HOSTS INC	1,341.00
691178	09-Dec-2020	THATCHER, KENNETH	18.93
691179	09-Dec-2020	ADELEKE, ADEYEMI (R)	90.39
691180	09-Dec-2020	AGUILAR, KARINA (R)	96.09
691181	09-Dec-2020	ALLEN, DION (R)	32.80
691182	09-Dec-2020	BAGGS, TAYLOR (R)	21.67
691183	09-Dec-2020	BOEHM, ASHLEY (R)	63.84
691184	09-Dec-2020	BUSTAMANTE, TED (R)	33.40
691185	09-Dec-2020	CAPITAL INVESTMENTS LLC (R)	33.74
691186	09-Dec-2020	CHENEY, JOHN (R)	78.23
691187	09-Dec-2020	CUMMINGS, KURT (R)	26.39
691188	09-Dec-2020	CURTIS, KELSEY (R)	54.96
691189	09-Dec-2020	DAHL, SUSANNE (R)	50.40
691190	09-Dec-2020	DAMON, SHELLEY (R)	19.48
691191	09-Dec-2020	DECKER, DONALD (R)	56.82
691192	09-Dec-2020	EGGERS, TYLER (R)	12.72
691193	09-Dec-2020	FELDMAN, CARLY (R)	31.99
691194	09-Dec-2020	FIGA, LESLIE (R)	30.54
691195	09-Dec-2020	GEINITZ, MATTHEW (R)	50.61
691196	09-Dec-2020	GONZALEZ CONSTRUCTION LLC (R)	2,266.00

691197	09-Dec-2020	JACOBS, ASHLEY (R)	52.75
691198	09-Dec-2020	JENSEN, EVELYN (R)	158.02
691199	09-Dec-2020	JOHNSON, SHELLEY (R)	18.93
691200	09-Dec-2020	KAGIYAMA, STEVE (R)	61.73
691201	09-Dec-2020	KEETLEY, LYNNE (R)	54.44
691202	09-Dec-2020	KINGSTON, MATHEW (R)	47.07
691203	09-Dec-2020	KNIGHT, JAMES (R)	52.03
691204	09-Dec-2020	KOHLER, JUSTIN (R)	34.10
691205	09-Dec-2020	L KEELEY CONSTRUCTION (R)	1,163.20
691206	09-Dec-2020	LICGF DESERT APARTMNETS, INC (R)	1,000.00
691207	09-Dec-2020	LUSHINE, EMBER (R)	80.53
691208	09-Dec-2020	MAGUIRE, NICHOLE (R)	74.96
691209	09-Dec-2020	MERLOCK, KIMBERLY (R)	47.81
691210	09-Dec-2020	MILLER ALEXANDRA (R)	48.46
691211	09-Dec-2020	MILLER, RICHARD (R)	51.61
691212	09-Dec-2020	MINNAR, SANDRA (R)	65.97
691213	09-Dec-2020	MORACA, DONNIVAN (R)	26.58
691214	09-Dec-2020	OROZCO, PATRICIA CORREA (R)	29.18
691215	09-Dec-2020	PARKER, RYAN (R)	52.28
691216	09-Dec-2020	POWER CONTRACTING LLC (R)	794.95
691217	09-Dec-2020	RAJENDRAN, VIJAYALASHMI (R)	28.33
691218	09-Dec-2020	RENFROE, AISLING (R)	19.82
691219	09-Dec-2020	ROBINS CONSTRUCTION INC (R)	1,194.14
691220	09-Dec-2020	ROCHA, ANGEL (R)	62.13
691221	09-Dec-2020	RUSSELL, NICOLE (R)	47.11
691222	09-Dec-2020	S&J GRADING INC (R)	359.19
691223	09-Dec-2020	SALINE, JARED (R)	38.59
691224	09-Dec-2020	SANTOS, JAVIER (R)	48.64
691225	09-Dec-2020	SCOTT'S DIVERSIFIED CONSTRUCTION (R)	1,272.60
691226	09-Dec-2020	STETKA, TODD (R)	83.41
691227	09-Dec-2020	STOEGBAUER, DAN (R)	14.73
691228	09-Dec-2020	STRADLING, JASON (R)	15.50
691229	09-Dec-2020	STYER, ADAM (R)	68.04
691230	09-Dec-2020	SUTHERLAND, JUSTIN (R)	90.15
691231	09-Dec-2020	TEEPLES, JAMES (R)	30.61
691232	09-Dec-2020	TICHINDELEAN, ANTONIA (R)	72.75
691233	09-Dec-2020	UNI-TECH (R)	2,102.01
691234	09-Dec-2020	ALEXANDER, KAY (R)	27.00
691235	09-Dec-2020	CASEM, COURTNEY (R)	34.00
691236	09-Dec-2020	DEVEREUX, THERESA (R)	61.00
691237	09-Dec-2020	FULLER, JJ (R)	27.00
691238	09-Dec-2020	JOHNSON, MARISA (R)	17.00
691239	09-Dec-2020	LORENZ, BERND (R)	17.00
691240	09-Dec-2020	LOSSING, CODY (R)	17.00
691241	09-Dec-2020	LOSSING, SARAH SLOWEY (R)	17.00
691242	09-Dec-2020	MING-HAO, DO (R)	114.50
691243	09-Dec-2020	NASH, CHRIS (R)	17.00
691244	09-Dec-2020	NASH, KIRSTY (R)	17.00
691245	09-Dec-2020	ORTIZ, LYDIA	22.62
691246	09-Dec-2020	PAIKA, SORAQA (R)	17.00
691247	09-Dec-2020	PICARD, JULIEN (R)	27.00
691248	09-Dec-2020	RAFTELIS FINANCIAL CONSULTANTS INC	12,997.50

691249	09-Dec-2020	RED MOUNTAIN WOODWORKING	3,060.23
691250	09-Dec-2020	REGIONAL PUBLIC TRANS AUTHORITY	124,180.67
691251	09-Dec-2020	REYES & SONS LANDSCAPING LLC	470.00
691252	09-Dec-2020	RICOH USA INC	6,362.62
691253	09-Dec-2020	ROVEGNO, MARCO (R)	17.00
691254	09-Dec-2020	RUSCITO, NICHOLAS M	209.00
691255	09-Dec-2020	SENERGY PETROLEUM, LLC	3,654.10
691256	09-Dec-2020	SITEIMPROVE INC	8,883.80
691258	09-Dec-2020	SKAGGS PUBLIC SAFETY UNIFORMS & EQUIPMENT	8,193.48
691259	09-Dec-2020	SKYLINE WINDOW CLEANING	990.00
691260	09-Dec-2020	SOLERA CHANDLER HOMEOWNERS' ASSOCIATION	744.00
691261	09-Dec-2020	SPARKS KARATE	420.00
691262	09-Dec-2020	SPORTS BLING & THINGS	430.06
691263	09-Dec-2020	STACY J DANCING	2,825.00
691264	09-Dec-2020	STATE OF ARIZONA	300.00
691265	09-Dec-2020	STOWE, KENDALL (R)	44.00
691266	09-Dec-2020	STOWE, KRISTIN (R)	17.00
691267	09-Dec-2020	STRILICH, MICHAEL (R)	17.00
691268	09-Dec-2020	SURVEILLANCE SECURITY INC	876.00
691269	09-Dec-2020	T-MOBILE USA	119.00
691270	09-Dec-2020	TECHNOLOGY INTEGRATORS LLC	42,026.21
691271	09-Dec-2020	THATCHER COMPANY OF ARIZONA	4,418.81
691272	09-Dec-2020	UNITED SITE SERVICES OF ARIZONA, INC.	749.52
691273	09-Dec-2020	UNIVERSAL POLICE SUPPLY CO	3,321.19
691274	09-Dec-2020	URBAN ENERGY SOLUTIONS, LLC	26,796.56
691275	09-Dec-2020	US BANK	900.00
691276	09-Dec-2020	USP TECHNOLOGIES	14,924.00
691277	09-Dec-2020	VEGH, DAVID (R)	50.00
691278	09-Dec-2020	WORKGROUP CONNECTIONS INC	4,685.00
691279	09-Dec-2020	YELLOWSTONE LANDSCAPE	44,205.63
691280	09-Dec-2020	MARICOPA COUNTY DEPT OF	41,061.65
691281	09-Dec-2020	MARICOPA COUNTY TREASURER	13,842.92
691284	09-Dec-2020	MARICOPA COUNTY TREASURER	168,550.12
691285	10-Dec-2020	ARIZONA PUBLIC SERVICE COMPANY	547.35
691286	16-Dec-2020	3M	1,831.41
691287	16-Dec-2020	A MIND FOR DETAIL INC	2,432.50
691288	16-Dec-2020	AFLAC	137.67
691289	16-Dec-2020	ALL-KOTE LINING, INCORPORATED	18,482.00
691290	16-Dec-2020	ALLIED UNIVERSAL SECURITY SERVICES	833.20
691291	16-Dec-2020	ANDERSON, MICHAEL B	500.00
691292	16-Dec-2020	APL ACCESS & SECURITY	70.00
691293	16-Dec-2020	ARIZONA ELEVATOR SOLUTIONS INC	5,288.24
691294	16-Dec-2020	ARIZONA INSTITUTE FOR SPORTS, KNEES AND SHOULDERS, LLC	2,400.00
691295	16-Dec-2020	ARIZONA MATERIALS LLC	1,418.37
691296	16-Dec-2020	ARIZONA PINNACLE ENGINEERING, LLC	200.00
691297	16-Dec-2020	ARIZONA PUBLIC SERVICE COMPANY	954.47
691298	16-Dec-2020	ARRINGTON WATKINS ARCHITECTS, LLC	8,475.00
691299	16-Dec-2020	BAKER & TAYLOR INC	2,301.52
691300	16-Dec-2020	BOUND TREE MEDICAL LLC	1,075.24
691301	16-Dec-2020	CHUSKA CONSULTING LLC	190.00
691302	16-Dec-2020	CORE & MAIN LP	23,729.56
691303	16-Dec-2020	COX COMMUNICATIONS INC	827.50

691304	16-Dec-2020	DAWN STAR PRESS	800.00
691305	16-Dec-2020	DAY AUTO SUPPLY, INC	264.48
691306	16-Dec-2020	DEPARTMENT OF PUBLIC WORKS	9.90
691307	16-Dec-2020	DIBBLE & ASSOCIATES CONSULTING ENGINEERS, INC	3,092.00
691308	16-Dec-2020	LEVEL 3 COMMUNICATIONS LLC	629.61
691309	16-Dec-2020	LEVEL 3 COMMUNICATIONS LLC	629.61
691310	16-Dec-2020	LINGLE, ROBERT L JR	100.00
691311	16-Dec-2020	MACE BECKSON, M.D., A PROFESSIONAL CORPORATION	862.50
691312	16-Dec-2020	NEW DIRECTIONS BEHAVIORAL HEALTH LLC	3,043.80
691313	16-Dec-2020	SALT RIVER PROJECT	1,618.98
691314	16-Dec-2020	AT&T MOBILITY	3,462.76
691315	16-Dec-2020	EAST VALLEY DISASTER SERVICES, INC	2,633.47
691316	16-Dec-2020	EASY WEBCONTENT, INC	10,920.00
691317	16-Dec-2020	ENNIS-FLINT, INC	9,741.96
691318	16-Dec-2020	GARNEY CONSTRUCTION	94,070.72
691319	16-Dec-2020	GILA RIVER TELECOMMUNICATION	217.18
691320	16-Dec-2020	GRAINGER INC	931.68
691321	16-Dec-2020	GRAINGER INC	348.00
691322	16-Dec-2020	GRAINGER INC	613.32
691323	16-Dec-2020	GROUNDS CONTROL LLC	1,117.00
691324	16-Dec-2020	GUIDESOFT INC	475.56
691325	16-Dec-2020	GYPSIES LLC	4,900.00
691326	16-Dec-2020	HAZEN AND SAWYER	23,770.00
691327	16-Dec-2020	HEINFELD, MEECH & CO PC	670.00
691328	16-Dec-2020	HENNESY MECHANICAL SALES	2,869.00
691329	16-Dec-2020	HERRERA, EDWARD (R)	10.00
691330	16-Dec-2020	INGRAM LIBRARY SERVICES	323.10
691331	16-Dec-2020	INTRAEDGE, INC	9,360.00
691332	16-Dec-2020	JCG TECHNOLOGIES INC	1,285.80
691333	16-Dec-2020	JR'S SHOES & BOOTS	140.00
691334	16-Dec-2020	KELLER ELECTRICAL INDUSTRIES INC	1,225.00
691335	16-Dec-2020	LABORATORY CORPORATION OF AMERICA	500.00
691336	16-Dec-2020	LANGUAGE CONNECTION	270.00
691337	16-Dec-2020	LEVEL 3 COMMUNICATIONS LLC	2,529.10
691338	16-Dec-2020	LEVEL 3 COMMUNICATIONS LLC	2,315.55
691339	16-Dec-2020	LEVEL 3 COMMUNICATIONS LLC	8,137.15
691340	16-Dec-2020	LIFELONG FITNESS BY KATHI	1,180.00
691341	16-Dec-2020	LITTLER MENDELSON PC	8,060.00
691342	16-Dec-2020	LYFT INC	906.05
691343	16-Dec-2020	M R TANNER CONSTRUCTION	142,448.74
691344	16-Dec-2020	MARATHON FITNESS	3,050.73
691345	16-Dec-2020	MARICOPA COUNTY TREASURER	16.04
691346	16-Dec-2020	MATHESON TRI-GAS INC	317.17
691347	16-Dec-2020	MCCOOK INDUSTRIES LLC	1,255.52
691348	16-Dec-2020	MECHANICAL SOLUTIONS, INC	333.00
691349	16-Dec-2020	MIDWEST TAPE	87.84
691350	16-Dec-2020	MIRAGE PARK RESORT CASITAS HOA	1,140.00
691351	16-Dec-2020	MISS INDIAN ARIZONA ASSOCIATION	2,000.00
691352	16-Dec-2020	MUNICIPAL EMERGENCY SERVICES INC	496.28
691353	16-Dec-2020	NFRA INC	5,831.54
691354	16-Dec-2020	NICOMIA	1,456.22
691355	16-Dec-2020	NORTHSTAR COMMUNICATIONS INC	25,145.00

691356	16-Dec-2020	NTT AMERICA SOLUTIONS, INC	29,819.55
691357	16-Dec-2020	O'BRIEN, THOMAS	250.00
691358	16-Dec-2020	OBRIEN, THOMAS	600.00
691359	16-Dec-2020	OSUNA, MIGUEL	420.00
691360	16-Dec-2020	OTTO LOGISTICS LLC	4,201.14
691361	16-Dec-2020	PARDNERS OF TUMBLEWEED RANCH, INC	850.00
691362	16-Dec-2020	PB&J CREATVE LLC	1,260.00
691363	16-Dec-2020	PERFORMANCE PLUS DISTRIBUTING INC	6,633.73
691364	16-Dec-2020	PINON FAMILY MEDICINE	200.00
691365	16-Dec-2020	PLAN ET COMMUNITIES	34,948.00
691366	16-Dec-2020	PRECISION SWEEPING SERVICES, LLC	3,708.61
691367	16-Dec-2020	PRIDE GROUP LLC	1,326.14
691368	16-Dec-2020	KENINITZ, MARY (R)	20.00
691369	16-Dec-2020	QUADIENT, INC	18,926.65
691370	16-Dec-2020	QUALITY VANS & SPECIALTY VEHICLES	194,512.00
691371	16-Dec-2020	REGIONAL PUBLIC TRANS AUTHORITY	300.00
691372	16-Dec-2020	REPUBLIC SERVICES INC	6,052.50
691373	16-Dec-2020	RICOH USA INC	912.93
691374	16-Dec-2020	RKS PLUMBING & MECHANICAL INC	13,800.00
691375	16-Dec-2020	ROGERS CORPORATION	11,250.00
691376	16-Dec-2020	SALT RIVER PROJECT	1,150,369.70
691377	16-Dec-2020	SANCHEZ MAINTENANCE	5,940.00
691378	16-Dec-2020	SHERWIN WILLIAMS CO	985.57
691379	16-Dec-2020	SPORTS BLING & THINGS	893.03
691380	16-Dec-2020	STARLIGHT INVESTIGATIONS	67.00
691381	16-Dec-2020	STATE CHEMICAL	548.67
691382	16-Dec-2020	SURVEILLANCE SECURITY INC	576.00
691383	16-Dec-2020	SWCA ENVIRONMENTAL CONSULTANTS	9,520.00
691384	16-Dec-2020	T2 PEST SERVICES	64.00
691385	16-Dec-2020	TEL TECH NETWORKS, INC.	16,691.92
691386	16-Dec-2020	TOWN OF GILBERT	26.42
691387	16-Dec-2020	TRAFFIC RESEARCH & ANALYSIS	5,758.00
691388	16-Dec-2020	TRAFFICADE SERVICE INC	1,305.90
691389	16-Dec-2020	TRANSCORE ITS LLC	38,500.00
691390	16-Dec-2020	UBM ENTERPRISE, INC	250.92
691391	16-Dec-2020	VERITIV OPERATING COMPANY	286.61
691392	16-Dec-2020	VINCON ENGINEERING CONSTRUCTION LLC	86,790.19
691393	16-Dec-2020	VOIANCE LANGUAGE SERVICES LLC	957.50
691394	16-Dec-2020	WESTERN STATES FIRE PROTECTION	3,184.60
691395	16-Dec-2020	ALIFANO, JOSEPH (R)	74.31
691396	16-Dec-2020	ANTOINE, MARY (R)	57.28
691397	16-Dec-2020	ASARO, MOLLY (R)	67.37
691398	16-Dec-2020	BAUGHN, BROOKE (R)	28.60
691399	16-Dec-2020	BRENNAN, LAURIE (R)	97.68
691400	16-Dec-2020	BUTTERFIELD, JULIA (R)	8.79
691401	16-Dec-2020	CLINE, SCOTT (R)	34.13
691402	16-Dec-2020	ELLIOTT, KEVIN (R)	61.16
691403	16-Dec-2020	FRAWLEY, JOELYN (R)	30.51
691404	16-Dec-2020	FULLER, ELIZABETH (R)	13.80
691405	16-Dec-2020	GRASSEL-JOHNSON, ELLE (R)	60.22
691406	16-Dec-2020	GREEN, JEREMY (R)	195.79
691407	16-Dec-2020	HAGER, JAMES (R)	21.34

691408	16-Dec-2020	HARDEN, WILLIAM (R)	38.13
691409	16-Dec-2020	HARRIS, AMANDA (R)	31.85
691410	16-Dec-2020	HOWELL, WILLIAM (R)	34.27
691411	16-Dec-2020	JONES, SPENCER (R)	40.58
691412	16-Dec-2020	KEKOS, RYAN (R)	40.57
691413	16-Dec-2020	LIVINGSTON, MATTHEW (R)	54.81
691414	16-Dec-2020	LORIMOR, REBECCA (R)	27.68
691415	16-Dec-2020	MARZONIE, JESSICA (R)	84.03
691416	16-Dec-2020	MENGEL, ZACHARY (R)	67.37
691417	16-Dec-2020	NARUMI, KEIICHI (R)	61.76
691418	16-Dec-2020	PALA, SURENDRA (R)	47.63
691419	16-Dec-2020	PEARSON, TODD (R)	55.64
691420	16-Dec-2020	PHILIPS, COLE (R)	42.77
691421	16-Dec-2020	POTT, KERRIE (R)	50.76
691422	16-Dec-2020	PREWITT, HALEY (R)	33.93
691423	16-Dec-2020	ROBERTS, CHRISTIN (R)	11.75
691424	16-Dec-2020	SHAH, KALPESH (R)	47.99
691425	16-Dec-2020	STRANG, JESSICA (R)	60.47
691426	16-Dec-2020	THOMPSON, SHERRY (R)	33.84
691427	16-Dec-2020	TOKATLIAN, MARIA (R)	15.93
691428	16-Dec-2020	TRAN, BRIAN (R)	50.73
691429	16-Dec-2020	VALENTINE, MICHAEL (R)	39.86
691430	16-Dec-2020	WAGNER, CASSANDRA (R)	65.65
691431	16-Dec-2020	WARFIELD, RUSSEL (R)	15.74
691432	16-Dec-2020	YAW, THOMAS (R)	26.23
691433	16-Dec-2020	YOST, MICHAEL (R)	58.86
691434	16-Dec-2020	WAGNER, BRIAN S	35.56
691435	21-Dec-2020	THE HOUSING PROFESSIONALS LLC	459.00
691436	21-Dec-2020	TRADELANDS LLC	400.00
691437	21-Dec-2020	LE CLAIRE, CHARLES (R)	95.18
691438	23-Dec-2020	A & M NUT & BOLT	221.81
691439	23-Dec-2020	A MIND FOR DETAIL INC	600.00
691440	23-Dec-2020	ARIZONA OFFICE TECHNOLOGIES	132.19
691441	23-Dec-2020	ARIZONA PUBLIC SERVICE COMPANY	1,108.60
691442	23-Dec-2020	ARIZONA RUBBER CO	227.10
691443	23-Dec-2020	ARROWHEAD SCIENTIFIC INC	1,281.10
691444	23-Dec-2020	BAKER & TAYLOR INC	1,552.03
691445	23-Dec-2020	CARTRIGHTS DRAIN SERVICE INC	13,481.25
691446	23-Dec-2020	CHANDLER CHAMBER COMMUNITY FOUNDATION	787.20
691447	23-Dec-2020	CHANDLER/GILBERT YMCA	9,425.00
691448	23-Dec-2020	CITY OF CHANDLER	1,612.00
691449	23-Dec-2020	COOPERS HAWK WINERY & RESTAURANT (R)	4,532.97
691450	23-Dec-2020	CORVEL CORPORATION	5,320.00
691451	23-Dec-2020	COVE CONSTRUCTION LLC	4,468.13
691452	23-Dec-2020	COX COMMUNICATIONS INC	3,713.82
691453	23-Dec-2020	CRAWFORD MECHANICAL SERVICES	1,100.90
691454	23-Dec-2020	CRONIN LAW GROUP, PLLC	1,326.00
691456	23-Dec-2020	DAY AUTO SUPPLY, INC	4,113.41
691457	23-Dec-2020	DECA SOUTHWEST	6,994.68
691458	23-Dec-2020	DIBBLE & ASSOCIATES CONSULTING ENGINEERS, INC	47,538.33
691459	23-Dec-2020	SOUTHWEST GAS CORP	6,768.30
691460	23-Dec-2020	EARNHARDT	3,367.34

691461	23-Dec-2020	EARNHARDT CHANDLER CADILLAC INC	1,150.04
691462	23-Dec-2020	EARNHARDT CHEVROLET	6,847.01
691463	23-Dec-2020	EBSCO PUBLISHING	250.67
691464	23-Dec-2020	ENVIRONMENTAL DRAIN & ODOR CONTROL SERVICES LLC	305.00
691465	23-Dec-2020	FACTORY MOTOR PARTS COMPANY	1,495.38
691466	23-Dec-2020	FASTMED URGENT CARE	85.00
691467	23-Dec-2020	FERGUSON ENTERPRISES, LLC	10,814.21
691468	23-Dec-2020	FLEETPRIDE INC	245.20
691469	23-Dec-2020	FREIGHTLINER OF ARIZONA LLC	379.97
691470	23-Dec-2020	FSL HOME IMPROVEMENTS	23,760.63
691471	23-Dec-2020	GILA RIVER INDIAN COMMUNITY	137,200.00
691472	23-Dec-2020	GILA RIVER INDIAN COMMUNITY	578,293.95
691473	23-Dec-2020	GO AZ MOTORCYCLES	755.96
691474	23-Dec-2020	GRAINGER INC	1,748.21
691475	23-Dec-2020	GRAINGER INC	1,735.84
691476	23-Dec-2020	GROUNDS CONTROL LLC	58,424.68
691477	23-Dec-2020	HAPI	15,000.00
691478	23-Dec-2020	HOFFMAN SOUTHWEST CORP	20,024.84
691479	23-Dec-2020	HOM, INC	1,728.80
691480	23-Dec-2020	INDUSTRIAL COMMISSION OF AZ	9,560.09
691481	23-Dec-2020	INGRAM LIBRARY SERVICES	999.67
691482	23-Dec-2020	INTERSTATE BATTERY SYSTEM OF PHX	772.96
691483	23-Dec-2020	IPROMOTEU.COM	5,763.57
691484	23-Dec-2020	JACK'S TIRE & OIL MANAGEMENT COMPANY, INC	1,925.63
691485	23-Dec-2020	JENNINGS, HAUG & CUNNINGHAM, LLP	4,058.50
691486	23-Dec-2020	LABORATORY CORPORATION OF AMERICA	500.00
691487	23-Dec-2020	LITHO TECH, INC.	1,683.30
691488	23-Dec-2020	LU, MATTHEW	1,000.00
691489	23-Dec-2020	MIDWEST TAPE	77.92
691490	23-Dec-2020	NESTLE PURE LIFE	38.26
691491	23-Dec-2020	NTT AMERICA SOLUTIONS, INC	15,418.03
691492	23-Dec-2020	OTTO LOGISTICS LLC	33,384.98
691493	23-Dec-2020	PINON FAMILY MEDICINE	1,061.26
691494	23-Dec-2020	PITNEY BOWES INC	287.25
691495	23-Dec-2020	RDO EQUIPMENT COMPANY	67.65
691496	23-Dec-2020	REYES & SONS LANDSCAPING LLC	3,920.10
691497	23-Dec-2020	RICOH USA INC	567.85
691498	23-Dec-2020	RYMER, CATHERINE	300.00
691499	23-Dec-2020	SAFELITE AUTOGLASS CORP	384.71
691500	23-Dec-2020	SALT RIVER PROJECT	11,604.94
691501	23-Dec-2020	SENERGY PETROLEUM, LLC	11,685.85
691502	23-Dec-2020	SIMPLEVIEW INC	19,900.00
691503	23-Dec-2020	SKYLINE WINDOW CLEANING	3,155.00
691504	23-Dec-2020	SOUTHERN TIRE MART, LLC	2,402.27
691505	23-Dec-2020	STARLIGHT INVESTIGATIONS	201.00
691506	23-Dec-2020	STATE CHEMICAL	2,743.37
691507	23-Dec-2020	STATE OF ARIZONA	600.00
691508	23-Dec-2020	SUN MECHANICAL CONTRACTING INC.	4,384.00
691509	23-Dec-2020	TRAFFICADE SERVICE INC	1,794.77
691510	23-Dec-2020	UBM ENTERPRISE, INC	23,440.31
691511	23-Dec-2020	UNITED SITE SERVICES OF ARIZONA, INC.	151.30
691512	23-Dec-2020	VERTOSOFT LLC	37,622.20

691513	23-Dec-2020	VINCON ENGINEERING CONSTRUCTION LLC	69,368.12
691514	23-Dec-2020	WATER & ENERGY SYSTEMS TECHNOLOGY INC	2,306.75
691515	23-Dec-2020	WESTERN STATES FIRE PROTECTION	341.94
691516	23-Dec-2020	WINDOM SECURITY STRATEGIES TODAY, LLC	7,015.00
691517	23-Dec-2020	YELLOWSTONE LANDSCAPE	4,016.66
691518	23-Dec-2020	ZOLL MEDICAL CORPORATION	6,498.72
691519	23-Dec-2020	ALFARO, MARGARITA (R)	80.01
691520	23-Dec-2020	BACA, IXCEL (R)	56.00
691521	23-Dec-2020	BAKER, MORRIS (R)	13.23
691522	23-Dec-2020	BARKER, RYAN (R)	34.48
691523	23-Dec-2020	BOWER, DAVID (R)	109.45
691524	23-Dec-2020	BOYLE, ERICA (R)	21.39
691525	23-Dec-2020	BRAY, SUSAN (R)	39.12
691526	23-Dec-2020	BROWN, CATHERINE (R)	68.26
691527	23-Dec-2020	BRYAN, KEITH (R)	68.03
691528	23-Dec-2020	CAIN, IZRAEL (R)	70.18
691529	23-Dec-2020	CAMPBELL, LINDA (R)	43.85
691530	23-Dec-2020	CLEMENTS, SAMUEL (R)	35.85
691531	23-Dec-2020	COOK, AMANDA (R)	27.90
691532	23-Dec-2020	CORREN, MONIQUE (R)	62.54
691533	23-Dec-2020	DIAZ, RYAN (R)	22.53
691534	23-Dec-2020	DRESCHLER, KRISTEN (R)	29.45
691535	23-Dec-2020	DUNBAR GALVESTON LLC (R)	185.05
691536	23-Dec-2020	ERLANDSON, RON (R)	67.11
691537	23-Dec-2020	FLIX BREWHOUSE AZ LLC (R)	184.79
691538	23-Dec-2020	FULBRIGHT, CANDACE (R)	20.38
691539	23-Dec-2020	GERENCSER, MICHAEL (R)	39.37
691540	23-Dec-2020	GUO, WENCHANG (R)	32.12
691541	23-Dec-2020	HUSS, CHERYL (R)	65.83
691542	23-Dec-2020	JAMISON, KRTISTNE (R)	23.06
691543	23-Dec-2020	KALONGO, HUGUETTE (R)	30.38
691544	23-Dec-2020	KC HOME BUILDERS LLC (R)	55.65
691545	23-Dec-2020	L'OREN MICH CONSULTING GROUP (R)	264.64
691546	23-Dec-2020	MARTINEZ, JOSE (R)	63.60
691547	23-Dec-2020	MARTINEZ, YOLANDA (R)	7.93
691548	23-Dec-2020	MCCLEOD, VINESA (R)	56.16
691549	23-Dec-2020	MEDINA, CARLO (R)	37.88
691550	23-Dec-2020	MORRIS, DON (R)	497.89
691551	23-Dec-2020	MUDHER, SIMRAN (R)	92.38
691552	23-Dec-2020	NEUDELL, BETH (R)	22.66
691553	23-Dec-2020	RICHARDSON, RYAN (R)	70.37
691554	23-Dec-2020	RUPP, KATHY (R)	119.32
691555	23-Dec-2020	SALTRICK, JACOB (R)	79.80
691556	23-Dec-2020	SAXON, JIM (R)	345.53
691557	23-Dec-2020	SHIVERS, TRAVIS (R)	37.20
691558	23-Dec-2020	SNIDER, RONALD (R)	32.86
691559	23-Dec-2020	TRENCK, JOHN R (R)	254.33
691560	23-Dec-2020	WILLIAMS, STEVEN (R)	104.33
691561	23-Dec-2020	WILSON, MACK (R)	26.58
691562	23-Dec-2020	WUZ 66 RENTAL LLC	1,138.00
691563	23-Dec-2020	YOUNG SWENSON & CROSS PAVING INC (R)	1,187.01
691564	23-Dec-2020	1GPA	653.00

691565	23-Dec-2020	2013-1 IH BORROWER LP	3,553.00
691566	23-Dec-2020	2017-1 IH BORROWER LP	5,608.00
691567	23-Dec-2020	2017-2 IH BORROWER LP	502.00
691568	23-Dec-2020	2018-2 IH BORROWER LP	1,341.00
691569	23-Dec-2020	ABOUDI, MANHAL	148.00
691570	23-Dec-2020	AHMETOVIC, AMILA	1,600.00
691571	23-Dec-2020	APARTMENT HUNTERS	5,847.00
691572	23-Dec-2020	ARCHES AT HIDDEN CREEK	1,405.00
691573	23-Dec-2020	BENTZ, CHRISTINA A	1,516.00
691574	23-Dec-2020	BREWER & STRATTON PROPERTY MANAGEMENT LLC	1,069.00
691575	23-Dec-2020	CH REALTY VII-TH MHC CHANDLER WISHING WELL, LLC	400.00
691576	23-Dec-2020	DENALI REAL ESTATE LLC	3,118.00
691577	23-Dec-2020	DESERT WIDE PROPERTIES INC.	826.00
691578	23-Dec-2020	DO, HUNG VAN	1,128.00
691579	23-Dec-2020	DWIGHT SCHRUTE HOLDINGS LLC	1,375.00
691580	23-Dec-2020	FARNSWORTH REALTY & MANAGEMENT	1,534.00
691581	23-Dec-2020	GANI, OSAMA S	1,346.00
691582	23-Dec-2020	GEDDAM, PRIYABRUNDA	1,252.00
691583	23-Dec-2020	GHOMRAWI, ABDALLAH	375.00
691584	23-Dec-2020	GREAT HOMES REALTY, LLC	950.00
691585	23-Dec-2020	GREENTREE PLACE APARTMENTS	1,687.00
691586	23-Dec-2020	HAMMACK, PAULA	1,377.00
691587	23-Dec-2020	HOMETREND PROPERTY MANAGEMENT & REAL ESTATE INC	961.00
691588	23-Dec-2020	J & B INVESTMENT	1,114.00
691589	23-Dec-2020	JONOVICH, KATINA	1,016.00
691590	23-Dec-2020	LIFEWELL BEHAVIORAL WELLNESS	506.00
691591	23-Dec-2020	LIM, NIMUL	619.00
691592	23-Dec-2020	LYNN, DANNY	900.00
691593	23-Dec-2020	NELSEN, DON E.	972.00
691594	23-Dec-2020	NOMA GROUP INC	1,488.00
691595	23-Dec-2020	NXRT FAIRWAYS LLC	5,392.00
691596	23-Dec-2020	ON Q PROPERTY MANAGEMENT	1,706.00
691597	23-Dec-2020	ONE WAY HOMES, LLC	1,309.00
691598	23-Dec-2020	PARK TOWER CHANDLER, LLC	4,320.00
691599	23-Dec-2020	PARKER, DIXIE L.	592.00
691600	23-Dec-2020	PARKER, DIXIE L.	530.00
691601	23-Dec-2020	PROPERTY PLUS USA	68.00
691602	23-Dec-2020	PRS PROPERTY MANAGEMENT	1,352.00
691603	23-Dec-2020	REALTY EXECUTIVES, AN ARIZONA CORP	1,421.00
691604	23-Dec-2020	ROBERTS, CAROL YVONNE	881.00
691605	23-Dec-2020	ROBSON APARTMENTS LLC	467.00
691606	23-Dec-2020	SAISSAN, JOHN	626.00
691607	23-Dec-2020	SCREMIN FAMILY LTD	861.00
691608	23-Dec-2020	SECURED EQUITIES	1,004.00
691609	23-Dec-2020	STAGECOACH PROPERTIES LLC	1,023.00
691610	23-Dec-2020	SUN, HONGXLA	1,650.00
691611	23-Dec-2020	SUNDIAL REAL ESTATE	838.00
691612	23-Dec-2020	SUNDIAL REAL ESTATE	497.00
691613	23-Dec-2020	SUNDIAL REAL ESTATE LC	794.00
691614	23-Dec-2020	SUNDIAL REAL ESTATE LC	755.00
691615	23-Dec-2020	TEAM SIZZLE	1,100.00
691616	23-Dec-2020	THE HOUSING PROFESSIONALS LLC	2,456.00

691617	23-Dec-2020	THR PHOENIX LP	2,974.00
691618	23-Dec-2020	THR PROPERTY BORROWER LP	2,595.00
691619	23-Dec-2020	TRADELANDS LLC	1,478.00
691620	23-Dec-2020	TRAN, TOM B	1,011.00
691621	23-Dec-2020	VISTA ASSET COMPANY LLC	1,169.00
691622	23-Dec-2020	VISTA STAR COMPANY, LLC	5,464.00
691623	23-Dec-2020	WALTON ENTERPRISES LLC	573.00
691624	23-Dec-2020	WREF	11,655.00
691625	23-Dec-2020	WREF GREENTREE PLACE, LP	8,252.00
691626	23-Dec-2020	ZHENG, SHAO MEI	1,400.00
691627	29-Dec-2020	ALLIED UNIVERSAL SECURITY SERVICES	1,145.70
691628	29-Dec-2020	AN PHAM MEDIA, LLC	1,500.00
691629	29-Dec-2020	APPRAISAL TECHNOLOGY	7,000.00
691630	29-Dec-2020	ARIZONA CYBER THREAT RESPONSE ALLIANCE INC	4,500.00
691631	29-Dec-2020	ARIZONA RUBBER CO	267.90
691632	29-Dec-2020	ARIZONA WASTEWATER INDUSTRIES INC	335.79
691633	29-Dec-2020	ATKINSON, DANIEL (R)	10.00
691634	29-Dec-2020	ATLAS COPCO COMPRESSORS INC	34,601.25
691635	29-Dec-2020	AUTO SAFETY HOUSE	465.92
691636	29-Dec-2020	BAKER & TAYLOR INC	1,274.16
691637	29-Dec-2020	BLAKE LAW FIRM (R)	10.00
691638	29-Dec-2020	BLOOD ALCOHOL TESTING & CONSULTING, LLC	150.00
691639	29-Dec-2020	BOUND TREE MEDICAL LLC	901.08
691640	29-Dec-2020	BRIDGESTONE HOSEPOWER LLC	199.48
691641	29-Dec-2020	BROOKSIE'S	88.81
691642	29-Dec-2020	BUESING CORPORATION	90.00
691643	29-Dec-2020	CERNER CORPORATION	1,344.26
691644	29-Dec-2020	CHANDLER CHAMBER COMMUNITY FOUNDATION	422.40
691645	29-Dec-2020	CHUSKA CONSULTING LLC	395.00
691646	29-Dec-2020	CITY OF PHOENIX	32.50
691647	29-Dec-2020	COMMERCIAL POOL REPAIR	13,432.78
691648	29-Dec-2020	CORDOVA, ROMMEL	100.00
691649	29-Dec-2020	DAILY JOURNAL CORP	2,194.92
691650	29-Dec-2020	DAVE BANG AND ASSOCIATES	3,892.00
691651	29-Dec-2020	DECA SOUTHWEST	5,727.93
691652	29-Dec-2020	DEGAN CONSTRUCTION LLC	5,755.00
691653	29-Dec-2020	DPC ENTERPRISES LP	102,209.92
691654	29-Dec-2020	DW CONSULTING GROUP	500.00
691655	29-Dec-2020	GONZALEZ, ALEX D	4,167.00
691656	29-Dec-2020	SPAY NEUTER HOTLINE	4,165.00
691657	29-Dec-2020	ENVIRONMENTAL DRAIN & ODOR CONTROL SERVICES LLC	430.00
691658	29-Dec-2020	EXCERGY CORPORATION	10,998.00
691659	29-Dec-2020	FOUR LIZARD STUDIOS LLC	1,000.00
691660	29-Dec-2020	GARNEY CONSTRUCTION	138,289.14
691661	29-Dec-2020	GILA RIVER INDIAN COMMUNITY UTILITY AUTHORITY	20,497.64
691662	29-Dec-2020	GRAINGER INC	98.35
691663	29-Dec-2020	GROUNDS CONTROL LLC	39,940.00
691664	29-Dec-2020	HANRAHAN, JAMES (R)	4.56
691665	29-Dec-2020	HAWKEYE ELECTRIC INC	10,247.00
691666	29-Dec-2020	IMAGE TREND, INC.	7,338.75
691667	29-Dec-2020	INTERWEST SAFETY SUPPLY LLC	6,002.89
691668	29-Dec-2020	JR'S SHOES & BOOTS	204.85

691669	29-Dec-2020	KARY ENVIRONMENTAL SERVICES INC	569.72
691670	29-Dec-2020	MCCARTHY BUILDING COMPANIES, INC	116,289.00
691671	29-Dec-2020	NABHOLZ INDUSTRIAL SERVICES	3,970.00
691672	29-Dec-2020	NTT AMERICA SOLUTIONS, INC	32,087.61
691673	29-Dec-2020	NTT AMERICA SOLUTIONS, INC	12,369.89
691674	29-Dec-2020	OFFICE OF THE JURY COMMISSION	188.50
691675	29-Dec-2020	OTTO LOGISTICS LLC	9,299.21
691676	29-Dec-2020	PARSUS SOLUTIONS, LLC	26,816.56
691677	29-Dec-2020	PB&J CREATVE LLC	1,260.00
691678	29-Dec-2020	RIDER LEVETT BUCKNALL LTD	8,228.00
691679	29-Dec-2020	SAYLER, DAVE (R)	109.50
691680	29-Dec-2020	SIMPLEVIEW INC	10,000.00
691681	29-Dec-2020	SOLERA CHANDLER HOMEOWNERS' ASSOCIATION	744.00
691682	29-Dec-2020	SOUTHWEST LAN CONNECTIONS	2,050.00
691683	29-Dec-2020	SPORTS BLING & THINGS	1,037.95
691684	29-Dec-2020	SPRINGFIELD COMMUNITY ASSOCIATION	648.00
691685	29-Dec-2020	SPRINGFIELD COMMUNITY ASSOCIATION	648.00
691686	29-Dec-2020	STARK ATHLETICS LLC	5,974.00
691687	29-Dec-2020	STATE OF ARIZONA	6,000.00
691688	29-Dec-2020	SUEZ WTS USA, INC	4,781.70
691689	29-Dec-2020	SUNBELT RENTALS	1,797.73
691690	29-Dec-2020	TEL TECH NETWORKS, INC.	46,386.75
691691	29-Dec-2020	THATCHER COMPANY OF ARIZONA	26,411.40
691692	29-Dec-2020	TURF AND SPORT LLC	8,088.62
691693	29-Dec-2020	UBM ENTERPRISE, INC	597.21
691694	29-Dec-2020	UNION PACIFIC RAILROAD COMPANY	1,116.23
691695	29-Dec-2020	UNIVERSAL PRODUCTION MUSIC	2,162.00
691696	29-Dec-2020	WEAVER, JOHN (R)	4.72
691697	29-Dec-2020	WILES, JOSHUA (R)	836.23
691698	29-Dec-2020	WILSON ENGINEERS LLC	307,612.20
691699	29-Dec-2020	WINTON ARCHITECTS (R)	40.00
691700	29-Dec-2020	WORKGROUP CONNECTIONS INC	27,000.00
691701	29-Dec-2020	WUNDERLICH-MALEC SYSTEMS, INC	1,680.00
691702	29-Dec-2020	ALR CONSTRUCTION INC (R)	1,272.60
691703	29-Dec-2020	BECKHAM, VINCE (R)	11.76
691704	29-Dec-2020	CLIFTON, BRYAN (R)	64.84
691705	29-Dec-2020	DYRHOLM, KENNETH (R)	77.97
691706	29-Dec-2020	FIRST CHOICE ASPHALT LLC (R)	871.25
691707	29-Dec-2020	GAY, MATTHEW (R)	12.62
691708	29-Dec-2020	GROSS, JON (R)	28.71
691709	29-Dec-2020	HILL, ASHLEY (R)	38.06
691710	29-Dec-2020	LOKARE, SHRIPRASAD (R)	37.88
691711	29-Dec-2020	MARTIN, SAVANA (R)	46.54
691712	29-Dec-2020	MCFARLAND, JOSH (R)	66.66
691713	29-Dec-2020	OGRADY, BERNADETTE (R)	47.58
691714	29-Dec-2020	OLIVO, YARELY (R)	55.83
691715	29-Dec-2020	PORTER, BRANDON (R)	32.69
691716	29-Dec-2020	RELIABLE TIRE OUTSOURCE (R)	363.90
691717	29-Dec-2020	ROBISON, JOEL (R)	92.63
691718	29-Dec-2020	ROSAS, EDGAR (R)	9.07
691719	29-Dec-2020	SCOTT'S DIVERSIFIED CONSTRUCTION (R)	1,115.69
691720	29-Dec-2020	SEASONAL FARMS LLC (R)	1,375.07

691721	29-Dec-2020	VELASCO, ANTONIO (R)	30.60
691722	29-Dec-2020	WORTHAM, CHRISTOPHER (R)	52.67
691723	29-Dec-2020	YOUNG SWENSON & CROSS PAVING INC (R)	1,191.56
691724	29-Dec-2020	WAGNER, BRIAN S	35.56
691725	30-Dec-2020	ARIZONA PUBLIC SERVICE COMPANY	12,834.13
691726	30-Dec-2020	SALT RIVER PROJECT	116.17
691727	30-Dec-2020	SALT RIVER PROJECT	32.68
691728	30-Dec-2020	SOUTHWEST GAS CORP	26.86
1068649	01-Oct-2020	HORIZON DISTRIBUTORS INC	147.72
1068650	01-Oct-2020	NUTRIEN AG SOLUTIONS, INC	9,055.20
1068651	01-Oct-2020	LTI INC	55.00
1068652	01-Oct-2020	FIREBIRD FUEL	15,872.15
1068653	01-Oct-2020	FOSTER ELECTRIC	12,198.83
1068654	01-Oct-2020	SMITH, MICHAEL J	4,167.00
1068655	01-Oct-2020	J2 ENGINEERING	3,057.00
1068656	01-Oct-2020	PIONEER LANDSCAPE CENTERS	3,058.30
1068657	01-Oct-2020	HENDERSON BELTWAY, LLC	5,731.55
1068658	01-Oct-2020	JACOBO LAW FIRM, PLLC	4,167.00
1068659	01-Oct-2020	KIMLEY-HORN AND ASSOCIATES	36,846.50
1068660	01-Oct-2020	H&E EQUIPMENT SERVICES INC	925.27
1068661	01-Oct-2020	GREATER PHOENIX ECONOMIC COUNCIL	32,663.50
1068662	01-Oct-2020	JAMES COOKE & HOBSON	13,013.74
1068663	01-Oct-2020	MARTIN, JEFFREY G	2,159.85
1068664	01-Oct-2020	EWING IRRIGATION	903.90
1068665	01-Oct-2020	LAW OFFICE OF LAURIE GROGAN	4,167.00
1068666	01-Oct-2020	WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC	5,563.04
1068667	01-Oct-2020	SAN DIEGO POLICE EQUIPMENT COMPANY	9,666.43
1068668	01-Oct-2020	VOSS LIGHTING	2,721.43
1068669	01-Oct-2020	WASTE MANAGEMENT	559.13
1068670	01-Oct-2020	UNIFIRST CORPORATION	1,056.75
1068671	01-Oct-2020	VULCAN MATERIALS COMPANY	587.84
1068672	01-Oct-2020	SPRINKLER WORLD OF AZ INC	1,878.81
1068673	01-Oct-2020	SUMMIT ELECTRIC SUPPLY	368.63
1068674	01-Oct-2020	FULL SPECTRUM ANALYTICS INC	7,964.70
1068675	01-Oct-2020	TOWN OF GILBERT	144,895.57
1068676	01-Oct-2020	STOTZ EQUIPMENT	85.24
1068677	01-Oct-2020	VERIZON WIRELESS	160.10
1068678	01-Oct-2020	SHANNON S MARTIN CO	46,504.26
1068679	01-Oct-2020	TOPETE/STONEFIELD INC	309.91
1068680	01-Oct-2020	VALLEYWIDE GENERATOR SERVICE LLC	2,761.67
1068681	01-Oct-2020	FISHEL COMPANY, THE	288,941.37
1068682	01-Oct-2020	SDC ENERGY LLC	12,214.00
1068683	01-Oct-2020	SALT WORKS	6,061.14
1068684	01-Oct-2020	WAXIE SANITARY SUPPLY	20,618.82
1068685	01-Oct-2020	LAW OFFICE OF JARED ALLEN, THE	4,167.00
1068686	01-Oct-2020	AMERICAN TELEPHONE	4,128.00
1068687	01-Oct-2020	A/B ACE HARDWARE	1,127.70
1068688	01-Oct-2020	ARIZONA WATER WORKS SUPPLY	456.10
1068689	01-Oct-2020	CONNEY SAFETY PRODUCTS LLC	133.34
1068690	01-Oct-2020	CENTRAL ARIZONA PROJECT	243,711.67
1068691	01-Oct-2020	ALL THE KING'S FLAGS	809.50
1068692	01-Oct-2020	ARIZONA GLOVE & SAFETY	1,009.45

1068693	01-Oct-2020	ALL CITY TOWING	85.00
1068694	01-Oct-2020	DEVAU HUMAN RESOURCES	4,028.02
1068695	01-Oct-2020	ARIZONA EMERGENCY PRODUCTS	60,727.62
1068696	01-Oct-2020	GONZALEZ, ALEX	4,167.00
1068697	01-Oct-2020	CARWASH SERVICES OF ARIZONA LLC	1,035.49
1068698	01-Oct-2020	BRENNTAG PACIFIC INC	20,183.20
1068699	01-Oct-2020	CHANDLER ALTERNATOR STARTER	195.65
1068700	01-Oct-2020	DYE CARBONIC	1,499.66
1068701	01-Oct-2020	AMERICAN TRAFFIC SOLUTIONS INC	37,100.00
1068702	01-Oct-2020	ANDREW'S REFRIGERATIONS INC	1,707.31
1068703	01-Oct-2020	BROWN WHOLESALE ELECTRIC	26,006.99
1068704	01-Oct-2020	DT CHANDLER LLC	29,048.97
1068705	01-Oct-2020	BRIGHTVIEW LANDSCAPE SERVICES, INC	50,373.32
1068706	01-Oct-2020	ARIZONA'S BEST CHOICE PEST & TERMITE SERVICES	386.00
1068707	01-Oct-2020	CENTURYLINK	16,410.19
1068708	01-Oct-2020	CENTURYLINK	134.79
1068709	02-Oct-2020	ARIZONA COMMUNITY FOUNDATION	77,700.00
1068710	06-Oct-2020	BANK OF AMERICA	1,879,543.28
1068711	07-Oct-2020	ARIZONA COMMUNITY FOUNDATION	148,900.00
1068712	07-Oct-2020	GUERRERO, ROSE	1,072.00
1068713	07-Oct-2020	HARMONY APTS	720.00
1068714	07-Oct-2020	ORANGE COUNTY HOUSING AUTHORITY	2,912.48
1068715	07-Oct-2020	MASHAYEKHI, MITRA	1,600.00
1068716	08-Oct-2020	CDW GOVERNMENT INC	11,545.38
1068717	08-Oct-2020	ARIZONA WATER WORKS SUPPLY	379.56
1068718	08-Oct-2020	BALAR EQUIPMENT CORPORATION	1,841.84
1068719	08-Oct-2020	ARTISTIC LAND MANAGEMENT INC	3,145.50
1068720	08-Oct-2020	AZTEC ENGINEERING	1,972.50
1068721	08-Oct-2020	ANCON	1,532.42
1068722	08-Oct-2020	ARIZONA REPUBLIC, THE	1,420.03
1068723	08-Oct-2020	ALL CITY TOWING	755.00
1068724	08-Oct-2020	DEVAU HUMAN RESOURCES	13,200.93
1068725	08-Oct-2020	BRENNTAG PACIFIC INC	13,815.91
1068726	08-Oct-2020	DYE CARBONIC	332.04
1068727	08-Oct-2020	CONTINENTAL FLOORING CO	11,825.70
1068728	08-Oct-2020	DH PACE SYSTEMS INTEGRATION	10,743.80
1068729	08-Oct-2020	CE WILSON CONSULTING, LLC	6,420.00
1068730	08-Oct-2020	BRIGHTVIEW LANDSCAPE SERVICES, INC	49,975.00
1068731	08-Oct-2020	ARIZONA'S BEST CHOICE PEST & TERMITE SERVICES	39.00
1068732	08-Oct-2020	CENTURYLINK	3,380.48
1068733	08-Oct-2020	JAMES COOKE & HOBSON	20,779.55
1068734	08-Oct-2020	MARTIN, JEFFREY G	2,061.25
1068735	08-Oct-2020	LAW OFFICE OF LYNN R. AROUH	4,167.00
1068736	08-Oct-2020	HORIZON DISTRIBUTORS INC	147.83
1068737	08-Oct-2020	CURTIS BLUE LINE	3,105.96
1068738	08-Oct-2020	MUNICODE	4,657.00
1068739	08-Oct-2020	KIMLEY-HORN AND ASSOCIATES	27,160.45
1068740	08-Oct-2020	JUST PLANT DESIGNERS INC	165.00
1068741	08-Oct-2020	KRONOS INCORPORATED	546.03
1068742	08-Oct-2020	VOSS LIGHTING	309.73
1068743	08-Oct-2020	UNIFIRST CORPORATION	788.54
1068744	08-Oct-2020	SUMMIT ELECTRIC SUPPLY	442.78

1068745	08-Oct-2020	SUNLAND, INC	13,743.68
1068746	08-Oct-2020	TOWN OF GILBERT	141,786.65
1068747	08-Oct-2020	SHANNON S MARTIN CO	823.52
1068748	08-Oct-2020	VALLEYWIDE GENERATOR SERVICE LLC	16,983.03
1068749	08-Oct-2020	LAW OFFICES OF DIANE M MILLER PLLC	377.00
1068750	08-Oct-2020	SILVA LAW FIRM PC	4,167.00
1068751	08-Oct-2020	SIMON FAMILY ENTERPRISES INC	1,500.00
1068752	08-Oct-2020	WAXIE SANITARY SUPPLY	195.17
1068753	08-Oct-2020	UNITED FIBERS LLC	62,312.00
1068754	08-Oct-2020	UNITED STATES POSTAL SERVICES	100,000.00
1068755	08-Oct-2020	SUPREME OIL CO	0.00
1068756	08-Oct-2020	PHOENIX PUMPS INC	0.00
1068757	08-Oct-2020	GET MULTIFAMILY	0.00
1068758	15-Oct-2020	BAKER COMMODITIES INC	89.00
1068759	15-Oct-2020	BROWN AND CALDWELL	26,293.50
1068760	15-Oct-2020	ARTISTIC LAND MANAGEMENT INC	5,921.89
1068761	15-Oct-2020	ARIZONA PEST PREVENTION	45.00
1068762	15-Oct-2020	ANCON	2,307.88
1068763	15-Oct-2020	CHANDLER CULTURAL FOUNDATION	69.00
1068764	15-Oct-2020	CEM-TEC CORPORATION	60,426.13
1068765	15-Oct-2020	CITY WIDE PEST CONTROL INC	1,414.00
1068766	15-Oct-2020	CONSULTANT ENGINEERING INC	42,671.82
1068767	15-Oct-2020	ARIZONA BLUE STAKE INC	1,775.24
1068768	15-Oct-2020	ALL CITY TOWING	10.00
1068769	15-Oct-2020	DEVAU HUMAN RESOURCES	7,248.80
1068770	15-Oct-2020	BLACK & VEATCH	15,617.50
1068771	15-Oct-2020	BRENNTAG PACIFIC INC	24,920.07
1068772	15-Oct-2020	DYE CARBONIC	2,372.32
1068773	15-Oct-2020	CHANDLER FIREFIGHTER CHARITIES	5,801.00
1068774	15-Oct-2020	CH2M HILL INC	43,127.50
1068775	15-Oct-2020	AMERICAN TRAFFIC SOLUTIONS INC	75,780.44
1068776	15-Oct-2020	ANDREW'S REFRIGERATIONS INC	990.00
1068777	15-Oct-2020	BROWN WHOLESALE ELECTRIC	7,449.96
1068778	15-Oct-2020	BRIGHTVIEW LANDSCAPE SERVICES, INC	38,222.15
1068779	15-Oct-2020	ARIZONA'S BEST CHOICE PEST & TERMITE SERVICES	218.00
1068780	15-Oct-2020	DELTA DENTAL PLAN OF ARIZONA INC	174,478.64
1068781	15-Oct-2020	ANTHEM LIFE INSURANCE COMPANY	17,463.44
1068782	15-Oct-2020	VOYA FINANCIAL	72,184.57
1068783	15-Oct-2020	TRISTAR ICS, INC	5,761.56
1068784	15-Oct-2020	FIREBIRD FUEL	24,048.71
1068785	15-Oct-2020	FOSTER ELECTRIC	333.00
1068786	15-Oct-2020	ELS CONSTRUCTION	39,192.70
1068787	15-Oct-2020	J2 ENGINEERING	1,528.75
1068788	15-Oct-2020	EUREKA PRODUCTIONS	725.00
1068789	15-Oct-2020	KIMLEY-HORN AND ASSOCIATES	18,134.22
1068790	15-Oct-2020	H&E EQUIPMENT SERVICES INC	2,438.51
1068791	15-Oct-2020	ENVIRONMENTAL PLANNING GROUP LLC	388.13
1068792	15-Oct-2020	JAMES COOKE & HOBSON	17,266.81
1068793	15-Oct-2020	PCL CONSTRUCTION INC	9,900.00
1068794	15-Oct-2020	MEDTOX LABORATORIES INC.	590.20
1068795	15-Oct-2020	JUSTIFACTS CREDENTIAL VERIFICATION, INC.	49.00
1068796	15-Oct-2020	GHASTER PAINTING & COATINGS INC	3,950.00

1068797	15-Oct-2020	EWING IRRIGATION	16,815.14
1068798	15-Oct-2020	SOUTHWEST GROUNDWATER CONSULTANTS	5,702.50
1068799	15-Oct-2020	JOVOS INC	9,433.88
1068800	15-Oct-2020	PM PLUMBING & MECHANICAL INC	7,360.62
1068801	15-Oct-2020	SEGAL COMPANY, THE	4,225.00
1068802	15-Oct-2020	WASTE MANAGEMENT	395.61
1068803	15-Oct-2020	UNIFIRST CORPORATION	1,283.94
1068804	15-Oct-2020	VULCAN MATERIALS COMPANY	4,681.00
1068805	15-Oct-2020	SPRINKLER WORLD OF AZ INC	662.61
1068806	15-Oct-2020	RECREATION & ATHLETICS FOR THE DISABLED	150.00
1068807	15-Oct-2020	VERIZON WIRELESS	9,323.34
1068808	15-Oct-2020	WIST OFFICE PRODUCTS COMPANY	256.41
1068809	15-Oct-2020	VALLEYWIDE GENERATOR SERVICE LLC	3,026.54
1068810	15-Oct-2020	SALT WORKS	3,308.87
1068811	15-Oct-2020	WAXIE SANITARY SUPPLY	5,083.40
1068812	15-Oct-2020	WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC	1,148.04
1068813	15-Oct-2020	RITOCH-POWELL & ASSOCIATES	47,158.59
1068814	15-Oct-2020	REDFLEX TRAFFIC SYSTEMS	57.05
1068815	15-Oct-2020	SPIKER SPORTS	1,058.00
1068816	15-Oct-2020	EUROFINS TESTAMERICA	2,207.50
1068817	15-Oct-2020	FIGUEROA, HEATHER N	34.33
1068818	15-Oct-2020	SPERANZA, CAROLE	1,210.72
1068819	15-Oct-2020	ARIZONA COMMUNITY FOUNDATION	77,700.00
1068820	15-Oct-2020	NPTL 4 LLC	0.00
1068821	16-Oct-2020	ARIZONA COMMUNITY FOUNDATION	53,400.00
1068822	21-Oct-2020	GARCIA, CRISTINA	438.00
1068823	21-Oct-2020	MCLOONE, AMANDA	1,463.00
1068824	21-Oct-2020	ARIZONA COMMUNITY FOUNDATION	59,900.00
1068825	22-Oct-2020	AZTEC ENGINEERING	17,812.16
1068826	22-Oct-2020	ANCON	23,342.52
1068827	22-Oct-2020	ARIZONA PET MORTUARY	696.00
1068828	22-Oct-2020	CITY WIDE PEST CONTROL INC	540.00
1068829	22-Oct-2020	ARIZONA GLOVE & SAFETY	289.47
1068830	22-Oct-2020	CATHOLIC CHARITIES COMMUNITY SERVICES INC	12,500.00
1068831	22-Oct-2020	ALL CITY TOWING	175.00
1068832	22-Oct-2020	DEVAU HUMAN RESOURCES	16,571.05
1068833	22-Oct-2020	BRENNTAG PACIFIC INC	38,415.85
1068834	22-Oct-2020	ABOUT CARE INC	34,000.00
1068835	22-Oct-2020	AJP ELECTRIC INC	204,700.95
1068836	22-Oct-2020	BROWN WHOLESALE ELECTRIC	764.13
1068837	22-Oct-2020	BRIGHTVIEW LANDSCAPE SERVICES, INC	65,382.52
1068838	22-Oct-2020	ARIZONA'S BEST CHOICE PEST & TERMITE SERVICES	656.00
1068839	22-Oct-2020	VISION SERVICE PLAN OF ARIZONA	68.94
1068840	22-Oct-2020	VISION SERVICE PLAN OF ARIZONA	4,571.76
1068841	22-Oct-2020	VISION SERVICE PLAN OF ARIZONA	24,268.54
1068842	22-Oct-2020	FLEXIBLE BENEFIT ADMINISTRATORS INC	1,004.26
1068843	22-Oct-2020	A NEW LEAF	18,926.00
1068844	22-Oct-2020	CLEANVIEW SEWER INSPECTIONS LLC	8,943.98
1068845	22-Oct-2020	BALAR EQUIPMENT CORPORATION	1,109.26
1068846	22-Oct-2020	ARTISTIC LAND MANAGEMENT INC	2,780.00
1068847	22-Oct-2020	INGERSOLL-RAND COMPANY	700.00
1068848	22-Oct-2020	LTI INC	595.00

1068849	22-Oct-2020	FIREBIRD FUEL	20,333.52
1068850	22-Oct-2020	KIMLEY-HORN AND ASSOCIATES	3,199.62
1068851	22-Oct-2020	H&E EQUIPMENT SERVICES INC	593.46
1068852	22-Oct-2020	FANS ACROSS AMERICAN CHARITABLE FOUNDATION	34,250.00
1068853	22-Oct-2020	JAMES COOKE & HOBSON	32,663.21
1068854	22-Oct-2020	MARTIN, JEFFREY G	1,558.05
1068855	22-Oct-2020	FISHEL COMPANY, THE	369,647.32
1068856	22-Oct-2020	GHASTER PAINTING & COATINGS INC	32,650.00
1068857	22-Oct-2020	EWING IRRIGATION	1,207.72
1068858	22-Oct-2020	JOVOS INC	4,101.48
1068859	22-Oct-2020	PM PLUMBING & MECHANICAL INC	1,625.78
1068860	22-Oct-2020	SAN DIEGO POLICE EQUIPMENT COMPANY	9,346.52
1068861	22-Oct-2020	SAVE THE FAMILY FOUNDATION OF ARIZONA	169,500.00
1068862	22-Oct-2020	SIMPSON NORTON	1,771.19
1068863	22-Oct-2020	WASTE MANAGEMENT	1,011,132.02
1068864	22-Oct-2020	UNIFIRST CORPORATION	844.42
1068865	22-Oct-2020	SPRINKLER WORLD OF AZ INC	166.58
1068866	22-Oct-2020	Y S MANTRI & ASSOCIATES, LLC	20,956.99
1068867	22-Oct-2020	SUPREME OIL CO	390.96
1068868	22-Oct-2020	VERIZON WIRELESS	692.38
1068869	22-Oct-2020	SHANNON S MARTIN CO	4,490.82
1068870	22-Oct-2020	SPIKER SPORTS	1,242.00
1068871	22-Oct-2020	TOPETE/STONEFIELD INC	1,836.39
1068872	22-Oct-2020	WAXIE SANITARY SUPPLY	3,336.83
1068873	22-Oct-2020	ARIZONA COMMUNITY FOUNDATION	32,500.00
1068874	26-Oct-2020	MASHAYEKHI, MITRA	1,600.00
1068875	26-Oct-2020	GET MULTIFAMILY	934.00
1068876	26-Oct-2020	NPTL 4 LLC	1,380.00
1068877	26-Oct-2020	ZHANG, JUNLI	1,376.00
1068878	26-Oct-2020	CANO-CARRILLO, GRICELDA	571.00
1068879	26-Oct-2020	GOSKONDA, VENKATESHWAR	289.00
1068880	26-Oct-2020	TAM, VIVIAN	606.00
1068881	26-Oct-2020	MCLOONE, AMANDA	1,512.00
1068882	26-Oct-2020	GENTILE, JAMES	1,189.00
1068883	26-Oct-2020	GUERRERO, LAURIE	1,370.00
1068884	26-Oct-2020	PASHAPOUR NIKU, MAZIAR	1,624.00
1068885	26-Oct-2020	AQUINO, MIRA-FLOR T	920.00
1068886	26-Oct-2020	DESERT WIND PROPERTY MANAGEMENT & REAL ESTATE LLC	149.00
1068887	26-Oct-2020	SWH 2017-1 BORROWER, LP	2,995.00
1068888	26-Oct-2020	KATZ, JENNIFER ANN	759.00
1068889	26-Oct-2020	SANTOS, AGNES	660.00
1068890	26-Oct-2020	NGUY HUANG LLC	1,106.00
1068891	26-Oct-2020	SHAO, LAN	3,084.00
1068892	26-Oct-2020	BOSCHEE, CHARLES L	608.00
1068893	26-Oct-2020	BURTON, DOUGLAS J	481.00
1068894	26-Oct-2020	847 RAY LLC	4,209.00
1068895	26-Oct-2020	AZURE SEA LANE LLC	2,630.00
1068896	26-Oct-2020	SFR 2012-1 US WEST LLC	1,852.00
1068897	26-Oct-2020	URBANITY APARTMENTS, LLC	563.00
1068898	26-Oct-2020	WEST GALVESTON LLC	493.00
1068899	26-Oct-2020	WL INVESTMENT LLC	1,199.00
1068900	26-Oct-2020	BRAVO, DEBORAH LYNN	749.00

1068901	26-Oct-2020	THOMASIAN, BIKI	618.00
1068902	26-Oct-2020	PENTCO LLC	714.00
1068903	26-Oct-2020	SHAHIN, GABRIEL	1,420.00
1068904	26-Oct-2020	O'DONNELL, MELISSA	955.00
1068905	26-Oct-2020	INVESTAR REAL ESTATE SPECIALISTS LLC	890.00
1068906	26-Oct-2020	GOLD COAST REALTY	1,056.00
1068907	26-Oct-2020	HARMONY APTS	7,550.00
1068908	26-Oct-2020	MAYPER, CHAD	736.00
1068909	26-Oct-2020	N/A TOWN SQUARE-65 LP	957.00
1068910	26-Oct-2020	NGUYEN, CALVIN	625.00
1068911	26-Oct-2020	KAMP, ROBERT G	1,371.00
1068912	26-Oct-2020	330 N COMANCHE LLC	2,446.00
1068913	26-Oct-2020	LEWERRIT LLC	1,550.00
1068914	26-Oct-2020	1125 CALIFORNIA LLC	1,545.00
1068915	26-Oct-2020	WEINBERG, JAMES M	1,490.00
1068916	26-Oct-2020	JAIN, VIKAS	814.00
1068917	26-Oct-2020	BLATO PROPERTY MANAGEMENT LLC	227.00
1068918	26-Oct-2020	TREVNIC HOLDINGS, INC	690.00
1068919	26-Oct-2020	DALA GROUP, LLC	1,162.00
1068920	26-Oct-2020	SEVEN STRONG ENTERPRISES, LLC	900.00
1068921	26-Oct-2020	MAAG, BLANCA RIVERA	1,452.00
1068922	26-Oct-2020	AZ HOME FOR US	1,292.00
1068923	26-Oct-2020	LEE, KEVIN	1,586.00
1068924	26-Oct-2020	YASSIR, YOUSEF	1,853.00
1068925	26-Oct-2020	LAROUSSI, REDOUANE	617.00
1068926	26-Oct-2020	MARYLAND PALMS APARTMENTS LLC	768.00
1068927	26-Oct-2020	HERNANDEZ, ERIBERTO	940.00
1068928	26-Oct-2020	ANDERSON DUNIGAN EAST VALLEY PM LLC	1,541.00
1068929	26-Oct-2020	STRATEGIC CAPITAL ALLIANCE LTD PARTNERSHIP	11,400.00
1068930	26-Oct-2020	CHANDLER GARDENS	18,790.00
1068931	26-Oct-2020	CABRERA, TERESA	1,650.00
1068932	26-Oct-2020	PALM TRAILS LLC	10,203.00
1068933	26-Oct-2020	WUZ 66 RENTAL LLC	1,138.00
1068934	26-Oct-2020	LUEDY, IRINA	1,303.00
1068935	26-Oct-2020	TRINH, KY Q	1,205.00
1068936	26-Oct-2020	BIG STAR PROPERTIES, LLC	3,666.00
1068937	26-Oct-2020	MORTENSEN, GLORIA J	1,100.00
1068938	26-Oct-2020	THY LLC	956.00
1068939	26-Oct-2020	BMF IV AZ LAGUNA VILLAGE LLC	10,174.00
1068940	26-Oct-2020	ABDELKARIM, RABAH	874.00
1068941	26-Oct-2020	BURNHAM, TIMOTHY	1,331.00
1068942	26-Oct-2020	SARVI, MICHAEL	1,111.00
1068943	26-Oct-2020	SALZMAN, BART	1,500.00
1068944	26-Oct-2020	AVA HOLDINGS LLC	549.00
1068945	26-Oct-2020	LARSEN DEVELOPMENT LLC	975.00
1068946	26-Oct-2020	FOCUS LLC	2,729.00
1068947	26-Oct-2020	FENG, WINNIE	1,565.00
1068948	26-Oct-2020	CX RENTALS LLC	605.00
1068949	26-Oct-2020	GJONZENELI, MURAT	3,680.00
1068950	26-Oct-2020	VAKKALANKA, SURYANARAYANA	713.00
1068951	26-Oct-2020	SJ PROPERTIES LLC	1,124.00
1068952	26-Oct-2020	HYF INVESTCO, LLC	1,028.00

1068953	26-Oct-2020	HANDZEL, SHARON C	944.00
1068954	26-Oct-2020	HADEED, JAMES	1,030.00
1068955	26-Oct-2020	LETS REED LLC	498.00
1068956	26-Oct-2020	VIRDEE, ARVINDER S	1,273.00
1068957	26-Oct-2020	MCNELLIS, JOHN	842.00
1068958	26-Oct-2020	GILBERT, JUSTIN	475.00
1068959	26-Oct-2020	NJOROGE, ELIZABETH	947.00
1068960	26-Oct-2020	WU, SUYUAN LIN	2,672.00
1068961	26-Oct-2020	BARKDOLL PROPERTIES LLC	8,383.00
1068962	26-Oct-2020	GARCIA, CRISTINA	590.00
1068963	26-Oct-2020	ARIZONA LIVING PROPERTY MANAGEMENT, INC	1,379.00
1068964	26-Oct-2020	MRGUDICH, JON A	981.00
1068965	26-Oct-2020	RENTERS CHOICE HOME	896.00
1068966	26-Oct-2020	JDC INVESTMENTS LLC	813.00
1068967	26-Oct-2020	NGUY CONCEPT LLC	1,806.00
1068968	26-Oct-2020	LE, THUC	1,400.00
1068969	26-Oct-2020	S J FOWLER REAL ESTATE INC	710.00
1068970	26-Oct-2020	HADAWAY, MICHELLE VIVIANNE	923.00
1068971	26-Oct-2020	AUSTIN FLECK PROPERTY MANAGEMENT LLC	951.00
1068972	26-Oct-2020	JONES, PATRICIA A.	1,650.00
1068973	26-Oct-2020	MCKINDLES, JOHN	1,495.00
1068974	26-Oct-2020	LUNDIN, ANDREY	776.00
1068975	26-Oct-2020	KHILLAN, RAJNEEK	1,161.00
1068976	26-Oct-2020	RRC INVESTMENTS LLC	1,071.00
1068977	26-Oct-2020	EPICENTER HOLDINGS LLC	975.00
1068978	26-Oct-2020	OKATI LLC	1,168.00
1068979	26-Oct-2020	WANG, XIAOGANG	982.00
1068980	26-Oct-2020	TALAI, FRANCESCO	998.00
1068981	26-Oct-2020	SURCHIK, EDWARD	967.00
1068982	26-Oct-2020	EKSS LLC	1,500.00
1068983	26-Oct-2020	LEE, LARRY	1,040.00
1068984	26-Oct-2020	XIAO, HONG MEI	1,392.00
1068985	26-Oct-2020	AHN, SUNGIL	766.00
1068986	26-Oct-2020	ZHANG, QISHENG	1,195.00
1068987	26-Oct-2020	GUERRERO, ROSE	4,602.00
1068988	26-Oct-2020	JJBMC PROPERTIES LLC	4,240.00
1068989	26-Oct-2020	BIYANI, MANISH	1,450.00
1068990	26-Oct-2020	LAM, CHI MING	1,400.00
1068991	26-Oct-2020	WARDA, ALBERT	1,550.00
1068992	26-Oct-2020	SALEH, ZIAD	1,430.00
1068993	26-Oct-2020	SKOGLUND, NANCY B	1,450.00
1068994	26-Oct-2020	ARIZONA ELITE PROPERTIES	1,625.00
1068995	26-Oct-2020	LE, KIEU	892.00
1068996	26-Oct-2020	PRICE, MI-SIM	1,034.00
1068997	26-Oct-2020	GREBE, ROLANDO	1,300.00
1068998	26-Oct-2020	HOANG, BUUCHAU QUOC	1,476.00
1068999	26-Oct-2020	COSTALES, ABEL	577.00
1069000	26-Oct-2020	CARPENTER, SONJA G	1,138.00
1069001	26-Oct-2020	BURGESS, THOMAS S.	1,096.00
1069002	26-Oct-2020	SUNSHINE REALTY LLC	801.00
1069003	26-Oct-2020	TAM, WAI KIN	1,546.00
1069004	26-Oct-2020	NGUYEN, NGOC	1,263.00

1069005	26-Oct-2020	XIA, JINGNA	779.00
1069006	26-Oct-2020	XIE, YUN	2,300.00
1069007	26-Oct-2020	MAKEY, JAMES	723.00
1069008	26-Oct-2020	GOVINDARAJAN, OMKAR	827.00
1069009	26-Oct-2020	OARE, ELIZABETH	755.00
1069010	26-Oct-2020	ARIZONA HOMES PLUS	1,510.00
1069011	26-Oct-2020	I & PSSG LLC	1,400.00
1069012	26-Oct-2020	WATTS, ELSKA M.	539.00
1069013	26-Oct-2020	NGUYEN, HONG	1,142.00
1069014	26-Oct-2020	FRESNO INVESTMENTS	2,329.00
1069015	26-Oct-2020	WONG, CHRISTOPHER DINH	692.00
1069016	26-Oct-2020	LIN, RONG CHUN	2,724.00
1069017	26-Oct-2020	BURCH, CHRISTOPHER	1,010.00
1069018	26-Oct-2020	PASQUALINA VITIRITTI TRUSTEE	519.00
1069019	26-Oct-2020	PERSONAL REAL ESTATE SERVICES LLC	499.00
1069020	26-Oct-2020	GILBERT, THURMAN	663.00
1069021	26-Oct-2020	CRUZ, JUAN	510.00
1069022	26-Oct-2020	HALL, ERIC	807.00
1069023	26-Oct-2020	SINGH, REENA	1,500.00
1069024	26-Oct-2020	MCKINLEY, ROSS HARRISON	399.00
1069025	26-Oct-2020	KRUY IN, BUN	865.00
1069026	26-Oct-2020	SIN, BENNY	572.00
1069027	26-Oct-2020	AILEEN CHU HOLDINGS LLC	1,675.00
1069028	26-Oct-2020	WOODS, KAY	1,170.00
1069029	26-Oct-2020	2ND ST INVESTMENTS	857.00
1069030	26-Oct-2020	EDB ENTERPRISE LLC	1,205.00
1069031	26-Oct-2020	POUCHKAREV, ANDREI	1,395.00
1069032	26-Oct-2020	CHANDLER PROPERTY DEVELOPMENT ASSOCIATES LTD PTR (231-1)	24,322.00
1069033	26-Oct-2020	KIANPOUR, FARAMARZ	938.00
1069034	26-Oct-2020	RODRIGUEZ-MESA, IVAN	1,690.00
1069035	26-Oct-2020	KHATRI, SHAH	5,894.00
1069036	26-Oct-2020	ARM OF SAVE THE FAMILY FOUNDATION OF ARIZONA	371.00
1069037	26-Oct-2020	GORE, VIPUL	773.00
1069038	29-Oct-2020	ARIZONA COMMUNITY FOUNDATION	55,100.00
1069039	29-Oct-2020	A/B ACE HARDWARE	5,902.07
1069040	29-Oct-2020	CDW GOVERNMENT INC	291,374.78
1069041	29-Oct-2020	ARIZONA WATER WORKS SUPPLY	1,077.20
1069042	29-Oct-2020	ARIZONA PEST PREVENTION	285.00
1069043	29-Oct-2020	CURTIS BLUE LINE	5,534.99
1069044	29-Oct-2020	ANCON	1,308.23
1069045	29-Oct-2020	CENTRAL ARIZONA PROJECT	243,711.63
1069046	29-Oct-2020	ARIZONA OFFICE TECHNOLOGIES	132.19
1069047	29-Oct-2020	ALL CITY TOWING	325.00
1069048	29-Oct-2020	DEVAU HUMAN RESOURCES	4,584.80
1069049	29-Oct-2020	DENNIS L LOPEZ & ASSOCIATES LLC	1,900.00
1069050	29-Oct-2020	BRENNTAG PACIFIC INC	2,863.09
1069051	29-Oct-2020	DYE CARBONIC	1,659.78
1069052	29-Oct-2020	COGNIZANT TECHNOLOGY SOLUTIONS U.S. CORPORATION	15,244.97
1069053	29-Oct-2020	DH PACE SYSTEMS INTEGRATION	9,390.60
1069054	29-Oct-2020	DT CHANDLER LLC	29,048.97
1069055	29-Oct-2020	BRIGHTVIEW LANDSCAPE SERVICES, INC	7,284.00
1069056	29-Oct-2020	ARIZONA'S BEST CHOICE PEST & TERMITE SERVICES	70.00

1069057	29-Oct-2020	CHOICE MAINTENANCE AND ASPHALT SERVICES, LLC	59,729.27
1069058	29-Oct-2020	HORIZON DISTRIBUTORS INC	1,859.52
1069059	29-Oct-2020	FOSTER ELECTRIC	5,635.50
1069060	29-Oct-2020	NICKLE CONTRACTING LLC	443,276.99
1069061	29-Oct-2020	ENVIRONMENTAL PLANNING GROUP LLC	3,138.71
1069062	29-Oct-2020	JAMES COOKE & HOBSON	76,312.00
1069063	29-Oct-2020	MYTHICS INC	603.25
1069064	29-Oct-2020	EWING IRRIGATION	127,379.60
1069065	29-Oct-2020	ENTELLUS INC	32,932.86
1069066	29-Oct-2020	PHOENIX PUMPS INC	1,144.06
1069067	29-Oct-2020	HENDERSON BELTWAY, LLC	5,731.55
1069068	29-Oct-2020	LAYNE CHRISTENSEN COMPANY	4,270.00
1069069	29-Oct-2020	JACOBO LAW FIRM, PLLC	4,167.00
1069070	29-Oct-2020	WAXIE SANITARY SUPPLY	4,220.16
1069071	29-Oct-2020	V & V MANUFACTURING INC	795.60
1069072	29-Oct-2020	SHI INTERNATIONAL CORP	14,139.89
1069073	29-Oct-2020	VALLEYWIDE GENERATOR SERVICE LLC	26,290.30
1069074	29-Oct-2020	EUROFINS TESTAMERICA	1,860.00
1069075	29-Oct-2020	SPEEDIE & ASSOCIATES	3,057.50
1069076	29-Oct-2020	STARKWEATHER ROOFING INC	1,246.50
1069077	29-Oct-2020	SHANNON S MARTIN CO	16,989.07
1069078	29-Oct-2020	VERIZON WIRELESS	120.03
1069079	29-Oct-2020	SPRINKLER WORLD OF AZ INC	2,360.82
1069080	29-Oct-2020	ARIZONA REPUBLIC, THE	1,369.13
1069081	29-Oct-2020	VULCAN MATERIALS COMPANY	1,547.12
1069082	29-Oct-2020	UNIFIRST CORPORATION	990.40
1069083	29-Oct-2020	BROADWAY ROAD PROPERTY LLC	880.00
1069084	29-Oct-2020	RAY ROAD PROPERTY LLC	666.00
1069085	29-Oct-2020	PEREZ RANGEL, DIEGO	0.00
1069086	30-Oct-2020	ARIZONA COMMUNITY FOUNDATION	98,500.00
1069087	03-Nov-2020	ARIZONA COMMUNITY FOUNDATION	30,000.00
1069088	03-Nov-2020	BANK OF AMERICA	818,621.37
1069089	04-Nov-2020	ARIZONA COMMUNITY FOUNDATION	257,800.00
1069090	05-Nov-2020	DOWNTOWN CHANDLER COMM PARTNERSHIP, INC.	5,000.00
1069091	05-Nov-2020	ALL CITY TOWING	962.00
1069092	05-Nov-2020	DEVAU HUMAN RESOURCES	20,103.59
1069093	05-Nov-2020	GONZALEZ, ALEX	4,167.00
1069094	05-Nov-2020	DENNIS L LOPEZ & ASSOCIATES LLC	300.00
1069095	05-Nov-2020	BRENNTAG PACIFIC INC	5,785.80
1069096	05-Nov-2020	DYE CARBONIC	844.14
1069097	05-Nov-2020	ACHEN-GARDNER CONSTRUCTION LLC	315,410.52
1069098	05-Nov-2020	DUNN-EDWARDS CORPORATION	869.56
1069099	05-Nov-2020	CONSTRUCTION PRODUCT MARKETING, LLC	841.65
1069100	05-Nov-2020	CE WILSON CONSULTING, LLC	14,340.00
1069101	05-Nov-2020	BROWN WHOLESALE ELECTRIC	10,405.62
1069102	05-Nov-2020	BRIGHTVIEW LANDSCAPE SERVICES, INC	22,350.00
1069103	05-Nov-2020	CHOICE MAINTENANCE AND ASPHALT SERVICES, LLC	500.00
1069104	05-Nov-2020	CENTURYLINK	16,442.10
1069105	05-Nov-2020	CENTURYLINK	94.90
1069106	05-Nov-2020	AMERICAN TELEPHONE	4,128.00
1069107	05-Nov-2020	AVCOM COMPANY	1,279.00
1069108	05-Nov-2020	ARTISTIC LAND MANAGEMENT INC	5,448.66

1069109	05-Nov-2020	ARIZONA PEST PREVENTION	85.00
1069110	05-Nov-2020	AZTEC ENGINEERING	10,722.50
1069111	05-Nov-2020	CHANDLER GILBERT ARC	7,977.00
1069112	05-Nov-2020	HORIZON DISTRIBUTORS INC	9,457.87
1069113	05-Nov-2020	NUTRIEN AG SOLUTIONS, INC	30,184.00
1069114	05-Nov-2020	FIREBIRD FUEL	28,225.71
1069115	05-Nov-2020	EMPACT SUICIDE PREVENTION CENTER INC	10,000.00
1069116	05-Nov-2020	ELS CONSTRUCTION	24,732.77
1069117	05-Nov-2020	KIMLEY-HORN AND ASSOCIATES	21,326.65
1069118	05-Nov-2020	H&E EQUIPMENT SERVICES INC	87.97
1069119	05-Nov-2020	JUNIOR ACHIEVEMENT OF AZ INC	20,000.00
1069120	05-Nov-2020	EAST VALLEY JCC	63,112.50
1069121	05-Nov-2020	KRONOS INCORPORATED	86.66
1069122	05-Nov-2020	JAMES COOKE & HOBSON	36,220.00
1069123	05-Nov-2020	MARTIN, JEFFREY G	2,393.60
1069124	05-Nov-2020	LAMBTECH INC	1,050.00
1069125	05-Nov-2020	GHASTER PAINTING & COATINGS INC	7,324.08
1069126	05-Nov-2020	LAW OFFICE OF LAURIE GROGAN	4,167.00
1069127	05-Nov-2020	MAK INDUSTRIES LLC	1,800.00
1069128	05-Nov-2020	MCCARTHY BUILDING COMPANIES, INC	104,673.00
1069129	05-Nov-2020	PM PLUMBING & MECHANICAL INC	5,012.52
1069130	05-Nov-2020	LAW OFFICE OF LYNN R. AROUH	4,167.00
1069131	05-Nov-2020	SEGAL COMPANY, THE	8,206.25
1069132	05-Nov-2020	VOSS LIGHTING	3,232.98
1069133	05-Nov-2020	WASTE MANAGEMENT	3,300.31
1069134	05-Nov-2020	UNIFIRST CORPORATION	941.39
1069135	05-Nov-2020	SMITH, MICHAEL J	4,167.00
1069136	05-Nov-2020	SUNLAND, INC	411,805.76
1069137	05-Nov-2020	STOTZ EQUIPMENT	3.21
1069138	05-Nov-2020	SUPREME OIL CO	5,581.49
1069139	05-Nov-2020	VERIZON WIRELESS	40.01
1069140	05-Nov-2020	SHANNON S MARTIN CO	1,840.02
1069141	05-Nov-2020	UNITED TRUCK & EQUIPMENT	151.17
1069142	05-Nov-2020	SYSTEMS ELECTRONIC GROUP	135.00
1069143	05-Nov-2020	TOPETE/STONEFIELD INC	655.34
1069144	05-Nov-2020	WIST OFFICE PRODUCTS COMPANY	780.81
1069145	05-Nov-2020	SILVA LAW FIRM PC	4,167.00
1069146	05-Nov-2020	WAXIE SANITARY SUPPLY	1,857.55
1069147	05-Nov-2020	WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC	12,184.55
1069148	05-Nov-2020	RECREATION AND ATHLETICS FOR THE DISABLED	0.00
1069149	05-Nov-2020	IN-PIPE TECHNOLOGY	0.00
1069150	06-Nov-2020	2ND ST INVESTMENTS	7.00
1069151	06-Nov-2020	SPC RENTAL PROPERTY, LLC	428.00
1069152	06-Nov-2020	CHANDLER GARDENS	1,357.00
1069153	06-Nov-2020	ORANGE COUNTY HOUSING AUTHORITY	3,278.48
1069154	12-Nov-2020	ARIZONA WATER WORKS SUPPLY	241.54
1069155	12-Nov-2020	DELTA DENTAL PLAN OF ARIZONA INC	132,406.31
1069156	12-Nov-2020	ARIZONA GLOVE & SAFETY	110.69
1069157	12-Nov-2020	ALL CITY TOWING	115.00
1069158	12-Nov-2020	DEVAU HUMAN RESOURCES	8,886.16
1069159	12-Nov-2020	ANTHEM LIFE INSURANCE COMPANY	11,657.39
1069160	12-Nov-2020	AZCEND	296,740.00

1069161	12-Nov-2020	AMERICAN TRAFFIC SOLUTIONS INC	4,511.79
1069162	12-Nov-2020	COMMONWEALTH AMMUNITION LLC	6,700.00
1069163	12-Nov-2020	CONSTRUCTION PRODUCT MARKETING, LLC	5,426.44
1069164	12-Nov-2020	TRISTAR ICS, INC	5,783.22
1069165	12-Nov-2020	FLEXIBLE BENEFIT ADMINISTRATORS INC	989.36
1069166	12-Nov-2020	HORIZON DISTRIBUTORS INC	2,734.15
1069167	12-Nov-2020	NUTRIEN AG SOLUTIONS, INC	2,699.31
1069168	12-Nov-2020	LTI INC	357.00
1069169	12-Nov-2020	FIREBIRD FUEL	14,027.62
1069170	12-Nov-2020	O C TANNER RECOGNITION CO	698.95
1069171	12-Nov-2020	KIMLEY-HORN AND ASSOCIATES	40,819.50
1069172	12-Nov-2020	POLYDYNE, INC.	9,936.00
1069173	12-Nov-2020	KRONOS INCORPORATED	736.02
1069174	12-Nov-2020	JAMES COOKE & HOBSON	9,490.77
1069175	12-Nov-2020	EWING IRRIGATION	4,670.47
1069176	12-Nov-2020	MAK INDUSTRIES LLC	4,745.56
1069177	12-Nov-2020	JOVOS INC	12,106.00
1069178	12-Nov-2020	PM PLUMBING & MECHANICAL INC	2,815.66
1069179	12-Nov-2020	LAW OFFICE OF JARED ALLEN, THE	4,167.00
1069180	12-Nov-2020	SEGAL COMPANY, THE	25,000.00
1069181	12-Nov-2020	WASTE MANAGEMENT	5,821.97
1069182	12-Nov-2020	UNIFIRST CORPORATION	922.24
1069183	12-Nov-2020	VULCAN MATERIALS COMPANY	2,906.73
1069184	12-Nov-2020	SPRINKLER WORLD OF AZ INC	182.14
1069185	12-Nov-2020	TOWN OF GILBERT	175,494.28
1069186	12-Nov-2020	VERIZON WIRELESS	6,589.03
1069187	12-Nov-2020	REDFLEX TRAFFIC SYSTEMS	115.58
1069188	12-Nov-2020	SHANNON S MARTIN CO	506.31
1069189	12-Nov-2020	SPEEDIE & ASSOCIATES	542.50
1069190	12-Nov-2020	WIST OFFICE PRODUCTS COMPANY	491.00
1069191	12-Nov-2020	V & V MANUFACTURING INC	115.95
1069192	12-Nov-2020	SALT WORKS	3,322.25
1069193	12-Nov-2020	WAXIE SANITARY SUPPLY	45,170.67
1069194	12-Nov-2020	UNITED FIBERS LLC	63,033.00
1069195	16-Nov-2020	ARIZONA COMMUNITY FOUNDATION	48,600.00
1069196	19-Nov-2020	COMMONWEALTH AMMUNITION LLC	8,375.00
1069197	19-Nov-2020	BROWN WHOLESALE ELECTRIC	8,042.69
1069198	19-Nov-2020	ARIZONA'S BEST CHOICE PEST & TERMITE SERVICES	2,843.30
1069199	19-Nov-2020	CENTURYLINK	2,315.55
1069200	19-Nov-2020	A/B ACE HARDWARE	280.46
1069201	19-Nov-2020	BALAR EQUIPMENT CORPORATION	180.00
1069202	19-Nov-2020	BAVCO	1,476.00
1069203	19-Nov-2020	ARTISTIC LAND MANAGEMENT INC	9,442.23
1069204	19-Nov-2020	COMMUNITY BRIDGES	77,261.50
1069205	19-Nov-2020	DELL MARKETING LP	3,309,492.83
1069206	19-Nov-2020	CONNEY SAFETY PRODUCTS LLC	493.90
1069207	19-Nov-2020	ANCON	9,455.38
1069208	19-Nov-2020	ARIZONA PET MORTUARY	1,015.00
1069209	19-Nov-2020	CENTRAL ARIZONA PROJECT	934,696.00
1069210	19-Nov-2020	CONSULTANT ENGINEERING INC	45,029.03
1069211	19-Nov-2020	ARIZONA BLUE STAKE INC	1,775.24
1069212	19-Nov-2020	ALL CITY TOWING	1,005.00

1069213	19-Nov-2020	DEVAU HUMAN RESOURCES	19,879.32
1069214	19-Nov-2020	BLACK & VEATCH	12,300.00
1069215	19-Nov-2020	BRENNTAG PACIFIC INC	44,866.55
1069216	19-Nov-2020	BIG BROTHERS BIG SISTERS OF CENTRAL AZ	10,000.00
1069217	19-Nov-2020	DYE CARBONIC	1,990.71
1069218	19-Nov-2020	ACHEN-GARDNER CONSTRUCTION LLC	5,633.84
1069219	19-Nov-2020	AJP ELECTRIC INC	312,119.55
1069220	19-Nov-2020	AMERICAN TRAFFIC SOLUTIONS INC	39,780.00
1069221	19-Nov-2020	IMPROVING CHANDLER AREA NEIGHBORHOODS	34,398.00
1069222	19-Nov-2020	CURTIS BLUE LINE	24,866.23
1069223	19-Nov-2020	FIREBIRD FUEL	15,431.29
1069224	19-Nov-2020	FOSTER ELECTRIC	4,612.77
1069225	19-Nov-2020	NESBITT CONTRACTING COMPANY INC	109,677.99
1069226	19-Nov-2020	MATTHEW'S CROSSING	11,250.00
1069227	19-Nov-2020	KIMLEY-HORN AND ASSOCIATES	45,113.88
1069228	19-Nov-2020	ONE SMALL STEP INC	18,200.00
1069229	19-Nov-2020	JAMES COOKE & HOBSON	54,095.31
1069230	19-Nov-2020	EARNHARDT TOYOTA/SCION	123.22
1069231	19-Nov-2020	MYTHICS INC	4,222.74
1069232	19-Nov-2020	PCL CONSTRUCTION INC	65,250.00
1069233	19-Nov-2020	MEDTOX LABORATORIES INC.	45.30
1069234	19-Nov-2020	JUSTIFACTS CREDENTIAL VERIFICATION, INC.	227.50
1069235	19-Nov-2020	EWING IRRIGATION	4,739.74
1069236	19-Nov-2020	JOHNSON CONTROLS INC	6,611.01
1069237	19-Nov-2020	VORTEX INDUSTRIES INC	13,897.00
1069238	19-Nov-2020	WASTE MANAGEMENT	59,736.54
1069239	19-Nov-2020	SALVATION ARMY	31,000.00
1069240	19-Nov-2020	RESURRECTION STREET MINISTRY INC	35,500.00
1069241	19-Nov-2020	UNIFIRST CORPORATION	1,890.19
1069242	19-Nov-2020	SUNLAND, INC	817,600.03
1069243	19-Nov-2020	VERIZON WIRELESS	3,463.63
1069244	19-Nov-2020	SYSTEMS ELECTRONIC GROUP	9,225.58
1069245	19-Nov-2020	EUROFINS TESTAMERICA	1,922.00
1069246	19-Nov-2020	TOPETE/STONEFIELD INC	4,139.20
1069247	19-Nov-2020	VALLEYWIDE GENERATOR SERVICE LLC	5,938.87
1069248	19-Nov-2020	LAW OFFICES OF DIANE M MILLER PLLC	174.00
1069249	19-Nov-2020	WAXIE SANITARY SUPPLY	58,688.66
1069250	19-Nov-2020	RITOCH-POWELL & ASSOCIATES	78,722.99
1069251	19-Nov-2020	SHANNON S MARTIN CO	15,268.95
1069252	19-Nov-2020	SPIKER SPORTS	1,150.00
1069253	19-Nov-2020	P.J HUSSEY & ASSOCIATES INC	0.00
1069254	20-Nov-2020	CHANDLER PROPERTY DEVELOPMENT ASSOCIATES LTD PTR (231-1)	454.00
1069255	20-Nov-2020	SLABAUGH, INGRID	192.00
1069256	20-Nov-2020	MILLER, JEFFERY ROBERT	548.00
1069257	20-Nov-2020	YIN, WENBI	2,925.00
1069258	20-Nov-2020	SFR 2012-1 US WEST LLC	1,796.00
1069259	20-Nov-2020	SPC RENTAL PROPERTY, LLC	884.00
1069260	20-Nov-2020	BLATO PROPERTY MANAGEMENT LLC	686.00
1069261	20-Nov-2020	BIG STAR PROPERTIES, LLC	1,119.00
1069262	24-Nov-2020	THY LLC	956.00
1069263	24-Nov-2020	BMF IV AZ LAGUNA VILLAGE LLC	10,222.00
1069264	24-Nov-2020	MASHAYEKHI, MITRA	1,600.00

1069265	24-Nov-2020	GET MULTIFAMILY	934.00
1069266	24-Nov-2020	NPTL 4 LLC	1,380.00
1069267	24-Nov-2020	P.J HUSSEY & ASSOCIATES INC	495.00
1069268	24-Nov-2020	RRC INVESTMENTS LLC	1,071.00
1069269	24-Nov-2020	EPICENTER HOLDINGS LLC	975.00
1069270	24-Nov-2020	OKATI LLC	1,168.00
1069271	24-Nov-2020	WANG, XIAOGANG	982.00
1069272	24-Nov-2020	TALAI, FRANCESCO	297.00
1069273	24-Nov-2020	SLABAUGH, INGRID	124.00
1069274	24-Nov-2020	SURCHIK, EDWARD	967.00
1069275	24-Nov-2020	CANO-CARRILLO, GRICELDA	561.00
1069276	24-Nov-2020	GOSKONDA, VENKATESHWAR	289.00
1069277	24-Nov-2020	TAM, VIVIAN	606.00
1069278	24-Nov-2020	MCLOONE, AMANDA	1,512.00
1069279	24-Nov-2020	GENTILE, JAMES	1,428.00
1069280	24-Nov-2020	GUERRERO, LAURIE	1,370.00
1069281	24-Nov-2020	MILLER, JEFFERY ROBERT	632.00
1069282	24-Nov-2020	ABDELKARIM, RABAH	874.00
1069283	24-Nov-2020	BURNHAM, TIMOTHY	1,331.00
1069284	24-Nov-2020	SARVI, MICHAEL	1,111.00
1069285	24-Nov-2020	SALZMAN, BART	1,500.00
1069286	24-Nov-2020	AVA HOLDINGS LLC	549.00
1069287	24-Nov-2020	LARSEN DEVELOPMENT LLC	975.00
1069288	24-Nov-2020	FOCUS LLC	2,729.00
1069289	24-Nov-2020	FENG, WINNIE	1,565.00
1069290	24-Nov-2020	CX RENTALS LLC	605.00
1069291	24-Nov-2020	GJONZENELI, MURAT	3,669.00
1069292	24-Nov-2020	VAKKALANKA, SURYANARAYANA	713.00
1069293	24-Nov-2020	SJ PROPERTIES LLC	1,124.00
1069294	24-Nov-2020	HYF INVESTCO, LLC	1,028.00
1069295	24-Nov-2020	HANDZEL, SHARON C	944.00
1069296	24-Nov-2020	INVESTAR REAL ESTATE SPECIALISTS LLC	667.00
1069297	24-Nov-2020	GOLD COAST REALTY	1,056.00
1069298	24-Nov-2020	HARMONY APTS	7,812.00
1069299	24-Nov-2020	MAYPER, CHAD	736.00
1069300	24-Nov-2020	N/A TOWN SQUARE-65 LP	957.00
1069301	24-Nov-2020	NGUYEN, CALVIN	625.00
1069302	24-Nov-2020	KAMP, ROBERT G	1,371.00
1069303	24-Nov-2020	WUZ 66 RENTAL LLC	1,138.00
1069304	24-Nov-2020	LUEDY, IRINA	1,303.00
1069305	24-Nov-2020	TRINH, KY Q	1,205.00
1069306	24-Nov-2020	BIG STAR PROPERTIES, LLC	4,533.00
1069307	24-Nov-2020	BROADWAY ROAD PROPERTY LLC	880.00
1069308	24-Nov-2020	RAY ROAD PROPERTY LLC	666.00
1069309	24-Nov-2020	MORTENSEN, GLORIA J	1,100.00
1069310	24-Nov-2020	330 N COMANCHE LLC	2,463.00
1069311	24-Nov-2020	LEWERRIT LLC	1,550.00
1069312	24-Nov-2020	1125 CALIFORNIA LLC	1,545.00
1069313	24-Nov-2020	WEINBERG, JAMES M	1,490.00
1069314	24-Nov-2020	JAIN, VIKAS	814.00
1069315	24-Nov-2020	BLATO PROPERTY MANAGEMENT LLC	913.00
1069316	24-Nov-2020	TREVNIC HOLDINGS, INC	934.00

1069317	24-Nov-2020	DALA GROUP, LLC	1,162.00
1069318	24-Nov-2020	SEVEN STRONG ENTERPRISES, LLC	900.00
1069319	24-Nov-2020	MAAG, BLANCA RIVERA	1,036.00
1069320	24-Nov-2020	AZ HOME FOR US	1,292.00
1069321	24-Nov-2020	LEE, KEVIN	1,586.00
1069322	24-Nov-2020	YASSIR, YOUSEF	1,853.00
1069323	24-Nov-2020	LAROUSSI, REDOUANE	617.00
1069324	24-Nov-2020	MARYLAND PALMS APARTMENTS LLC	768.00
1069325	24-Nov-2020	HERNANDEZ, ERIBERTO	940.00
1069326	24-Nov-2020	ANDERSON DUNIGAN EAST VALLEY PM LLC	1,541.00
1069327	24-Nov-2020	STRATEGIC CAPITAL ALLIANCE LTD PARTNERSHIP	9,900.00
1069328	24-Nov-2020	CHANDLER GARDENS	19,184.00
1069329	24-Nov-2020	CABRERA, TERESA	1,650.00
1069330	24-Nov-2020	PALM TRAILS LLC	10,445.00
1069331	24-Nov-2020	PASHAPOUR NIKU, MAZIAR	1,624.00
1069332	24-Nov-2020	AQUINO, MIRA-FLOR T	920.00
1069333	24-Nov-2020	DESERT WIND PROPERTY MANAGEMENT & REAL ESTATE LLC	149.00
1069334	24-Nov-2020	SWH 2017-1 BORROWER, LP	2,995.00
1069335	24-Nov-2020	KATZ, JENNIFER ANN	759.00
1069336	24-Nov-2020	SANTOS, AGNES	660.00
1069337	24-Nov-2020	NGUY HUANG LLC	1,106.00
1069338	24-Nov-2020	SHAO, LAN	3,084.00
1069339	24-Nov-2020	BOSCHEE, CHARLES L	608.00
1069340	24-Nov-2020	BURTON, DOUGLAS J	481.00
1069341	24-Nov-2020	YIN, WENBI	1,619.00
1069342	24-Nov-2020	847 RAY LLC	4,349.00
1069343	24-Nov-2020	AZURE SEA LANE LLC	2,630.00
1069344	24-Nov-2020	SFR 2012-1 US WEST LLC	3,452.00
1069345	24-Nov-2020	SPC RENTAL PROPERTY, LLC	1,205.00
1069346	24-Nov-2020	WL INVESTMENT LLC	1,199.00
1069347	24-Nov-2020	BRAVO, DEBORAH LYNN	749.00
1069348	24-Nov-2020	THOMASIAN, BIKI	618.00
1069349	24-Nov-2020	PENTCO LLC	703.00
1069350	24-Nov-2020	SHAHIN, GABRIEL	1,420.00
1069351	24-Nov-2020	O'DONNELL, MELISSA	955.00
1069352	24-Nov-2020	EKSS LLC	1,578.00
1069353	24-Nov-2020	LEE, LARRY	1,040.00
1069354	24-Nov-2020	XIAO, HONG MEI	1,392.00
1069355	24-Nov-2020	AHN, SUNGIL	766.00
1069356	24-Nov-2020	ZHANG, QISHENG	1,195.00
1069357	24-Nov-2020	GUERRERO, ROSE	4,407.00
1069358	24-Nov-2020	ZHANG, JUNLI	1,430.00
1069359	24-Nov-2020	VIRDEE, ARVINDER S	1,273.00
1069360	24-Nov-2020	MCNELLIS, JOHN	842.00
1069361	24-Nov-2020	GILBERT, JUSTIN	475.00
1069362	24-Nov-2020	NJOROGE, ELIZABETH	947.00
1069363	24-Nov-2020	WU, SUYUAN LIN	2,672.00
1069364	24-Nov-2020	BARKDOLL PROPERTIES LLC	8,479.00
1069365	24-Nov-2020	GARCIA, CRISTINA	590.00
1069366	24-Nov-2020	ARIZONA LIVING PROPERTY MANAGEMENT, INC	1,379.00
1069367	24-Nov-2020	MRGUDICH, JON A	981.00
1069368	24-Nov-2020	RENTERS CHOICE HOME	896.00

1069369	24-Nov-2020	JDC INVESTMENTS LLC	965.00
1069370	24-Nov-2020	NGUY CONCEPT LLC	1,806.00
1069371	24-Nov-2020	LE, THUC	1,400.00
1069372	24-Nov-2020	S J FOWLER REAL ESTATE INC	710.00
1069373	24-Nov-2020	HADAWAY, MICHELLE VIVIANNE	974.00
1069374	24-Nov-2020	AUSTIN FLECK PROPERTY MANAGEMENT LLC	951.00
1069375	24-Nov-2020	JONES, PATRICIA A.	916.00
1069376	24-Nov-2020	MCKINDLES, JOHN	1,495.00
1069377	24-Nov-2020	LUNDIN, ANDREY	776.00
1069378	24-Nov-2020	KHILLAN, RAJNEEK	1,120.00
1069379	24-Nov-2020	LE, KIEU	892.00
1069380	24-Nov-2020	PRICE, MI-SIM	960.00
1069381	24-Nov-2020	GREBE, ROLANDO	1,300.00
1069382	24-Nov-2020	BURCH, CHRISTOPHER	1,010.00
1069383	24-Nov-2020	PASQUALINA VITIRITTI TRUSTEE	519.00
1069384	24-Nov-2020	PERSONAL REAL ESTATE SERVICES LLC	499.00
1069385	24-Nov-2020	GILBERT, THURMAN	663.00
1069386	24-Nov-2020	CRUZ, JUAN	510.00
1069387	24-Nov-2020	HADEED, JAMES	1,030.00
1069388	24-Nov-2020	LETS REED LLC	498.00
1069389	24-Nov-2020	HOANG, BUUCHAU QUOC	1,476.00
1069390	24-Nov-2020	COSTALES, ABEL	577.00
1069391	24-Nov-2020	CARPENTER, SONJA G	1,138.00
1069392	24-Nov-2020	BURGESS, THOMAS S.	1,016.00
1069393	24-Nov-2020	HALL, ERIC	807.00
1069394	24-Nov-2020	SINGH, REENA	1,484.00
1069395	24-Nov-2020	SUNSHINE REALTY LLC	801.00
1069396	24-Nov-2020	NGUYEN, NGOC	1,263.00
1069397	24-Nov-2020	XIA, JINGNA	779.00
1069398	24-Nov-2020	XIE, YUN	2,300.00
1069399	24-Nov-2020	MAKEY, JAMES	805.00
1069400	24-Nov-2020	GOVINDARAJAN, OMKAR	827.00
1069401	24-Nov-2020	OARE, ELIZABETH	755.00
1069402	24-Nov-2020	ARIZONA HOMES PLUS	1,510.00
1069403	24-Nov-2020	I & PSSG LLC	1,400.00
1069404	24-Nov-2020	WATTS, ELSKA M.	539.00
1069405	24-Nov-2020	NGUYEN, HONG	1,142.00
1069406	24-Nov-2020	FRESNO INVESTMENTS	2,329.00
1069407	24-Nov-2020	WONG, CHRISTOPHER DINH	692.00
1069408	24-Nov-2020	LIN, RONG CHUN	1,241.00
1069409	24-Nov-2020	JJBMC PROPERTIES LLC	4,095.00
1069410	24-Nov-2020	BIYANI, MANISH	1,450.00
1069411	24-Nov-2020	LAM, CHI MING	1,400.00
1069412	24-Nov-2020	WARDA, ALBERT	1,550.00
1069413	24-Nov-2020	SALEH, ZIAD	1,430.00
1069414	24-Nov-2020	SKOGLUND, NANCY B	1,450.00
1069415	24-Nov-2020	ARIZONA ELITE PROPERTIES	1,625.00
1069416	24-Nov-2020	MCKINLEY, ROSS HARRISON	399.00
1069417	24-Nov-2020	KRUY IN, BUN	865.00
1069418	24-Nov-2020	SIN, BENNY	572.00
1069419	24-Nov-2020	AILEEN CHU HOLDINGS LLC	1,675.00
1069420	24-Nov-2020	WOODS, KAY	1,170.00

1069421	24-Nov-2020	2ND ST INVESTMENTS	864.00
1069422	24-Nov-2020	EDB ENTERPRISE LLC	1,205.00
1069423	24-Nov-2020	POUCHKAREV, ANDREI	1,395.00
1069424	24-Nov-2020	CHANDLER PROPERTY DEVELOPMENT ASSOCIATES LTD PTR (231-1)	25,900.00
1069425	24-Nov-2020	KIANPOUR, FARAMARZ	938.00
1069426	24-Nov-2020	RODRIGUEZ-MESA, IVAN	1,690.00
1069427	24-Nov-2020	KHATRI, SHAH	7,221.00
1069428	24-Nov-2020	ARM OF SAVE THE FAMILY FOUNDATION OF ARIZONA	371.00
1069429	24-Nov-2020	GORE, VIPUL	773.00
1069430	24-Nov-2020	ARIZONA COMMUNITY FOUNDATION	7,800.00
1069431	24-Nov-2020	HUNTER, HOLLY H	121.28
1069432	25-Nov-2020	ARIZONA WATER WORKS SUPPLY	138.02
1069433	25-Nov-2020	BROWN AND CALDWELL	8,894.25
1069434	25-Nov-2020	ARTISTIC LAND MANAGEMENT INC	2,735.00
1069435	25-Nov-2020	ANCON	7,332.16
1069436	25-Nov-2020	DOWNTOWN CHANDLER COMM PARTNERSHIP, INC.	4,500.00
1069437	25-Nov-2020	ARIZONA OFFICE TECHNOLOGIES	136.60
1069438	25-Nov-2020	ALL CITY TOWING	382.50
1069439	25-Nov-2020	DEVAU HUMAN RESOURCES	5,009.36
1069440	25-Nov-2020	GONZALEZ, ALEX	4,167.00
1069441	25-Nov-2020	BRENNTAG PACIFIC INC	25,036.59
1069442	25-Nov-2020	BANNER OCCUPATIONAL HEALTH SERVICES	3,173.00
1069443	25-Nov-2020	DYE CARBONIC	735.74
1069444	25-Nov-2020	CH2M HILL INC	40,017.50
1069445	25-Nov-2020	EWING IRRIGATION	78.77
1069446	25-Nov-2020	DH PACE SYSTEMS INTEGRATION	1,714.62
1069447	25-Nov-2020	CE WILSON CONSULTING, LLC	6,960.00
1069448	25-Nov-2020	BROWN WHOLESALE ELECTRIC	197,167.84
1069449	25-Nov-2020	DT CHANDLER LLC	29,048.97
1069450	25-Nov-2020	BRIGHTVIEW LANDSCAPE SERVICES, INC	103,272.00
1069451	25-Nov-2020	ARIZONA'S BEST CHOICE PEST & TERMITE SERVICES	1,910.00
1069452	25-Nov-2020	CHOICE MAINTENANCE AND ASPHALT SERVICES, LLC	33,221.50
1069453	25-Nov-2020	VISION SERVICE PLAN OF ARIZONA	24,163.26
1069454	25-Nov-2020	VISION SERVICE PLAN OF ARIZONA	4,548.16
1069455	25-Nov-2020	VISION SERVICE PLAN OF ARIZONA	68.94
1069456	25-Nov-2020	CENTURYLINK	16,804.44
1069457	25-Nov-2020	VOYA FINANCIAL	71,371.12
1069458	25-Nov-2020	NUTRIEN AG SOLUTIONS, INC	3,471.16
1069459	25-Nov-2020	PROFORCE LAW ENFORCEMENT	21,981.14
1069460	25-Nov-2020	H&E EQUIPMENT SERVICES INC	477.25
1069461	25-Nov-2020	JUST PLANT DESIGNERS INC	165.00
1069462	25-Nov-2020	ENVIRONMENTAL PLANNING GROUP LLC	738.50
1069463	25-Nov-2020	JAMES COOKE & HOBSON	3,123.35
1069464	25-Nov-2020	GHASTER PAINTING & COATINGS INC	1,799.89
1069465	25-Nov-2020	PHOENIX PUMPS INC	7,206.01
1069466	25-Nov-2020	HENDERSON BELTWAY, LLC	5,731.55
1069467	25-Nov-2020	GOERING, ROBERT, RUBIN, BROGNA, ENOS & TREADWELL-RUBIN, P.C.	492.13
1069468	25-Nov-2020	PM PLUMBING & MECHANICAL INC	332.16
1069469	25-Nov-2020	VOSS LIGHTING	1,136.39
1069470	25-Nov-2020	WASTE MANAGEMENT	4,129.06
1069471	25-Nov-2020	UNIFIRST CORPORATION	342.95
1069472	25-Nov-2020	VULCAN MATERIALS COMPANY	377.06

1069473	25-Nov-2020	ARIZONA REPUBLIC, THE	1,280.38
1069474	25-Nov-2020	SUNLAND, INC	642,071.77
1069475	25-Nov-2020	Y S MANTRI & ASSOCIATES, LLC	7,980.11
1069476	25-Nov-2020	TOWN OF GILBERT	3,425.00
1069477	25-Nov-2020	SUPREME OIL CO	5,747.84
1069478	25-Nov-2020	SHANNON S MARTIN CO	5,314.34
1069479	25-Nov-2020	QUALITY EMULSIONS LLC	127.25
1069480	25-Nov-2020	ROADWAY ELECTRIC LLC	6,937.00
1069481	25-Nov-2020	TOPETE/STONEFIELD INC	261.52
1069482	25-Nov-2020	VALLEYWIDE GENERATOR SERVICE LLC	751.44
1069483	25-Nov-2020	FISHEL COMPANY, THE	213,476.03
1069484	25-Nov-2020	WAXIE SANITARY SUPPLY	73,033.20
1069485	25-Nov-2020	SAN DIEGO POLICE EQUIPMENT COMPANY	1,166.48
1069486	25-Nov-2020	HARTFORD APARTMENTS	0.00
1069487	03-Dec-2020	ARTISTIC LAND MANAGEMENT INC	7,446.00
1069488	03-Dec-2020	ARIZONA PEST PREVENTION	325.00
1069489	03-Dec-2020	CENTRAL ARIZONA PROJECT	264,320.00
1069490	03-Dec-2020	CITY WIDE PEST CONTROL INC	464.00
1069491	03-Dec-2020	DOWNTOWN CHANDLER COMM PARTNERSHIP, INC.	25,000.00
1069492	03-Dec-2020	ALL CITY TOWING	60.00
1069493	03-Dec-2020	DEVAU HUMAN RESOURCES	15,700.09
1069494	03-Dec-2020	BRENNTAG PACIFIC INC	11,533.30
1069495	03-Dec-2020	ARIZONA'S BEST CHOICE PEST & TERMITE SERVICES	115.00
1069496	03-Dec-2020	CHOICE MAINTENANCE AND ASPHALT SERVICES, LLC	22,113.00
1069497	03-Dec-2020	CENTURYLINK	2,956.84
1069498	03-Dec-2020	SEGAL COMPANY, THE	12,187.50
1069499	03-Dec-2020	SIMPSON NORTON	53.06
1069500	03-Dec-2020	WASTE MANAGEMENT	947,186.06
1069501	03-Dec-2020	UNIFIRST CORPORATION	1,217.32
1069502	03-Dec-2020	SPRINKLER WORLD OF AZ INC	2,808.80
1069503	03-Dec-2020	SUPREME OIL CO	1,326.56
1069504	03-Dec-2020	SHANNON S MARTIN CO	16,578.31
1069505	03-Dec-2020	SPIKER SPORTS	736.00
1069506	03-Dec-2020	EUROFINS TESTAMERICA	1,645.00
1069507	03-Dec-2020	VALLEYWIDE GENERATOR SERVICE LLC	4,040.01
1069508	03-Dec-2020	FISHEL COMPANY, THE	203,026.00
1069509	03-Dec-2020	SILVA LAW FIRM PC	4,167.00
1069510	03-Dec-2020	SALT WORKS	3,375.77
1069511	03-Dec-2020	WAXIE SANITARY SUPPLY	3,128.50
1069512	03-Dec-2020	WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC	3,600.00
1069513	03-Dec-2020	HORIZON DISTRIBUTORS INC	902.37
1069514	03-Dec-2020	NUTRIEN AG SOLUTIONS, INC	15,092.00
1069515	03-Dec-2020	LTI INC	238.00
1069516	03-Dec-2020	FIREBIRD FUEL	24,179.17
1069517	03-Dec-2020	OLIVER WYMAN ACTUARIAL CONSULTING INC	5,463.64
1069518	03-Dec-2020	H&E EQUIPMENT SERVICES INC	1,948.33
1069519	03-Dec-2020	MARTIN, JEFFREY G	2,931.65
1069520	03-Dec-2020	MYTHICS INC	113,753.45
1069521	03-Dec-2020	EWING IRRIGATION	6,633.80
1069522	03-Dec-2020	LAW OFFICE OF LAURIE GROGAN	4,167.00
1069523	03-Dec-2020	SOUTHWEST GROUNDWATER CONSULTANTS	3,084.45
1069524	03-Dec-2020	PHOENIX PUMPS INC	4,053.32

1069525	03-Dec-2020	LAYNE CHRISTENSEN COMPANY	4,160.00
1069526	03-Dec-2020	JACOBO LAW FIRM, PLLC	4,167.00
1069527	03-Dec-2020	JOHNSON CONTROLS INC	4,597.25
1069528	03-Dec-2020	JOVOS INC	4,508.60
1069529	03-Dec-2020	LAW OFFICE OF JARED ALLEN, THE	4,167.00
1069530	03-Dec-2020	PM PLUMBING & MECHANICAL INC	298.00
1069531	03-Dec-2020	LAW OFFICE OF LYNN R. AROUH	4,167.00
1069532	03-Dec-2020	BUNN, KARI L	31.30
1069533	03-Dec-2020	ABDELKARIM, RABAH	300.00
1069534	03-Dec-2020	330 N COMANCHE LLC	2,002.00
1069535	03-Dec-2020	ORANGE COUNTY HOUSING AUTHORITY	3,228.48
1069536	04-Dec-2020	BANK OF AMERICA	879,045.13
1069537	10-Dec-2020	AMERICAN TELEPHONE	4,128.00
1069538	10-Dec-2020	A/B ACE HARDWARE	1,295.24
1069539	10-Dec-2020	BAVCO	3,555.20
1069540	10-Dec-2020	AVCOM COMPANY	1,046.00
1069541	10-Dec-2020	ARTISTIC LAND MANAGEMENT INC	2,519.00
1069542	10-Dec-2020	ARIZONA PEST PREVENTION	45.00
1069543	10-Dec-2020	AZTEC ENGINEERING	16,415.09
1069544	10-Dec-2020	ANCON	6,330.08
1069545	10-Dec-2020	ALL THE KING'S FLAGS	879.56
1069546	10-Dec-2020	ARIZONA GLOVE & SAFETY	402.65
1069547	10-Dec-2020	DEVAU HUMAN RESOURCES	7,089.94
1069548	10-Dec-2020	BRENNTAG PACIFIC INC	5,756.33
1069549	10-Dec-2020	ACHEN-GARDNER CONSTRUCTION LLC	4,185.99
1069550	10-Dec-2020	AZCEND	6,000.00
1069551	10-Dec-2020	CH2M HILL INC	88,206.96
1069552	10-Dec-2020	AMERICAN TRAFFIC SOLUTIONS INC	38,684.76
1069553	10-Dec-2020	ANDREW'S REFRIGERATIONS INC	8,437.10
1069554	10-Dec-2020	CE WILSON CONSULTING, LLC	6,270.00
1069555	10-Dec-2020	BRIGHTVIEW LANDSCAPE SERVICES, INC	21,485.00
1069556	10-Dec-2020	ARIZONA'S BEST CHOICE PEST & TERMITE SERVICES	157.00
1069557	10-Dec-2020	CENTURYLINK	73.34
1069558	10-Dec-2020	PM PLUMBING & MECHANICAL INC	119.50
1069559	10-Dec-2020	IN-PIPE TECHNOLOGY	12,000.00
1069560	10-Dec-2020	HORIZON DISTRIBUTORS INC	1,293.60
1069561	10-Dec-2020	FELIX CONSTRUCTION COMPANY	3,426.96
1069562	10-Dec-2020	FIREBIRD FUEL	11,599.21
1069563	10-Dec-2020	SMITH, MICHAEL J	4,167.00
1069564	10-Dec-2020	KIMLEY-HORN AND ASSOCIATES	67,554.09
1069565	10-Dec-2020	KRONOS INCORPORATED	68.03
1069566	10-Dec-2020	PCL CONSTRUCTION INC	265,425.00
1069567	10-Dec-2020	JUSTIFACTS CREDENTIAL VERIFICATION, INC.	49.00
1069568	10-Dec-2020	GHASTER PAINTING & COATINGS INC	500.00
1069569	10-Dec-2020	EWING IRRIGATION	1,173.09
1069570	10-Dec-2020	LAYNE CHRISTENSEN COMPANY	7,765.00
1069571	10-Dec-2020	JOVOS INC	5,401.00
1069572	10-Dec-2020	VERIZON WIRELESS	120.03
1069573	10-Dec-2020	RITOCH-POWELL & ASSOCIATES	61,415.33
1069574	10-Dec-2020	REDFLEX TRAFFIC SYSTEMS	21.01
1069575	10-Dec-2020	SHANNON S MARTIN CO	1,444.50
1069576	10-Dec-2020	TOPETE/STONEFIELD INC	141.41

1069577	10-Dec-2020	WIST OFFICE PRODUCTS COMPANY	7,684.70
1069578	10-Dec-2020	SHI INTERNATIONAL CORP	51,315.26
1069579	10-Dec-2020	TWC CHANDLER LLC	3,570.00
1069580	10-Dec-2020	SALT WORKS	3,235.28
1069581	10-Dec-2020	WAXIE SANITARY SUPPLY	63,815.00
1069582	10-Dec-2020	VOSS LIGHTING	708.40
1069583	10-Dec-2020	WASTE MANAGEMENT	4,509.04
1069584	10-Dec-2020	UNIFIRST CORPORATION	1,807.07
1069585	10-Dec-2020	VULCAN MATERIALS COMPANY	1,023.44
1069586	10-Dec-2020	SPRINKLER WORLD OF AZ INC	384.47
1069587	10-Dec-2020	REAL T MANAGEMENT	0.00
1069588	17-Dec-2020	CHRYSALIS SHELTER FOR VICTIMS OF DOMESTIC VIOLENCE	10,000.00
1069589	17-Dec-2020	ARTISTIC LAND MANAGEMENT INC	159,691.89
1069590	17-Dec-2020	CURTIS BLUE LINE	24,866.23
1069591	17-Dec-2020	ANCON	6,305.54
1069592	17-Dec-2020	ARIZONA PET MORTUARY	1,102.00
1069593	17-Dec-2020	CITY WIDE PEST CONTROL INC	1,419.00
1069594	17-Dec-2020	CONSULTANT ENGINEERING INC	50,175.43
1069595	17-Dec-2020	ARIZONA BLUE STAKE INC	1,775.24
1069596	17-Dec-2020	ARIZONA GLOVE & SAFETY	199.82
1069597	17-Dec-2020	ALL CITY TOWING	525.00
1069598	17-Dec-2020	DEVAU HUMAN RESOURCES	14,777.41
1069599	17-Dec-2020	ARIZONA EMERGENCY PRODUCTS	230,137.75
1069600	17-Dec-2020	BLACK & VEATCH	5,575.00
1069601	17-Dec-2020	DYE CARBONIC	2,589.36
1069602	17-Dec-2020	AJP ELECTRIC INC	514,534.99
1069603	17-Dec-2020	CE WILSON CONSULTING, LLC	6,840.00
1069604	17-Dec-2020	BROWN WHOLESALE ELECTRIC	5,736.03
1069605	17-Dec-2020	ARIZONA'S BEST CHOICE PEST & TERMITE SERVICES	1,062.00
1069606	17-Dec-2020	TRISTAR ICS, INC	5,783.22
1069607	17-Dec-2020	FLEXIBLE BENEFIT ADMINISTRATORS INC	962.54
1069608	17-Dec-2020	DELTA DENTAL PLAN OF ARIZONA INC	142,788.34
1069609	17-Dec-2020	VISION SERVICE PLAN OF ARIZONA	24,087.94
1069610	17-Dec-2020	VISION SERVICE PLAN OF ARIZONA	4,593.52
1069611	17-Dec-2020	VISION SERVICE PLAN OF ARIZONA	68.94
1069612	17-Dec-2020	ANTHEM LIFE INSURANCE COMPANY	11,677.92
1069613	17-Dec-2020	GOERING, ROBERT, RUBIN, BROGNA, ENOS & TREADWELL-RUBIN, P.C.	4,184.63
1069614	17-Dec-2020	JOVOS INC	4,272.60
1069615	17-Dec-2020	PM PLUMBING & MECHANICAL INC	471.75
1069616	17-Dec-2020	HORIZON DISTRIBUTORS INC	1,625.78
1069617	17-Dec-2020	NESBITT CONTRACTING COMPANY INC	1,380.37
1069618	17-Dec-2020	EUREKA PRODUCTIONS	350.00
1069619	17-Dec-2020	KIMLEY-HORN AND ASSOCIATES	62,413.51
1069620	17-Dec-2020	PROFORCE LAW ENFORCEMENT	10,757.04
1069621	17-Dec-2020	JUST PLANT DESIGNERS INC	165.00
1069622	17-Dec-2020	KRONOS INCORPORATED	895.03
1069623	17-Dec-2020	EWING IRRIGATION	3,750.16
1069624	17-Dec-2020	SOUTHWEST GROUNDWATER CONSULTANTS	9,538.00
1069625	17-Dec-2020	WASTE MANAGEMENT	278.88
1069626	17-Dec-2020	UNIFIRST CORPORATION	390.97
1069627	17-Dec-2020	VULCAN MATERIALS COMPANY	3,062.65
1069628	17-Dec-2020	SHI INTERNATIONAL CORP	15,663.30

1069629	17-Dec-2020	FISHEL COMPANY, THE	87,830.68
1069630	17-Dec-2020	TWC CHANDLER LLC	5,100.00
1069631	17-Dec-2020	V & V MANUFACTURING INC	1,237.95
1069632	17-Dec-2020	REDDI SERVICES	824.67
1069633	17-Dec-2020	WAXIE SANITARY SUPPLY	36,903.37
1069634	17-Dec-2020	WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC	96,751.88
1069635	17-Dec-2020	SPRINKLER WORLD OF AZ INC	289.07
1069636	17-Dec-2020	SUNLAND, INC	715,403.67
1069637	17-Dec-2020	RECREATION AND ATHLETICS FOR THE DISABLED	10,000.00
1069638	17-Dec-2020	VERIZON WIRELESS	9,229.18
1069639	17-Dec-2020	SHANNON S MARTIN CO	13,750.00
1069640	17-Dec-2020	SELECTRON TECHNOLOGIES INC	16,000.00
1069641	17-Dec-2020	VALLEYWIDE GENERATOR SERVICE LLC	727.66
1069642	18-Dec-2020	CHANDLER PROPERTY DEVELOPMENT ASSOCIATES LTD PTR (231-1)	1,098.00
1069643	18-Dec-2020	WEST GALVESTON LLC	1,763.00
1069644	23-Dec-2020	CHRISTMAS LIGHT DECORATORS	12,580.00
1069645	23-Dec-2020	A/B ACE HARDWARE	822.21
1069646	23-Dec-2020	CLEANVIEW SEWER INSPECTIONS LLC	8,605.60
1069647	23-Dec-2020	ALL CITY TOWING	20.00
1069648	23-Dec-2020	DEVAU HUMAN RESOURCES	1,810.41
1069649	23-Dec-2020	BANNER OCCUPATIONAL HEALTH SERVICES	4,581.00
1069650	23-Dec-2020	ANDREW'S REFRIGERATIONS INC	2,970.00
1069651	23-Dec-2020	DH PACE SYSTEMS INTEGRATION	3,613.18
1069652	23-Dec-2020	ARIZONA'S BEST CHOICE PEST & TERMITE SERVICES	322.00
1069653	23-Dec-2020	FOSTER ELECTRIC	4,905.64
1069654	23-Dec-2020	OLIVER WYMAN ACTUARIAL CONSULTING INC	5,463.63
1069655	23-Dec-2020	KIMLEY-HORN AND ASSOCIATES	5,924.99
1069656	23-Dec-2020	H&E EQUIPMENT SERVICES INC	2,824.79
1069657	23-Dec-2020	ENTERPRISE NETWORKS SOLUTIONS INC	25,724.05
1069658	23-Dec-2020	GREEN & BAKER	1,092.00
1069659	23-Dec-2020	PRECISION ELECTRIC CO	206.86
1069660	23-Dec-2020	JAMES COOKE & HOBSON	3,860.17
1069661	23-Dec-2020	GHASTER PAINTING & COATINGS INC	1,575.00
1069662	23-Dec-2020	EWING IRRIGATION	932.34
1069663	23-Dec-2020	PHOENIX PUMPS INC	1,416.56
1069664	23-Dec-2020	PIONEER LANDSCAPE CENTERS	8,089.66
1069665	23-Dec-2020	LAW OFFICE OF JARED ALLEN, THE	4,167.00
1069666	23-Dec-2020	PM PLUMBING & MECHANICAL INC	3,258.82
1069667	23-Dec-2020	WASTE MANAGEMENT	945,801.00
1069668	23-Dec-2020	UNIFIRST CORPORATION	1,063.48
1069669	23-Dec-2020	SPRINKLER WORLD OF AZ INC	112.88
1069670	23-Dec-2020	TOWN OF GILBERT	151,899.21
1069671	23-Dec-2020	VERIZON WIRELESS	692.59
1069672	23-Dec-2020	SHANNON S MARTIN CO	15,861.97
1069673	23-Dec-2020	SPEEDIE & ASSOCIATES	1,150.00
1069674	23-Dec-2020	TOPETE/STONEFIELD INC	403.16
1069675	23-Dec-2020	RESCUE AIR SYSTEMS INC	800.00
1069676	23-Dec-2020	VALLEYWIDE GENERATOR SERVICE LLC	22,751.75
1069677	23-Dec-2020	SIERRA TRANSPORTATION & TECHNOLOGIES LLC	1,897.29
1069678	23-Dec-2020	FISHEL COMPANY, THE	301,233.93
1069679	23-Dec-2020	REDDI SERVICES	912.88
1069680	23-Dec-2020	WAXIE SANITARY SUPPLY	1,179.17

1069681	23-Dec-2020	UNITED FIBERS LLC	72,128.00
1069682	23-Dec-2020	US BANK	726,880.00
1069683	23-Dec-2020	US BANK	528,312.50
1069684	23-Dec-2020	US BANK	31,150.00
1069685	23-Dec-2020	US BANK	673,325.00
1069686	23-Dec-2020	US BANK	2,070,000.00
1069687	23-Dec-2020	US BANK	1,036,412.50
1069688	23-Dec-2020	US BANK	308,000.00
1069689	23-Dec-2020	BANK OF NEW YORK, THE	621,600.00
1069690	23-Dec-2020	ZIONS FIRST NATIONAL BANK	826,900.00
1069691	23-Dec-2020	ZIONS FIRST NATIONAL BANK	3,437,950.00
1069692	23-Dec-2020	ZIONS FIRST NATIONAL BANK	445,900.00
1069693	23-Dec-2020	MOORE, ODETTA J	50.00
1069694	23-Dec-2020	AZ HOME FOR US	1,292.00
1069695	23-Dec-2020	LEE, KEVIN	1,586.00
1069696	23-Dec-2020	YASSIR, YOUSEF	1,853.00
1069697	23-Dec-2020	LAROUSSI, REDOUANE	617.00
1069698	23-Dec-2020	MARYLAND PALMS APARTMENTS LLC	768.00
1069699	23-Dec-2020	HERNANDEZ, ERIBERTO	940.00
1069700	23-Dec-2020	ANDERSON DUNIGAN EAST VALLEY PM LLC	1,541.00
1069701	23-Dec-2020	STRATEGIC CAPITAL ALLIANCE LTD PARTNERSHIP	9,900.00
1069702	23-Dec-2020	CHANDLER GARDENS	17,702.00
1069703	23-Dec-2020	CABRERA, TERESA	1,650.00
1069704	23-Dec-2020	PALM TRAILS LLC	10,554.00
1069705	23-Dec-2020	WUZ 66 RENTAL LLC	1,138.00
1069706	23-Dec-2020	LUEDY, IRINA	1,303.00
1069707	23-Dec-2020	TRINH, KY Q	1,205.00
1069708	23-Dec-2020	BIG STAR PROPERTIES, LLC	5,283.00
1069709	23-Dec-2020	BROADWAY ROAD PROPERTY LLC	880.00
1069710	23-Dec-2020	RAY ROAD PROPERTY LLC	666.00
1069711	23-Dec-2020	MORTENSEN, GLORIA J	1,100.00
1069712	23-Dec-2020	THY LLC	956.00
1069713	23-Dec-2020	BMF IV AZ LAGUNA VILLAGE LLC	9,346.00
1069714	23-Dec-2020	MASHAYEKHI, MITRA	1,600.00
1069715	23-Dec-2020	GET MULTIFAMILY	934.00
1069716	23-Dec-2020	NPTL 4 LLC	1,380.00
1069717	23-Dec-2020	P.J HUSSEY & ASSOCIATES INC	495.00
1069718	23-Dec-2020	HARTFORD APARTMENTS	1,680.00
1069719	23-Dec-2020	REAL T MANAGEMENT	546.00
1069720	23-Dec-2020	XIAO, HONG MEI	1,392.00
1069721	23-Dec-2020	AHN, SUNGIL	766.00
1069722	23-Dec-2020	ZHANG, QISHENG	1,195.00
1069723	23-Dec-2020	GUERRERO, ROSE	4,407.00
1069724	23-Dec-2020	ZHANG, JUNLI	1,430.00
1069725	23-Dec-2020	CANO-CARRILLO, GRICELDA	561.00
1069726	23-Dec-2020	GOSKONDA, VENKATESHWAR	289.00
1069727	23-Dec-2020	TAM, VIVIAN	606.00
1069728	23-Dec-2020	MCLOONE, AMANDA	1,512.00
1069729	23-Dec-2020	GENTILE, JAMES	1,428.00
1069730	23-Dec-2020	GUERRERO, LAURIE	1,370.00
1069731	23-Dec-2020	MILLER, JEFFERY ROBERT	632.00
1069732	23-Dec-2020	ABDELKARIM, RABAH	1,174.00

1069733	23-Dec-2020	BURNHAM, TIMOTHY	1,331.00
1069734	23-Dec-2020	SARVI, MICHAEL	1,111.00
1069735	23-Dec-2020	SALZMAN, BART	1,500.00
1069736	23-Dec-2020	AVA HOLDINGS LLC	549.00
1069737	23-Dec-2020	LARSEN DEVELOPMENT LLC	951.00
1069738	23-Dec-2020	FOCUS LLC	2,603.00
1069739	23-Dec-2020	FENG, WINNIE	1,565.00
1069740	23-Dec-2020	CX RENTALS LLC	605.00
1069741	23-Dec-2020	GJONZENELI, MURAT	3,871.00
1069742	23-Dec-2020	VAKKALANKA, SURYANARAYANA	713.00
1069743	23-Dec-2020	SJ PROPERTIES LLC	1,124.00
1069744	23-Dec-2020	HYF INVESTCO, LLC	1,028.00
1069745	23-Dec-2020	HANDZEL, SHARON C	944.00
1069746	23-Dec-2020	PASHAPOUR NIKU, MAZIAR	1,624.00
1069747	23-Dec-2020	AQUINO, MIRA-FLOR T	920.00
1069748	23-Dec-2020	DESERT WIND PROPERTY MANAGEMENT & REAL ESTATE LLC	149.00
1069749	23-Dec-2020	SWH 2017-1 BORROWER, LP	2,995.00
1069750	23-Dec-2020	KATZ, JENNIFER ANN	759.00
1069751	23-Dec-2020	SANTOS, AGNES	660.00
1069752	23-Dec-2020	NGUY HUANG LLC	1,106.00
1069753	23-Dec-2020	SHAO, LAN	3,084.00
1069754	23-Dec-2020	BOSCHEE, CHARLES L	608.00
1069755	23-Dec-2020	BURTON, DOUGLAS J	1,849.00
1069756	23-Dec-2020	YIN, WENBI	1,619.00
1069757	23-Dec-2020	847 RAY LLC	4,349.00
1069758	23-Dec-2020	AZURE SEA LANE LLC	2,480.00
1069759	23-Dec-2020	SFR 2012-1 US WEST LLC	3,452.00
1069760	23-Dec-2020	SPC RENTAL PROPERTY, LLC	2,475.00
1069761	23-Dec-2020	WL INVESTMENT LLC	1,324.00
1069762	23-Dec-2020	BRAVO, DEBORAH LYNN	749.00
1069763	23-Dec-2020	THOMASIAN, BIKI	618.00
1069764	23-Dec-2020	SHAHIN, GABRIEL	1,420.00
1069765	23-Dec-2020	O'DONNELL, MELISSA	955.00
1069766	23-Dec-2020	INVESTAR REAL ESTATE SPECIALISTS LLC	667.00
1069767	23-Dec-2020	GOLD COAST REALTY	1,068.00
1069768	23-Dec-2020	HARMONY APTS	7,935.00
1069769	23-Dec-2020	MAYPER, CHAD	736.00
1069770	23-Dec-2020	N/A TOWN SQUARE-65 LP	957.00
1069771	23-Dec-2020	NGUYEN, CALVIN	625.00
1069772	23-Dec-2020	KAMP, ROBERT G	1,371.00
1069773	23-Dec-2020	330 N COMANCHE LLC	5,503.00
1069774	23-Dec-2020	LEWERRIT LLC	1,550.00
1069775	23-Dec-2020	1125 CALIFORNIA LLC	1,545.00
1069776	23-Dec-2020	WEINBERG, JAMES M	1,490.00
1069777	23-Dec-2020	JAIN, VIKAS	814.00
1069778	23-Dec-2020	BLATO PROPERTY MANAGEMENT LLC	913.00
1069779	23-Dec-2020	TREVNIC HOLDINGS, INC	934.00
1069780	23-Dec-2020	DALA GROUP, LLC	1,162.00
1069781	23-Dec-2020	SEVEN STRONG ENTERPRISES, LLC	984.00
1069782	23-Dec-2020	MAAG, BLANCA RIVERA	1,036.00
1069783	23-Dec-2020	NGUYEN, HONG	1,142.00
1069784	23-Dec-2020	FRESNO INVESTMENTS	2,329.00

1069785	23-Dec-2020	WONG, CHRISTOPHER DINH	692.00
1069786	23-Dec-2020	LIN, RONG CHUN	2,724.00
1069787	23-Dec-2020	BURCH, CHRISTOPHER	1,010.00
1069788	23-Dec-2020	PASQUALINA VITIRITTI TRUSTEE	519.00
1069789	23-Dec-2020	PERSONAL REAL ESTATE SERVICES LLC	499.00
1069790	23-Dec-2020	GILBERT, THURMAN	663.00
1069791	23-Dec-2020	CRUZ, JUAN	510.00
1069792	23-Dec-2020	HADEED, JAMES	1,030.00
1069793	23-Dec-2020	LETS REED LLC	498.00
1069794	23-Dec-2020	VIRDEE, ARVINDER S	1,273.00
1069795	23-Dec-2020	MCNELLIS, JOHN	842.00
1069796	23-Dec-2020	GILBERT, JUSTIN	1,255.00
1069797	23-Dec-2020	NJOROGE, ELIZABETH	947.00
1069798	23-Dec-2020	WU, SUYUAN LIN	2,672.00
1069799	23-Dec-2020	BARKDOLL PROPERTIES LLC	7,862.00
1069800	23-Dec-2020	GARCIA, CRISTINA	590.00
1069801	23-Dec-2020	ARIZONA LIVING PROPERTY MANAGEMENT, INC	1,379.00
1069802	23-Dec-2020	MRGUDICH, JON A	981.00
1069803	23-Dec-2020	RENTERS CHOICE HOME	893.00
1069804	23-Dec-2020	JDC INVESTMENTS LLC	965.00
1069805	23-Dec-2020	NGUY CONCEPT LLC	1,806.00
1069806	23-Dec-2020	LE, THUC	1,400.00
1069807	23-Dec-2020	S J FOWLER REAL ESTATE INC	710.00
1069808	23-Dec-2020	HADAWAY, MICHELLE VIVIANNE	974.00
1069809	23-Dec-2020	AUSTIN FLECK PROPERTY MANAGEMENT LLC	951.00
1069810	23-Dec-2020	JONES, PATRICIA A.	916.00
1069811	23-Dec-2020	MCKINDLES, JOHN	1,495.00
1069812	23-Dec-2020	LUNDIN, ANDREY	776.00
1069813	23-Dec-2020	KHILLAN, RAJNEEK	1,120.00
1069814	23-Dec-2020	RRC INVESTMENTS LLC	1,071.00
1069815	23-Dec-2020	EPICENTER HOLDINGS LLC	718.00
1069816	23-Dec-2020	OKATI LLC	1,168.00
1069817	23-Dec-2020	WANG, XIAOGANG	982.00
1069818	23-Dec-2020	TALAI, FRANCESCO	297.00
1069819	23-Dec-2020	SLABAUGH, INGRID	124.00
1069820	23-Dec-2020	SURCHIK, EDWARD	967.00
1069821	23-Dec-2020	EKSS LLC	1,578.00
1069822	23-Dec-2020	LEE, LARRY	1,040.00
1069823	23-Dec-2020	JJBMC PROPERTIES LLC	4,095.00
1069824	23-Dec-2020	BIYANI, MANISH	1,450.00
1069825	23-Dec-2020	LAM, CHI MING	1,400.00
1069826	23-Dec-2020	WARDA, ALBERT	1,550.00
1069827	23-Dec-2020	SALEH, ZIAD	1,430.00
1069828	23-Dec-2020	SKOGLUND, NANCY B	1,450.00
1069829	23-Dec-2020	ARIZONA ELITE PROPERTIES	1,625.00
1069830	23-Dec-2020	MCKINLEY, ROSS HARRISON	399.00
1069831	23-Dec-2020	KRUY IN, BUN	865.00
1069832	23-Dec-2020	SIN, BENNY	572.00
1069833	23-Dec-2020	AILEEN CHU HOLDINGS LLC	1,675.00
1069834	23-Dec-2020	WOODS, KAY	1,170.00
1069835	23-Dec-2020	2ND ST INVESTMENTS	864.00
1069836	23-Dec-2020	EDB ENTERPRISE LLC	1,205.00

1069837	23-Dec-2020	POUCHKAREV, ANDREI	1,395.00
1069838	23-Dec-2020	CHANDLER PROPERTY DEVELOPMENT ASSOCIATES LTD PTR (231-1)	26,831.00
1069839	23-Dec-2020	KIANPOUR, FARAMARZ	938.00
1069840	23-Dec-2020	RODRIGUEZ-MESA, IVAN	1,690.00
1069841	23-Dec-2020	KHATRI, SHAH	6,843.00
1069842	23-Dec-2020	ARM OF SAVE THE FAMILY FOUNDATION OF ARIZONA	371.00
1069843	23-Dec-2020	GORE, VIPUL	773.00
1069844	23-Dec-2020	LE, KIEU	892.00
1069845	23-Dec-2020	PRICE, MI-SIM	960.00
1069846	23-Dec-2020	GREBE, ROLANDO	1,300.00
1069847	23-Dec-2020	HOANG, BUUCHAU QUOC	1,476.00
1069848	23-Dec-2020	COSTALES, ABEL	577.00
1069849	23-Dec-2020	CARPENTER, SONJA G	903.00
1069850	23-Dec-2020	HALL, ERIC	807.00
1069851	23-Dec-2020	SINGH, REENA	1,484.00
1069852	23-Dec-2020	SUNSHINE REALTY LLC	801.00
1069853	23-Dec-2020	NGUYEN, NGOC	1,263.00
1069854	23-Dec-2020	XIA, JINGNA	779.00
1069855	23-Dec-2020	XIE, YUN	2,661.00
1069856	23-Dec-2020	MAKEY, JAMES	805.00
1069857	23-Dec-2020	GOVINDARAJAN, OMKAR	827.00
1069858	23-Dec-2020	OARE, ELIZABETH	755.00
1069859	23-Dec-2020	ARIZONA HOMES PLUS	1,510.00
1069860	23-Dec-2020	I & PSSG LLC	1,400.00
1069861	23-Dec-2020	WATTS, ELSKA M.	475.00
1069862	30-Dec-2020	BSN SPORTS INC	554.16
1069863	30-Dec-2020	DYE CARBONIC	342.36
1069864	30-Dec-2020	VOYA FINANCIAL	70,777.49
1069865	30-Dec-2020	AZCEND	5,989.00
1069866	30-Dec-2020	CH2M HILL INC	103,628.75
1069867	30-Dec-2020	ANDREW'S REFRIGERATIONS INC	990.00
1069868	30-Dec-2020	DUNN-EDWARDS CORPORATION	344.82
1069869	30-Dec-2020	DT CHANDLER LLC	29,048.97
1069870	30-Dec-2020	BRIGHTVIEW LANDSCAPE SERVICES, INC	31,695.52
1069871	30-Dec-2020	ARIZONA'S BEST CHOICE PEST & TERMITE SERVICES	636.00
1069872	30-Dec-2020	RANGEL, DIEGO PEREZ	1,000.00
1069873	30-Dec-2020	A/B ACE HARDWARE	193.26
1069874	30-Dec-2020	BALAR EQUIPMENT CORPORATION	2,256.46
1069875	30-Dec-2020	BAVCO	290.40
1069876	30-Dec-2020	ARTISTIC LAND MANAGEMENT INC	3,184.75
1069877	30-Dec-2020	ARIZONA PEST PREVENTION	285.00
1069878	30-Dec-2020	ANCON	16,112.11
1069879	30-Dec-2020	ARIZONA REPUBLIC, THE	928.37
1069880	30-Dec-2020	ARIZONA GLOVE & SAFETY	213.39
1069881	30-Dec-2020	ALL CITY TOWING	30.00
1069882	30-Dec-2020	DEVAU HUMAN RESOURCES	11,968.39
1069883	30-Dec-2020	BLACK & VEATCH	5,000.00
1069884	30-Dec-2020	BRENNTAG PACIFIC INC	48,910.74
1069885	30-Dec-2020	LTI INC	238.00
1069886	30-Dec-2020	FOSTER ELECTRIC	2,135.23
1069887	30-Dec-2020	KIMLEY-HORN AND ASSOCIATES	8,495.50
1069888	30-Dec-2020	MARTIN, JEFFREY G	1,445.00

1069889	30-Dec-2020	EWING IRRIGATION	401.57
1069890	30-Dec-2020	LAW OFFICE OF LAURIE GROGAN	4,167.00
1069891	30-Dec-2020	PIONEER LANDSCAPE CENTERS	3,658.55
1069892	30-Dec-2020	HENDERSON BELTWAY, LLC	5,731.55
1069893	30-Dec-2020	JOVOS INC	9,602.04
1069894	30-Dec-2020	PM PLUMBING & MECHANICAL INC	1,369.00
1069895	30-Dec-2020	SDB INC	8,408.94
1069896	30-Dec-2020	SIRCHIE FINGER PRINT LABORATORIES INC	967.87
1069897	30-Dec-2020	VALLEYWIDE GENERATOR SERVICE LLC	1,256.18
1069898	30-Dec-2020	SILVA LAW FIRM PC	4,167.00
1069899	30-Dec-2020	WAXIE SANITARY SUPPLY	56.79
1069900	30-Dec-2020	VOSS LIGHTING	1,596.42
1069901	30-Dec-2020	WASTE MANAGEMENT	64,575.42
1069902	30-Dec-2020	UNIFIRST CORPORATION	497.70
1069903	30-Dec-2020	SPRINKLER WORLD OF AZ INC	99.91
1069904	30-Dec-2020	SUPREME OIL CO	9,564.21
1069905	30-Dec-2020	VERIZON WIRELESS	40.01
1069906	30-Dec-2020	SHANNON S MARTIN CO	3,907.87

ITEM 18

City Council Memorandum **Management Services** **Memo No.** 21-035

Date: January 28, 2021

To: Mayor and Council

Thru: Marsha Reed, City Manager
Dawn Lang, Management Services Director

From: Danielle Wells, Revenue and Tax Manager

Subject: New License Series 10, Beer and Wine Store Liquor License application for Perry Charles Huellmantel, Agent, Quiktrip Corporation, dba Quiktrip #450

Proposed Motion:

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 126582, a Series 10, Beer and Wine Store, for Perry Charles Huellmantel, Agent, Quiktrip Corporation, dba Quiktrip #450, located at 175 N. McQueen Road, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 300221 L10.

Discussion:

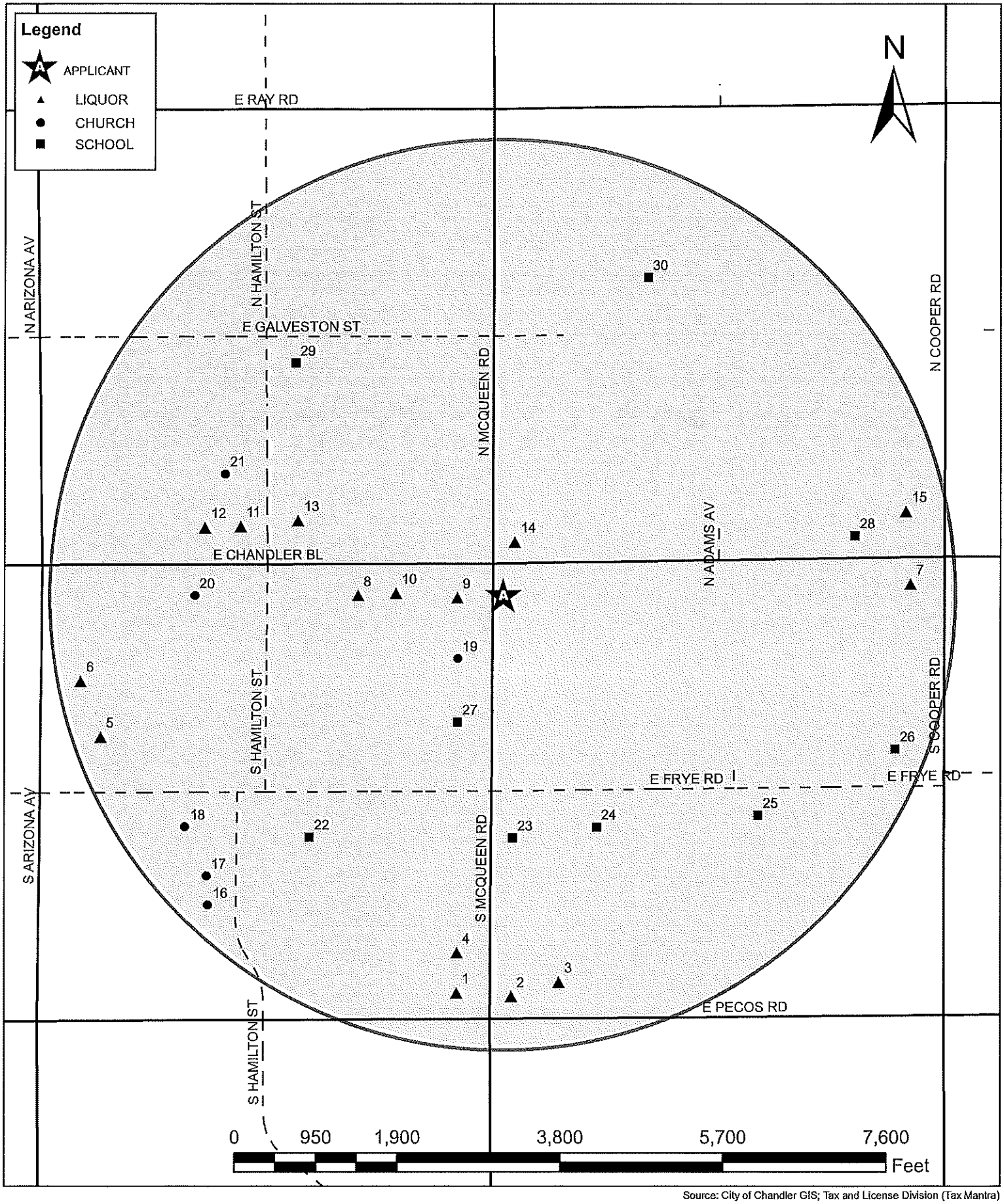
The following application for a liquor license was posted for hearing on January 28, 2021.

The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. With a Series 10, Beer and Wine Store Liquor License, the business may sell beer and wine only for off-premise consumption.

Attachments

A-Map

B-Floor Plan



Source: City of Chandler GIS; Tax and License Division (Tax Mantra)

Chandler + Arizona

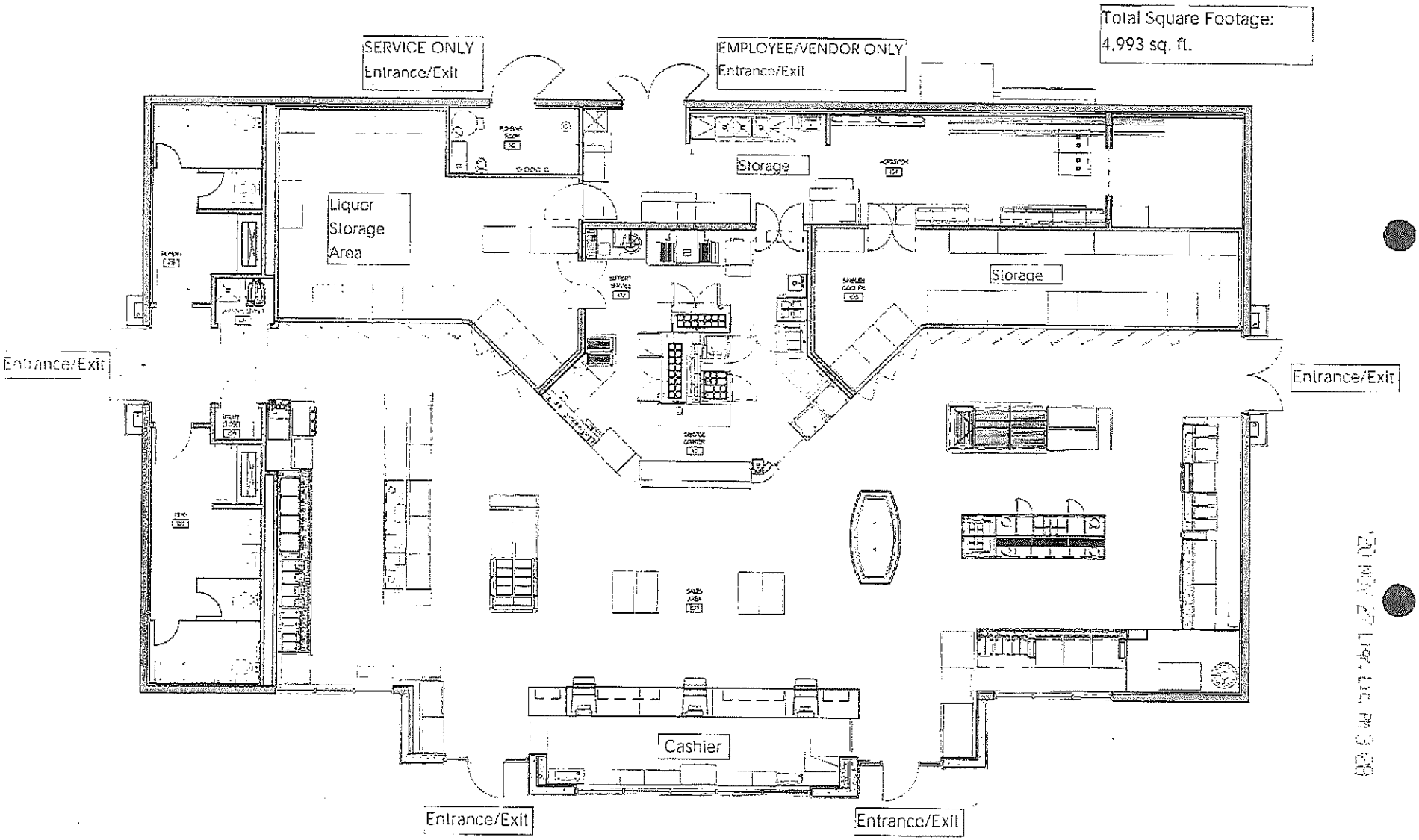
Liquor License Map - 175 N. McQueen Road

This map shows the locations of all churches, schools and spirituous liquor outlets within a one (1) mile radius of the proposed location.

Please refer to attached list for additonal information

A Quicktrip #450
1 Cvs/Pharmacy #5849
2 Chevron
3 Buon Padre Pizza
4 Bkd Backyard Joint
5 Quarthaus
6 Soho 63
7 Walgreen Arizona Drug Co
8 Singing Pandas Asian Restaurant & Bar
9 Circle K Stores Inc 1317
10 El Alamo Super Carniceria
11 Rapid-O Mart
12 La Lumbrera Carniceria
13 Chandler Boulevard Lounge
14 Circle K Stores Inc 6651
15 Wal-Mart Market #4324
16 Chandler Foothills Community Church
17 Centro De Alabanza Juda
18 Door Christian Center
19 Trinity Christian Fellowship
20 Centro Evangelistico Church of God
21 East Valley Apostalic Church
22 Frye Elementary School
23 Willis Jr. High School
24 Chandler Online Academy
25 Bologna Elementary School
26 Hill Learning Academy
27 Champion Academy
28 Basis Charter School
29 Galveston Elementary School
30 Sanborn Elementary School

NOTE: The information provided on this page represents all active Liquor Licenses which may include businesses in transition to a new owner/use. Therefore, the prior


Total Square Footage:
4,993 sq. ft.
SERVICE ONLY
Entrance/Exit
EMPLOYEE/VENDOR ONLY
Entrance/Exit
Storage
Liquor
Storage
Area
Storage
Entrance/Exit
Entrance/Exit
Cashier
Entrance/Exit
Entrance/Exit

ITEM 19

City Council Memorandum **Management Services** **Memo No.** 21-036

Date: January 28, 2021

To: Mayor and Council

Thru: Marsha Reed, City Manager
Dawn Lang, Management Services Director

From: Danielle Wells, Revenue and Tax Manager

Subject: License Series 10, Beer and Wine Store Liquor License application for Myo Aung Yacoob, Agent, MRK Family LLC, dba 7-Eleven #27215E

Proposed Motion:

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job no.125538, Series 10, Beer and Wine Store Liquor License, for Myo Aung Yacoob, Agent, MRK Family LLC, dba 7-Eleven #27215E, located at 2025 W. Warner Road, and approval of the City of Chandler Series 10, Beer and Wine Store Liquor License No. 300274 L10.

Discussion:

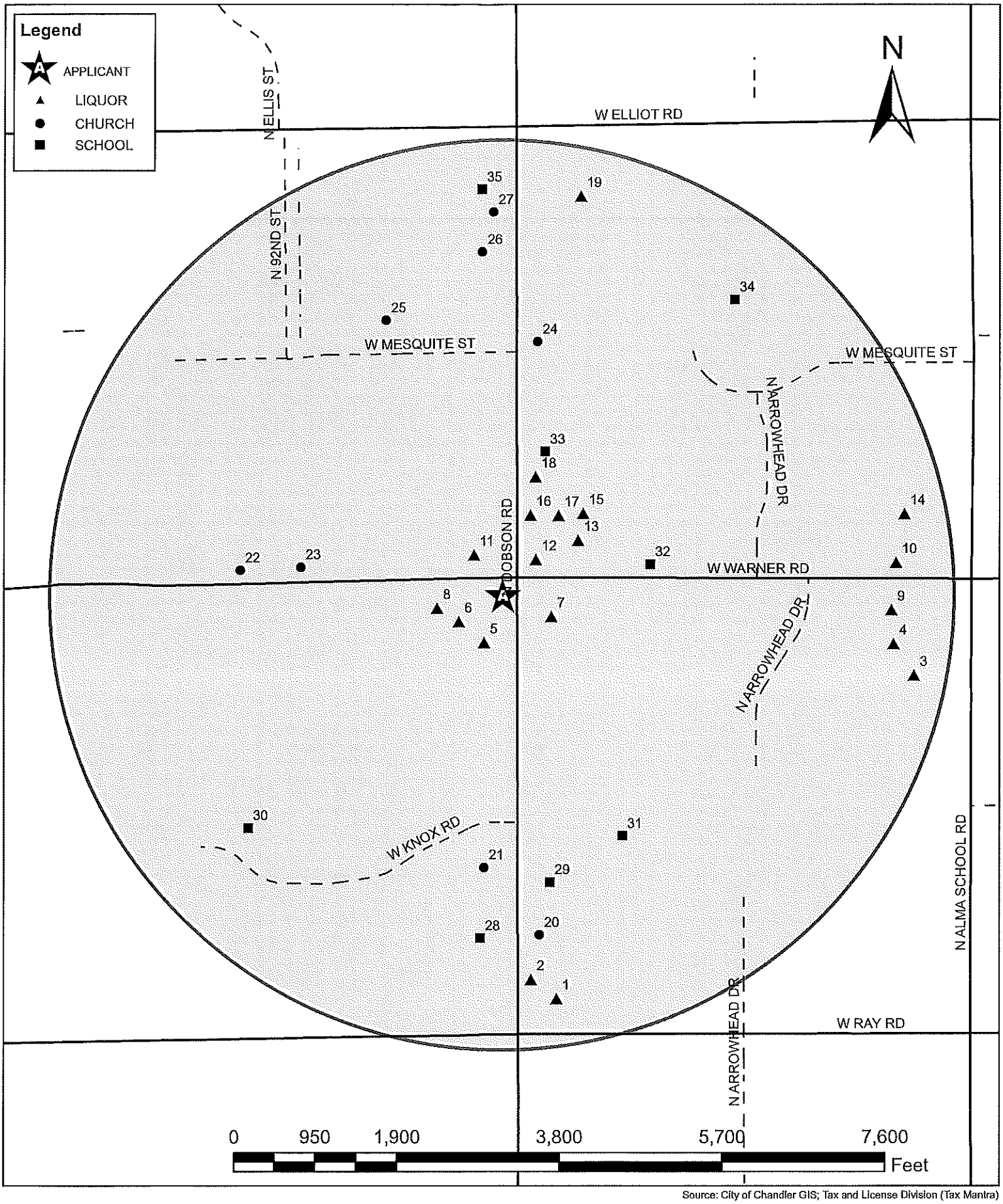
This application for a liquor license was posted for hearing on January 28, 2021.

The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. With a Series 10, Beer and Wine Store Liquor License, the business may sell beer and wine only for off-premise consumption.

Attachments

A-Map

B-Floor Plan



Source: City of Chandler GIS; Tax and License Division (Tax Mantra)

Liquor License Map - 2025 W. Warner Road

Chandler + Arizona

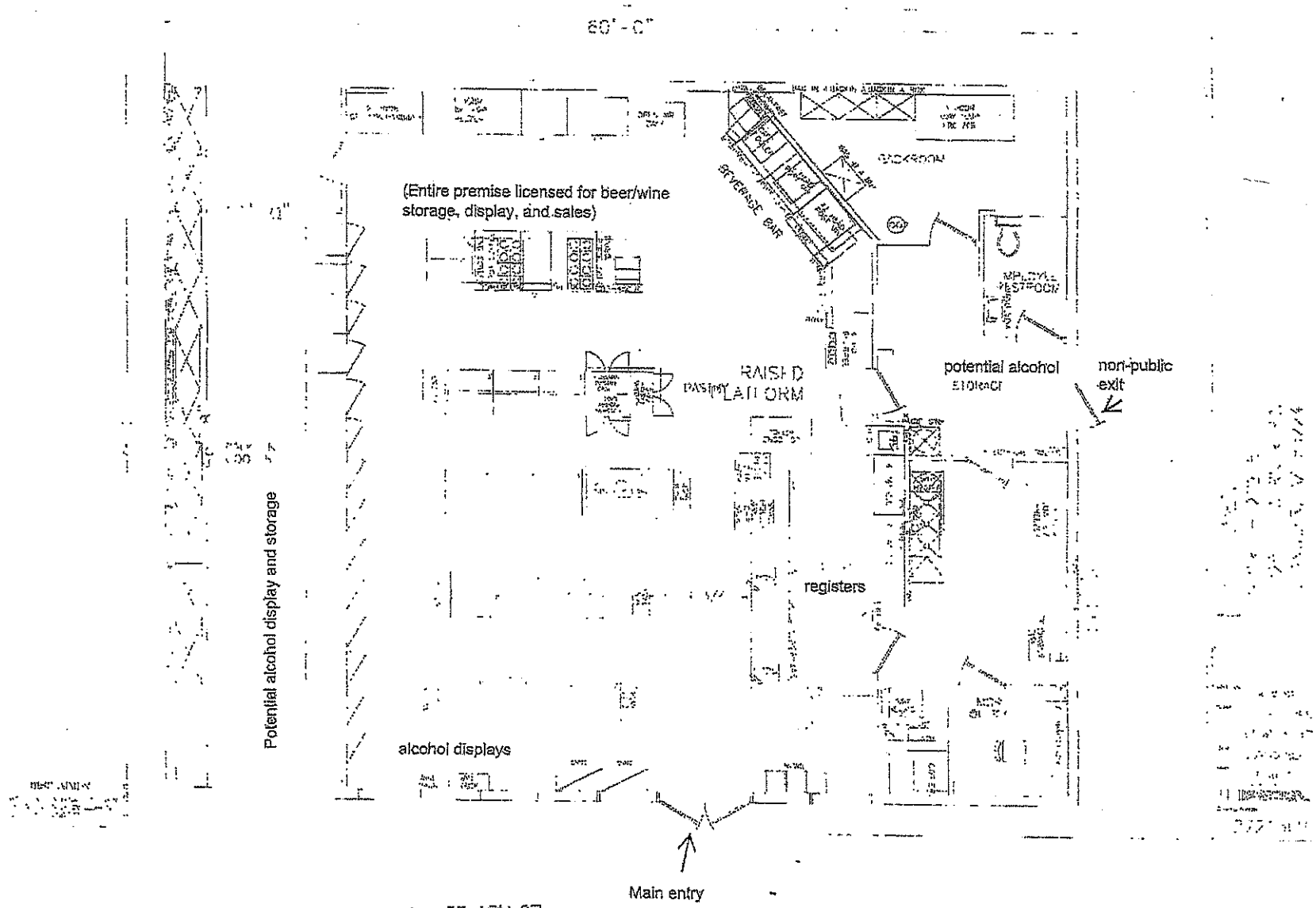
This map shows the locations of all churches, schools and spirituous liquor outlets within a one (1) mile radius of the proposed location.

Please refer to attached list for additonal information

A 7-Eleven #27215E
1 Fry'S Food & Drug #51
2 Pesto'S
3 Bella Gusto Urban Pizzeria
4 Zorbas Restaurant
5 Ruchi Indian Cuisine
6 Shimogamo
7 Walgreens #3727
8 7-Eleven #27215k
9 99 Cents Only Store #167
10 Tao Garden
11 Circle K Store #9163
12 Cvs/Pharmacy #5315
13 Lee Lee Oriental Supermart
14 Barros Pizza
15 Jin Shabu & 100 Kitchen
16 Big Sushi
17 Phoenix Palace
18 Gogi
19 Fibber Magees
20 Antioch Community Church
21 Calvary Lutheran Church
22 East Valley Assembly of God
23 Cathedral of Praise Christian Church
24 Koinonia Church
25 LDS Church
26 True Jesus Church
27 St. Katherine Community Center
28 Seton Catholic High School
29 Andersen Jr High School
30 Goodman Elementary School CTA
31 Andersen Elementary School
32 Montessori Day Public Schools Chartered
33 Dobson Academy
34 Pomeroy Elementary School
35 Solon Junior Academy

NOTE: The information provided on this page represents all active Liquor Licenses which may include businesses in transition to a new owner/use. Therefore, the prior business name may still be listed since the license has not been final closed.

7-Eleven #27315E
Approx 2,400 s.f.
(entire premise licensed for beer/wine storage, display, and sales)



(409625)

ITEM 20

CHANDLER arizona
Community of Innovation

City Council Memorandum **Management Services** **Memo No.** 21-037

Date: January 28, 2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Dawn Lang, Management Services Director
From: Danielle Wells, Revenue and Tax Manager
Subject: New License Series 12, Restaurant Liquor License application for Thanh Trang Nguyen, Agent, AZPG Ray LLC, dba AZ Pho and Grill

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Proposed Motion:

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 128161, a Series 12, Restaurant Liquor License, for Thanh Trang Nguyen, Agent, AZPG Ray LLC, dba AZ Pho and Grill, located at 885 N. 54th Street, Suite 5, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 300264 L12.

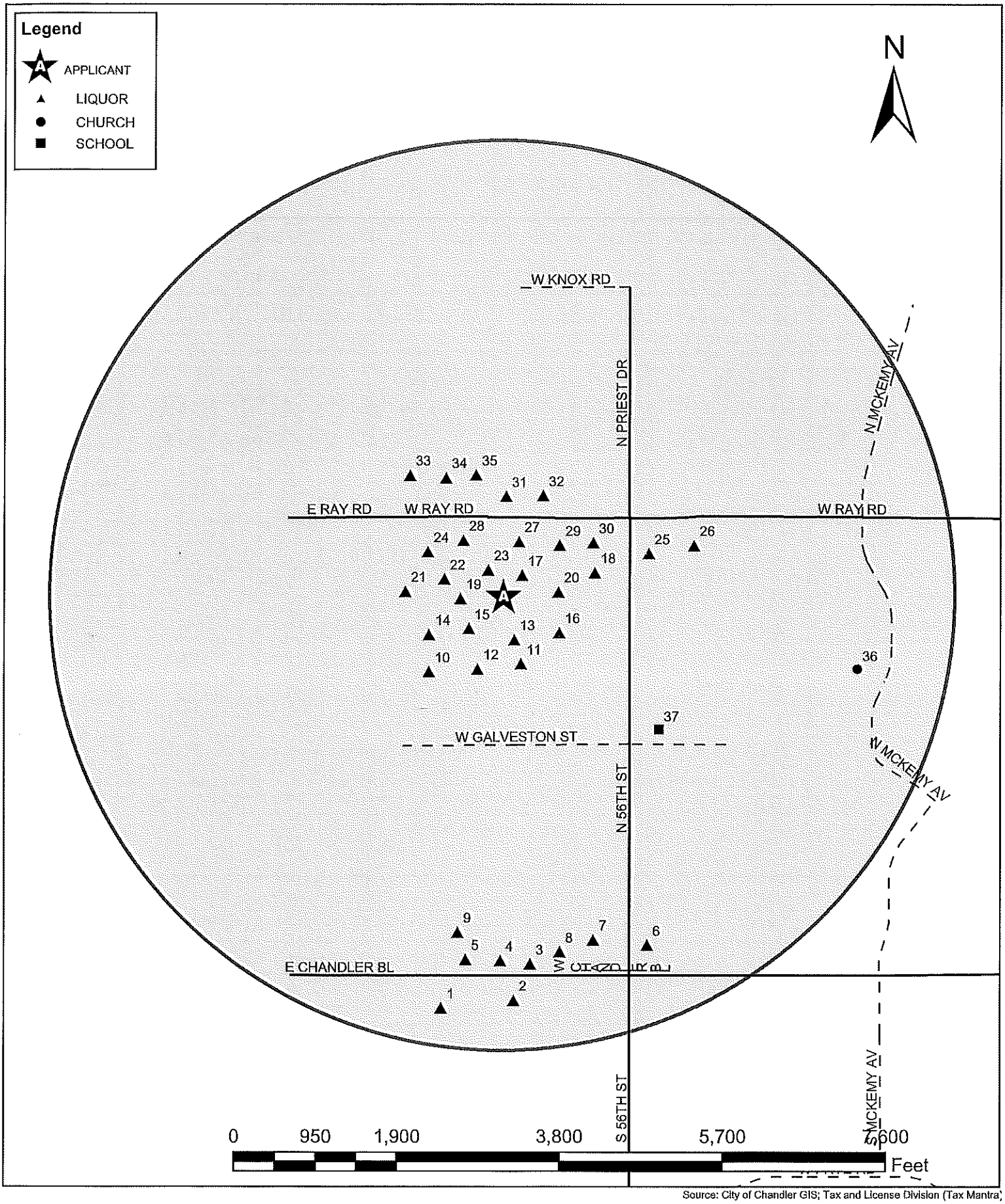
Discussion:

The following application for a liquor license was posted for hearing on January 28, 2021.

The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

Attachments

A-Map
B-Floor Plan



Source: City of Chandler GIS; Tax and License Division (Tax Mantra)

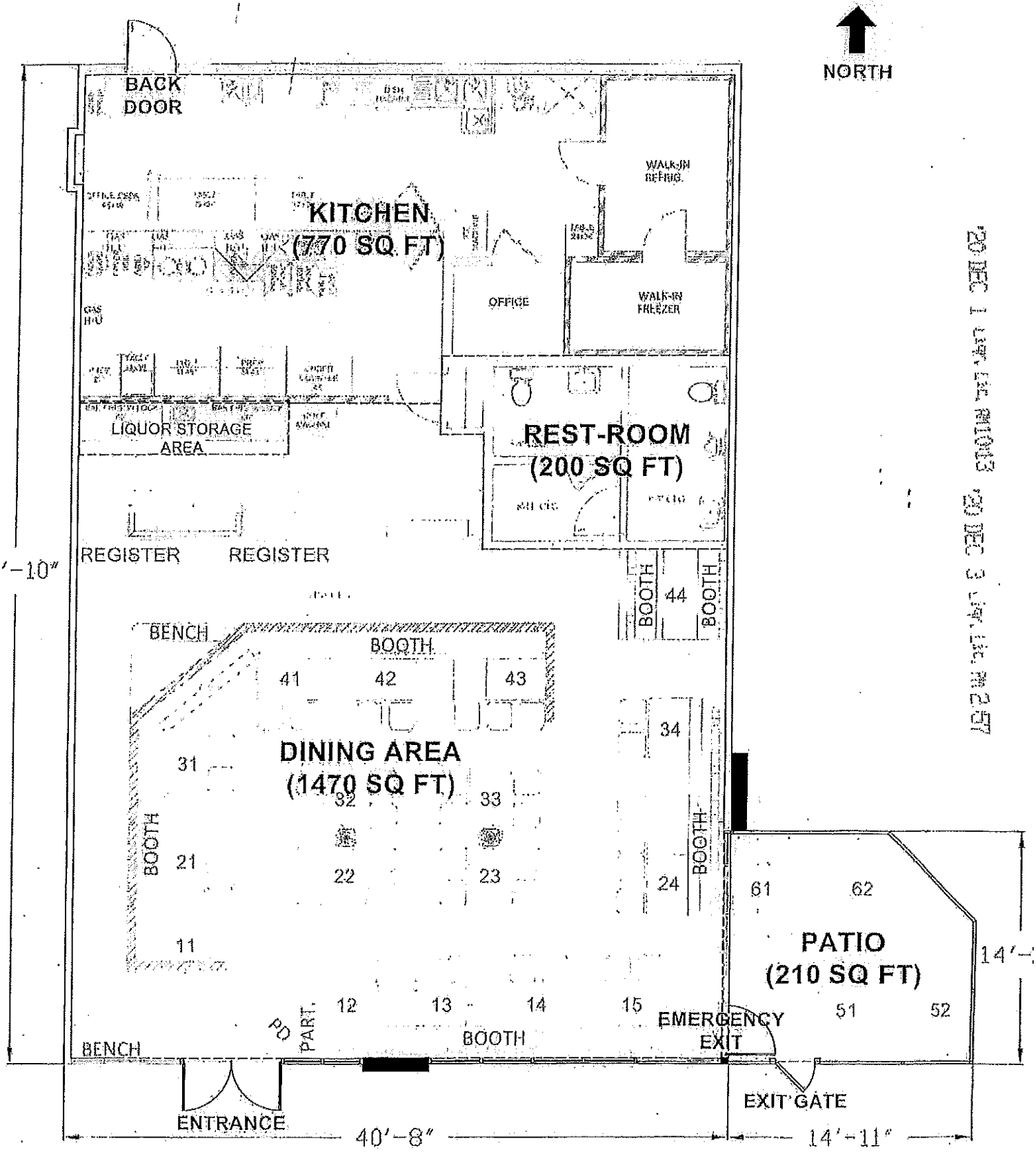
Liquor License Map - 885 N 54th Street Suite 5

Chandler + Arizona

This map shows the locations of all churches, schools and spirituous liquor outlets within a one (1) mile radius of the proposed location.

Please refer to attached list for additonal information

A Az Pho and Grill
1 Doubletree By Hilton Phoenix Chandler
2 Circle K Store #5400
3 Cant Stop Smokin Bar B Q
4 Rudys Country Store & Bar-B-Q
5 Copper Still Moonshine Grill
6 Circle K Stores Inc 5032
7 Hawkins Chevron
8 Hob Nob Sports Grill
9 Homewood Suites Chandler
10 Sam'S Club #6213
11 18 Degrees Express
12 Tokyo Joe'S
13 Galeto Brazilian Steakhouse
14 Cost Plus World Market
15 Chipotle Mexican Grill #0026
16 Pei Wei Fresh Kitchen
17 Zoe'S Kitchen
18 Aj'S Fine Foods #87
19 Venice Nail Lounge
20 Grimaldis Pizzaria
21 Courtyard By Marriott
22 Smokin Fins
23 Fleming Prime Steakhouse 1302
24 Bisbee Breakfast Club
25 Circle K #5302
26 Makutus Island
27 Z'Tejas Grill
28 Longhorn Steakhouse #5455
29 Roy'S Hawaiian Fusion 2303
30 Buca Di Beppo
31 Red Lobster #6230
32 Sandbar Mexican Grill
33 Carrabbas Italian Grill #5303
34 Outback Steakhouse 0316
35 Bevmo!
37 Valley Christian High School
36 Adobe Montessori School


NORTH
BACK DOOR
KITCHEN (770 SQ FT)
WALK-IN REFRIG.
OFFICE
WALK-IN FREEZER
LIQUOR STORAGE AREA
REST-ROOM (200 SQ FT)
REGISTER
REGISTER
BOOTH
44
BOOTH
BENCH
BOOTH
41
42
43
DINING AREA (1470 SQ FT)
34
31
32
33
BOOTH
21
22
23
24
BOOTH
11
61
62
PATIO (210 SQ FT)
14'-1"
12
13
14
15
EMERGENCY EXIT
51
52
BENCH
PARTITION
BOOTH
ENTRANCE
EXIT GATE
50'-10"
40'-8"
14'-11"

CHANDLER arizona
Community of Innovation

City Council Memorandum **Police Memo No.** 21-003

Date: January 28, 2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Sean Duggan, Chief of Police
From: Chris Perez, Police Commander
Subject: Agreement No. PD8-968-3913, Amendment No. 2, with ACT Towing, LLC, dba All City Towing, for Police Towing

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Proposed Motion:

Move City Council approve Agreement No. PD8-968-3913, Amendment No. 2, with ACT Towing dba All City Towing, for police towing, for the period of January 1, 2021, through December 31, 2022

Background/Discussion:

In December 1995, the City began utilizing a contract for towing services. Contract towing service has proven to be a successful alternative to the previous rotation program. Some benefits provided by contract service include lower cost to the citizens, fewer customer complaints, and a streamlined workload for the Police Department. The Police Department utilizes the contract for vehicle towing, storage, and impounding services including removal of wrecked vehicles, vehicles abandoned on city streets, vehicles left unattended in the way of traffic, vehicles towed for evidentiary purposes, vehicles impounded, and vehicles towed due to an arrested driver.

Evaluation:

On October 18, 2018, City Council approved an agreement with ACT Towing LLC, dba All City Towing, for police towing, for a two-year period, with the option of up to two two-year extensions. The Contractor has agreed to extend for two additional years and has requested an increase to the flat rate tow rate from $10 to $12, as well as the daily storage rate on tows that do not fall under the Arizona Revised Statute 28-3511 for removal and immobilization or impoundment of vehicles from $15/day to $19/day due to market, regulatory, and legislative changes and mandates that have impacted pricing and costs. Staff is satisfied with the services provided and finds the request to be fair and reasonable.

Staff recommends extension of this Agreement for the term of January 1, 2021, through December 31, 2022.

Financial Implications:

Vehicle owners will be responsible for payment of all fees associated with police related tows. The City will be responsible for payment of all fees associated with towing of City owned vehicles and vehicles towed for evidence. Historically the City spends less than $10,000 per year towing of City owned vehicles.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
101.2030.5219.0.0.0	General Fund	No Program	N/A	N

Attachments

Amendment 2

CHANDLER arizona

City Clerk Document No. 18-2852

City Council Meeting Date: January 28, 2021

AMENDMENT TO CITY OF CHANDLER AGREEMENT
POLICE TOWING
CITY OF CHANDLER AGREEMENT NO. PD8-968-3913

THIS AMENDMENT NO. 2 (Amendment No. 2) is made and entered into by and between the City of Chandler, an Arizona municipal corporation (City), and ACT Towing, LLC dba All City Towing (Contractor), (City and Contractor may individually be referred to as Party and collectively referred to as Parties) and made _____, 20___ (Effective Date).

RECITALS

WHEREAS, the Parties entered into an agreement for towing and storage of vehicles (Agreement); and

WHEREAS, the term of the Agreement was January 1, 2019 through December 31, 2020 with the option of up to two additional two-year extensions; and

WHEREAS, the Parties wish to exercise the first option through this Amendment to extend the Agreement for January 1, 2021 through December 31, 2022.

AGREEMENT

NOW THEREFORE, the Parties agree as follows:

1. The recitals are accurate and are incorporated and made a part of the Agreement by this reference.

2. Section 4.1 Price is amended to read as follows: The City will pay the Contractor the per unit cost set forth in Revised Exhibit B.

3. Section 5, Term is amended to read as follows: The Agreement is extended for a two-year period January 1, 2021 through December 31, 2022.

4. All other terms and conditions of the Agreement remain unchanged and in full force and effect. If a conflict or ambiguity arises between this Amendment No. 2 and the Agreement, the terms and conditions in this Amendment No. 2 prevail and control.

REVISED EXHIBIT B
PRICE PROPOSAL PAGE

Description	*Unit*	*Unit Price*
Flat rate per tow	Each	$ 12.00
Storage non 28-3511	Day	$ 19.00
Storage 28-3511	Day	$ 15.00
Extraordinary Recovery	Hour	$ 50.00
After hours opening	Each	$ 50.00
Mileage	Mile	$ 4.00

Outside Contracted Services at actual cost may also be charged upon written approval from the officer at the scene.

A listing of all towing and service prices as contracted shall be issued to the owner, agent of the owner, or the owner's insurance representative at pick-up and a copy shall be issued when invoiced at the time of vehicle release.

IN WITNESS WHEREOF, the Parties have entered into this Amendment on the Effective Date.

FOR THE CITY

By: _____

Its: _____

FOR THE CONTRACTOR

By: _____

Its: GM

APPROVED AS TO FORM:

By: _____
City Attorney TMC

ATTEST:

By: _____
City Clerk

CHANDLER arizona
Community of Innovation

City Council Memorandum **Public Works & Utilities** **Memo No.** ST21-015

Date: January 28, 2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
John Knudson, Public Works and Utilities Director
From: Kevin Lair, Transportation Manager
Subject: Agreement No. PW0-745-4183, Amendment No. 1, with M.R. Tanner Development and Construction, Inc., for Street Repaving, Surface Seals, and Repair Services

Proposed Motion:

Move City Council approve Agreement No. PW0-745-4183, Amendment No. 1, with M.R. Tanner Development and Construction, Inc., for street repaving, surface seals, and repair services, in an amount not to exceed $7,600,000, for a one-year term, May 1, 2021, through April 30, 2022.

Background/Discussion:

The City's Transportation Division has an established pavement management restoration and repaving program that addresses the preventative maintenance and rehabilitation needs for the City-maintained roadway sections. Left untreated, the life expectancy of a newly constructed or re-paved roadway is between 20 and 30 years and is dependent upon a variety of factors, including quality of construction, traffic loads, types of traffic, weather, oxidation, and exposure to sun. The Transportation Division's pavement management restoration and repaving program includes asphalt repaving, surface seals, and repair work on roadway sections that are in need of various preventative maintenance based on a recent roadway assessment of the City's Pavement Quality Index. This agreement will be used to rehabilitate an estimated 101 lane miles of roadway in Chandler.

Evaluation:

On April 23, 2020, City Council approved an agreement with M.R. Tanner Development and Construction, Inc., for street repaving, surface seal, and repair services, for a one-year period, with the option of up to four (4) additional one-year extensions. The contractor has agreed to extend at the same terms and conditions, as well as a price reduction on multiple line items from the original contract.

Staff recommends extension of this agreement for the term of May 1, 2021, through April 30, 2022. This is the first extension of the original agreement.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
215.3310.6513.6ST248	HURF Fund	Street Repaving	$5,440,473.87	Y
411.3310.6513.6ST248	Capital General Fund	Street Repaving	$640,703.13	Y

411.3310.6517.6ST248	Capital General Fund	Street Repaving	$70,823.00	Y
101.3300.6513.0.0	General Fund	Asphaltic Pavement	$1,447,698.66	N
215.3300.6513.0.0	HURF Fund	Asphaltic Pavement	$301.34	N

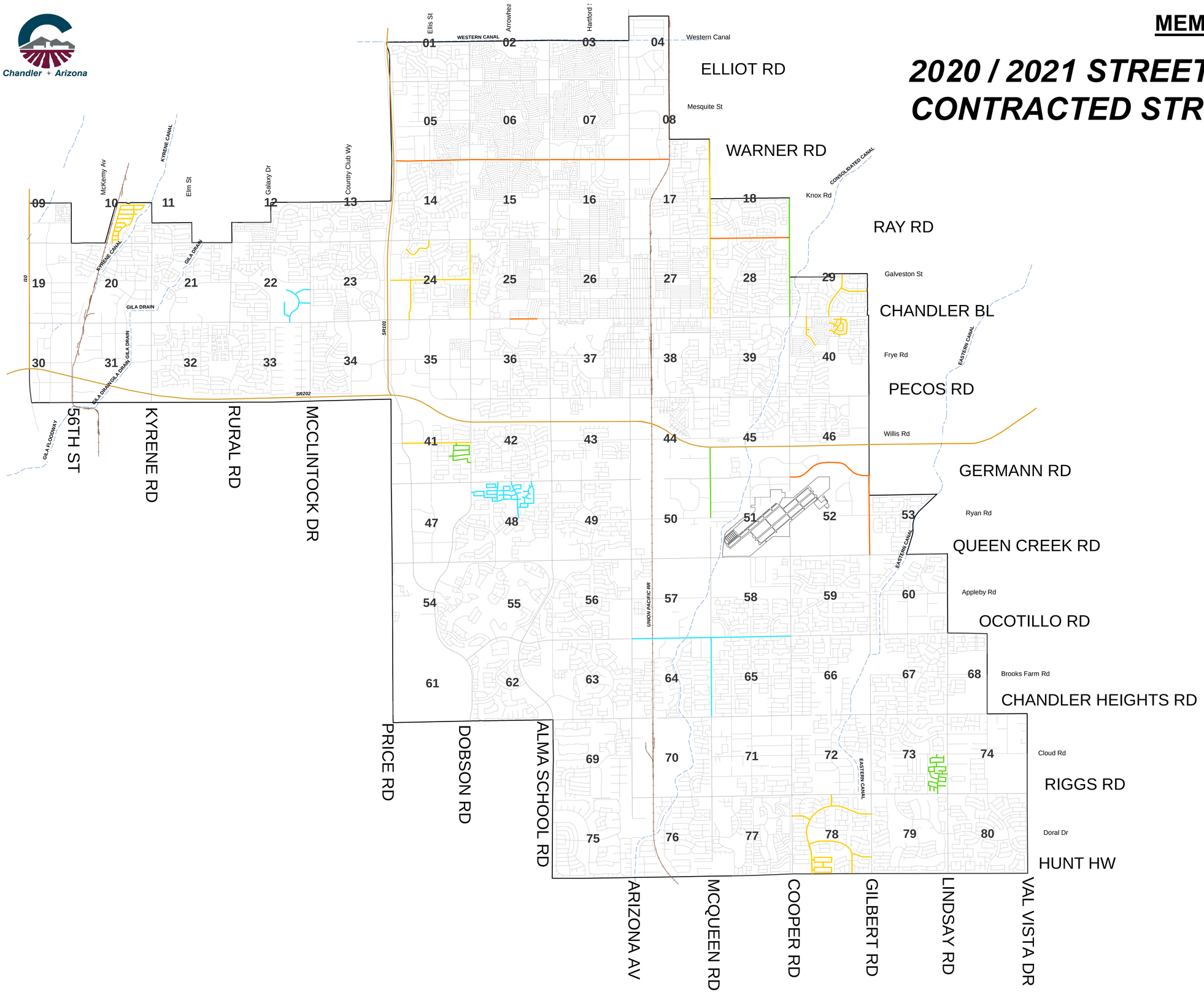
Attachments

Location Map
Amendment

Chandler + Arizona

MEMO:ST21-015

2020 / 2021 STREETS DIVISION CONTRACTED STREETS MAINTENANCE



NTS

ChanGIS

CHANDLER arizona

City Clerk Document No. _____

City Council Meeting Date: January 28, 2021

AMENDMENT TO CITY OF CHANDLER AGREEMENT
STREET MAINTENANCE REPAVING, SURFACE SEAL AND REPAIR SERVICES
CITY OF CHANDLER AGREEMENT NO. PW0-745-4183

THIS AMENDMENT NO. 1 (Amendment No. 1) is made and entered into by and between the City of Chandler, an Arizona municipal corporation (City), and M.R. Tanner Development and Construction, Inc., (Contractor), (City and Contractor may individually be referred to as Party and collectively referred to as Parties) and made _____, 20___ (Effective Date).

RECITALS

WHEREAS, the Parties entered into an agreement for street maintenance, repaving, surface seal and repair services (Agreement); and

WHEREAS, the term of the Agreement was May 1, 2020, through April 30, 2021, with the option of up to four one-year extensions; and

WHEREAS, the Parties wish to exercise the first option through this Amendment to extend the Agreement for one year.

AGREEMENT

NOW THEREFORE, the Parties agree as follows:

1. The recitals are accurate and are incorporated and made a part of the Agreement by this reference.

2. Section 4, Price is amended to read as follows: The City will pay the Contractor the per unit cost set forth in Revised Exhibit B of the original Agreement, attached to and made a part of this Amendment No. 1. Total payments made to the Contractor during the term of this Amendment No. 1 will not exceed $7,600,000.

3. Section 5, Term is amended to read as follows: The Agreement is extended for a one-year period May 1, 2021, through April 30, 2022.

4. All other terms and conditions of the Agreement remain unchanged and in full force and effect. If a conflict or ambiguity arises between this Amendment No. 1 and the Agreement, the terms and conditions in this Amendment No. 1 prevail and control.

IN WITNESS WHEREOF, the Parties have entered into this Amendment on the Effective Date.

FOR THE CITY

By: _____

Its: Mayor

FOR THE CONTRACTOR

By: _____

Its: PRESIDENT

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:

By: _____
City Clerk

EXHIBIT B
COMPENSATION AND FEES

The City makes no guarantee of quantities. Prices shall be tax inclusive.

Item No.	Description	Qty	Unit	Unit Price
	Asphalt Patch Removals and Replace			
1	Mill Asphalt 1.5"- 2.0" (1-165,000)	1	SY	$4.00
2	Mill Asphalt 1.5"- 2.0" (165,001-335,000)	1	SY	$1.90
3	Mill Asphalt 1.5"- 2.0" (335,001-600,000)	1	SY	$1.80
4	Pave 2" (12.5mm EVAC A/C Mix) (1-165,000)	1	SY	$15.00
5	Pave 2" (12.5mm EVAC A/C Mix) (165,001-335,000)	1	SY	$9.75
6	Pave 2" (12.5mm EVAC A/C Mix) (335,001-600,000)	1	SY	$9.65
7	A/C Base Repair (1-35,000)	1	SY	$14.00
8	A/C Base Repair (35,001 – 65,000)	1	SY	$12.50
9	A/C Base Repair (65,001 – 100,000+)	1	SY	$10.00
10	Speed Humps per COC Traffic Specifications (includes striping pattern per CoC Traffic Engineering Specs) (1-4)	1	EA	$1,250.00
11	Speed Humps per COC Traffic Specifications (includes striping pattern per CoC Traffic Engineering Specs) (5-8)	1	EA	$1,000.00
12	Speed Humps per COC Traffic Specifications (includes striping pattern per CoC Traffic Engineering Specs (8+)	1	EA	$750.00
13	Crack Fill (1-200,000)	1	LF	$3.90
14	Crack Fill (200,001 - 400,000)	1	LF	$3.00
15	Crack Fill (400,001-600,000+)	1	LF	$3.00
	Utility / Monument Adjustments			
16	Pre-lower manhole frame and covers	1	EA	$275.00
17	Adjust Existing manhole frame, rings, and covers per MAG Detail 270, 271, 420-1 and/ 422	1	EA	$485.00
18	Install and adjust CITY provided Composite manhole frame, rings, and cover per City of Chandler Detail C-400 and/or C-401. Invoiced as Each per adjustment.	1	AL	$100,000.00
19	Pre-lower valves, survey monuments, and sanitary sewer cleanouts	1	EA	$275.00

20	Adjust frame and covers for valves, survey monuments, and sanitary sewer cleanouts per MAG Detail 270	1	EA	$405.00
	Slurry Seal Type II			
21	CSS-1h, (1 - 250)	1	ton	$580.00
22	CSS-1h, (251 - 750)	1	ton	$570.00
23	CSS-1h, (751 – 1,000+)	1	ton	$560.00
24	Dry Aggregate Type II, (1 – 525), Residential	1	ton	$150.00
25	Dry Aggregate Type II, (526 - 1,575), Residential	1	ton	$150.00
26	Dry Aggregate Type II, (1,576 - 4,750+), Residential	1	ton	$150.00
27	Dry Aggregate Type II, (1 – 305), Arterial	1	Ton	$160.00
28	Dry Aggregate Type II, (306 - 915), Arterial	1	ton	$160.00
29	Dry Aggregate Type II, (916 -2,750+), Arterial	1	ton	$160.00
30	Group I TRMSS, (1 – 115,000)	1	Gallon	$7.75
31	Group I TRMSS, (115,001 – 230,000)	1	Gallon	$7.50
32	Group I TRMSS, (231,001 – 350,000+)	1	Gallon	$6.90
33	Group II OPSS, (1 – 115,000)	1	Gallon	$7.75
34	Group II OPSS, (115,001 – 230,000)	1	Gallon	$7.50
35	Group II OPSS, (231,001 – 350,000+)	1	Gallon	$6.90
36	Group III PMM, (1 – 115,000)	1	Gallon	$8.00
37	Group III PMM, (115,001 – 230,000)	1	Gallon	$8.00
38	Group III PMM, (231,001 – 350,000+)	1	Gallon	$8.00
39	Group IV Onyx Mastic Seal, (1 – 115,000)	1	Gallon	$9.00
40	Group IV Onyx Mastic Seal, (115,001 – 230,000)	1	Gallon	$9.00
41	Group IV Onyx Mastic Seal, (231,001 – 350,000+)	1	Gallon	$9.00
	Alley Milling - Dust Control			
42	Milling Alley/Alley Right-of-Way (1-115,000). Average depth 6"	1	SY	$8.00
43	Milling Alley/Alley Right-of-Way (115,001 – 350,000+). Average depth 6"	1	SY	$8.00
44	Asphalt Millings (supply, prepare, haul, and place) (1-115,000). Average depth 6"	1	SY	$12.00
45	Asphalt Millings (supply, prepare, haul, and place) (115,001 – 350,000+). Average depth 6"	1	SY	$12.00
46	Asphalt Emulsion (Fog Seal) (1-25,000)	1	Gallon	$4.00
	Asphalt Emulsion (Fog Seal) (25,001-65,000+)	1	Gallon	$4.00
47	Pre-construction video of alleyway conditions	1	LS	$1.00
48	Material and Density Testing	1	LS	$1.00
	Striping			
49	4" Yellow Paint	1	LF	$0.90
50	4" White Paint	1	LF	$0.90

51	6" White Paint	1	LF	$0.90
52	8" White Paint (Turn Lane) - Temporary	1	LF	$1.90
53	8" White Thermo (Turn Lane)	1	LF	$1.90
54	12" White Paint (Crosswalks) - Temporary	1	LF	$2.80
55	12" White Thermo (Crosswalks)	1	LF	$4.00
56	18" White Paint (Stop Bars) - Temporary	1	LF	$4.00
57	18" White Thermo (Stop Bars)	1	LF	$5.00
58	24" White Thermo (Railroad Stop Bars)	1	LF	$5.00
59	Railroad Symbols (Per MUTCD)	1	SETS	$50.00
60	School Crosswalks: 24"X10' Yellow High Visibility Rectangles	1	SETS	$100.00
61	School Roll Out Yellow Dots (24" Dia.)	1	EA	$25.00
62	Turn Arrows, Paint – Temporary	1	EA	$70.00
63	Turn Arrows, Thermo	1	EA	$125.00
64	Bike Lane Symbols	1	EA	$75.00
65	White Raised Pavement Markers (RPMs)	1	EA	$5.00
66	Yellow Raised Pavement Markers (RPMs)	1	EA	$5.00
67	Blue Fire Hydrant Reflectors	1	EA	$5.00
68	Temporary Chip Seal Pavement Markers/Tabs, Yellow	1	EA	$5.00
69	Temporary Chip Seal Pavement Markers/Tabs, White	1	EA	$5.00
	Miscellaneous			
70	General Survey	1	HR	$165.00
71	Project Signs	1	EA	$18.00
72	Contractor Informational Signs	1	EA	$18.00
73	Traffic Control Arterial Roadway Sections (Contractor to be paid as invoiced per one 24 hour day)	1	AL	$ 250,000
74	Traffic Control Residential and Collector Roadway Sections (Contractor to be paid as invoiced per one 24 hour day)	1	AL	$ 100,000
75	City of Chandler Uniformed Police Officer. (Contractor to be paid as invoiced the actual cost of hiring police officer per day)	1	AL	$ 75,000

76	Owner's Allowance for unforeseen conditions	1	AL	$ 50,000

Night and weekend work: It is anticipated that most work will be performed during daytime barricading restriction hours from 5:00AM to 4:00PM. Premium compensation for **CITY Streets Project Manager Pre-Approved** night, weekend, and holiday work shall be billed as a multiplier factor to be applied to individual unit cost on each bid item used. No additional compensation will be permitted for night and weekend work.

Description-Premium Compensation	PERCENTAGE
The contractor must provide this multiplier factor to be stated as a percentage amount.	**0%**

CHANDLER arizona
Community of Innovation

City Council Memorandum **Public Works & Utilities** **Memo No.** ST21-017

Date:	January 28, 2021
To:	Mayor and Council
Thru:	Marsha Reed, City Manager Joshua H. Wright, Assistant City Manager John Knudson, Public Works and Utilities Director
From:	Kevin Lair, Transportation Manager
Subject:	Purchase of Hot Mix Asphalt Materials

Proposed Motion:

Move City Council approve the purchase of hot mix asphalt materials from Vulcan Materials Company, utilizing City of Tempe Contract No. T19-143-01, in an amount not to exceed $150,000.

Background/Discussion:

The Streets Division is responsible for maintenance of the City's street and alley infrastructure. Current maintenance programs include milling and patching of asphalt, repair and replacement of curb and gutter, sidewalk repair, and alley grading. Hot mix asphalt material is used in the repair and maintenance of City streets and is an essential material to have readily available. The Streets Division will utilize this contract to purchase hot mix asphalt material to repair street defects and condition deficiencies.

Evaluation:

The City of Tempe competitively solicited and awarded a contract for hot mix asphalt materials. The City has a current intergovernmental Agreement with the City of Tempe allowing for the cooperative use of City of Tempe's contracts.

Staff recommends cooperative use of this contract because it provides competitive pricing. The City of Tempe contract is valid through May 31, 2021.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
215.3300.5332.0.0	HURF	Street Const. Materials	$150,000	N

CHANDLER arizona
Community of Innovation

City Council Memorandum **Public Works & Utilities** **Memo No.** RE21-069

Date: January 28, 2021

To: Mayor and Council

Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
John Knudson, Public Works & Utilities Director
Andrew Goh, Capital Projects Manager

From: Erich Kuntze, Real Estate Manager

Subject: Introduction of Ordinance No. 4953 Granting an Irrigation Easement to Salt River Project Agricultural Improvement and Power District (SRP) within a Portion of the West Side of Arizona Avenue at Queen Creek Road, at No Cost, to Formalize an Existing United States Government Undefined Irrigation Easement at this Location

---

Proposed Motion:

Move City Council introduce and tentatively adopt Ordinance No. 4953 granting an irrigation easement to Salt River Project Agricultural Improvement and Power District at the northwest corner of Arizona Avenue and Queen Creek Road, at no cost, to formalize an existing United States Government undefined irrigation easement at this location.

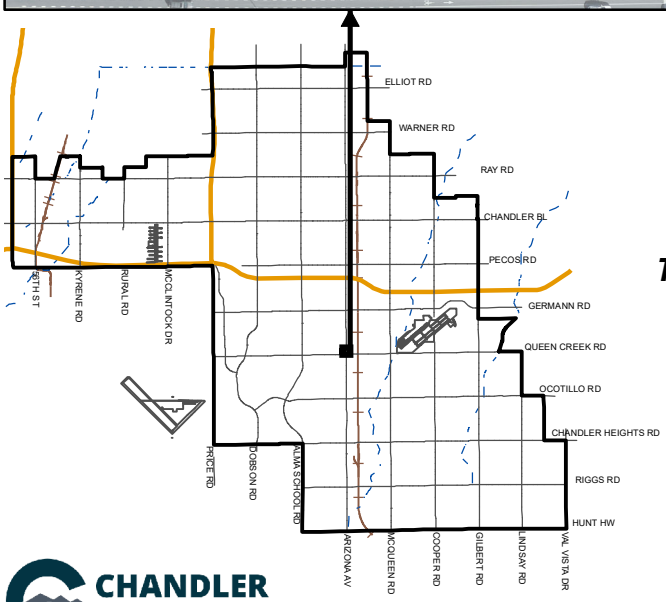
Background:

SRP, on behalf of the United States of America (USA), is requesting the City grant an irrigation easement over the west side of Arizona Avenue at the northwest corner of Arizona Avenue and Queen Creek Road. The USA has an existing easement in this area that was granted on August 29, 1923, by Quit Claim Deed. However, the width of the easement was not defined at the time. SRP has requested the City grant an irrigation easement to formalize the size of the previously granted easement. The easement will be granted to SRP at no cost.

The new easement will be twenty feet wide and include a total area of approximately 12,225 square feet. Staff has reviewed and approved the easement and legal description for the requested easement.

Attachments

Location Map
Ordinance No. 4953



GRANTING AN IRRIGATION EASEMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT ("SRP") WITHIN A PORTION OF THE WEST SIDE OF ARIZONA AVENUE AT QUEEN CREEK ROAD, AT NO COST, TO FORMALIZE AN EXISTING UNITED STATES GOVERNMENT UNDEFINED IRRIGATION EASEMENT AT THIS LOCATION

MEMO NO. RE21-069

ORDINANCE NO. 4953

PROJECT SITE

CHANDLER arizona

NTS

ChanGIS

F:\ENGINEER\GENSERV_ArcMap_Shared\Map Requests\Real Estate\RE21-069 ORDINANCE 4953\RE21-069.mxd 12/14/2020 MARICELAH

ORDINANCE NO. 4953

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, GRANTING AN IRRIGATION EASEMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT ("SRP") WITHIN A PORTION OF THE WEST SIDE OF ARIZONA AVENUE AT QUEEN CREEK ROAD, AT NO COST, TO FORMALIZE AN EXISTING UNITED STATES GOVERNMENT UNDEFINED IRRIGATION EASEMENT AT THIS LOCATION.

WHEREAS, The United States of American has an irrigation easement of undefined width along the west side of Arizona Avenue north of Queen Creek Road; and

WHEREAS, the United States of America, through its Agent, Salt River Project Agricultural Improvement and Power District ("SRP") has requested that the City of Chandler grant SRP an irrigation easement to define the size of the existing easement; and

WHEREAS, the easement is being granted at no cost to SRP in order to clear up the question of its width.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That the City Council of the City of Chandler, Arizona, authorizes and approves the granting of an Irrigation Easement to Salt River Project Agricultural Improvement and Power District, at no cost, on that certain property legally described and depicted in the attached Exhibit "A".

Section 2. That the granting of said Irrigation Easement shall be in substantially the form attached as Exhibit "B".

Section 3. That the Mayor of the City of Chandler, Arizona, is hereby authorized to execute the easement and this Ordinance on behalf of the City.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this _____ day of _____ 2021.

ATTEST:

_____ _____

CITY CLERK MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this _____ day of _____, 2021.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4953 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2021, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM

_____
CITY ATTORNEY

Published:

EXHIBIT “A”

Helix Engineering, LLC
Engineering / Surveying / Consulting

20' SRP EASEMENT
LEGAL DESCRIPTION

That portion of the Southeast quarter of Section 9, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at a City of Chandler brass cap in hand-hole marking the Southeast corner of said Southeast quarter of Section 9;

Thence along the East line thereof, North 00°35'44" East, a distance of 100.72 feet;

Thence North 89°24'16" West, a distance of 57.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 89°24'16" West, a distance of 20.00 feet to a point on the West right-of-way line of Arizona Avenue as described in Warranty Deed 1996-0034213, Official Records of Maricopa County;

Thence North 00°35'44" East, along said West right-of-way line, a distance of 394.08 feet;

Thence North 04°01'45" East, along said West right-of-way line, a distance of 200.33 feet;

Thence North 00°35'47" East, along said West right-of-line, a distance of 16.82 feet to the Southeast corner of Tract "F" as shown on the plat entitled "CARINO COMMONS" recorded in book 508, of Maps, page 1, Official Records of Maricopa County;

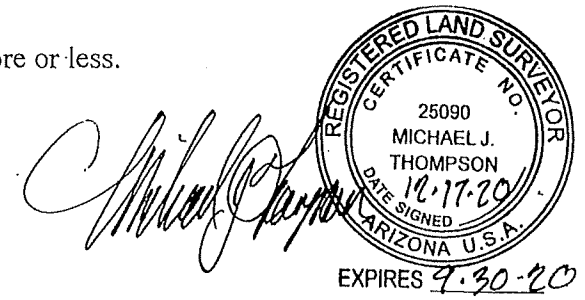
Thence South 89°24'16" East, a distance of 20.00 feet;

Thence South 00°35'44" West, along a line parallel with and 20.00 feet East of said West right-of-way line, a distance of 17.42 feet;

Thence South 04°01'45" West, along a line parallel with and 20.00 feet East of said West right-of-way line, a distance of 200.33 feet;

Thence South 00°35'44" West, along a line parallel with and 20.00 feet East of said West right-of-way line, a distance of 393.48 feet to the TRUE POINT OF BEGINNING;

Containing 12,225 square feet, or, 0.281 acres of land, more or less.



3240 E. Union Hills Dr. Suite #112 - Phoenix, AZ 85050 - 602-788-2616 - info@hxeng.com

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 89°24'16" W	57.00'
L2	N 89°24'16" W	20.00'
L3	N 00°35'47" E	16.82'
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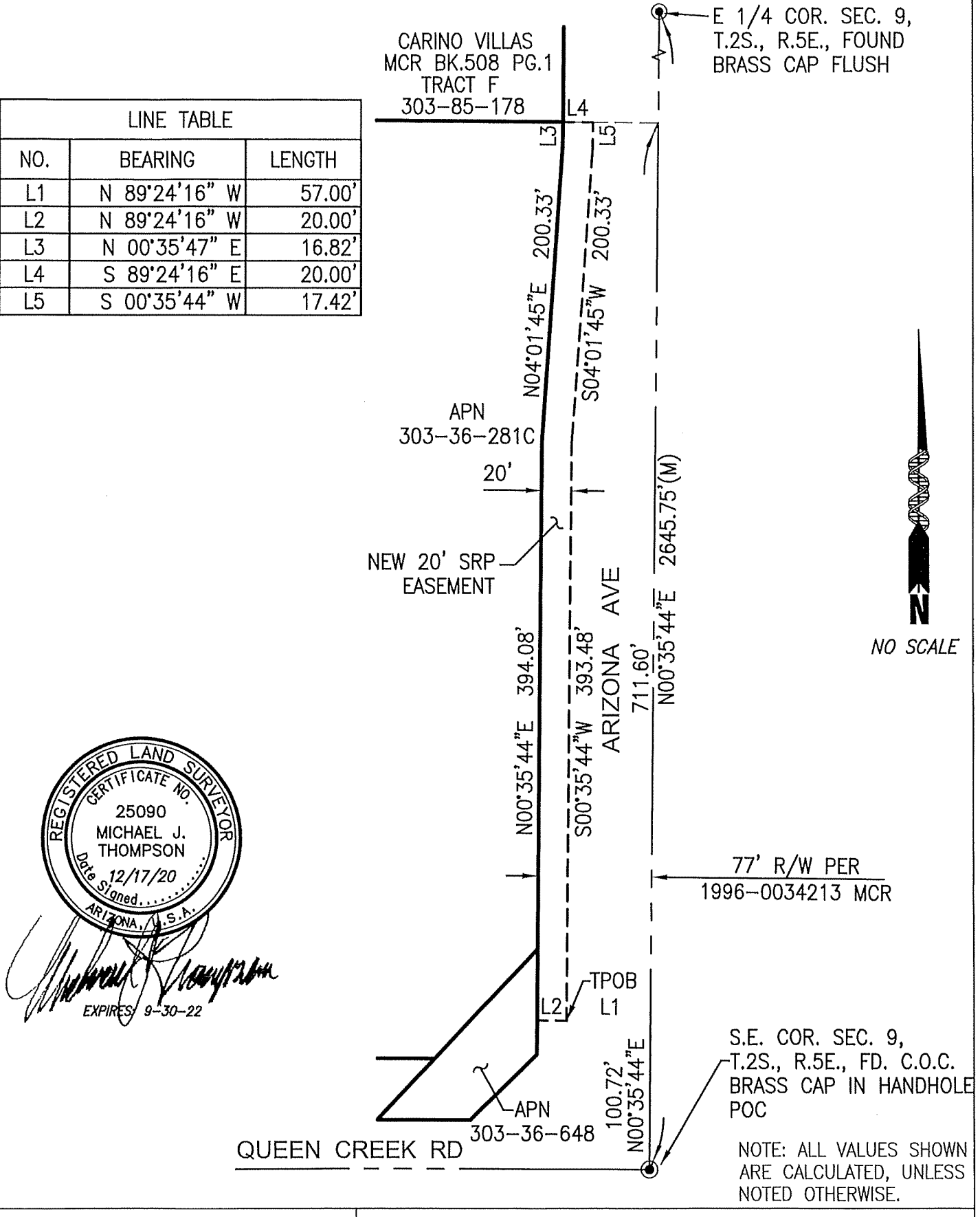

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25090
MICHAEL J. THOMPSON
Date Signed 12/17/20
ARIZONA, U.S.A.

EXPIRES: 9-30-22

NOTE: ALL VALUES SHOWN ARE CALCULATED, UNLESS NOTED OTHERWISE.

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills, Suite 113, Phoenix, AZ 85050
(ph) 602-788-2616, www.hxeng.com

EXHIBIT "B"
20' SRP EASEMENT DEDICATION

DRAWN BY: MJT	DEC. 17, 2020	JOB No.: 016
CHECKED BY: SB		SHEET 2 OF 2

EXHIBIT "B"

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT
Land Department/PAB10W
P. O. Box 52025
Phoenix, Arizona 85072-2025

IRRIGATION EASEMENT

Maricopa County
Parcel# 303-36
SE ¼, SEC. 09, T02S, R05E

Agt. PAR
Job# LJ73804
W PAR C_____
R/W#: 241B

KNOW ALL MEN BY THESE PRESENTS:

That

CITY OF CHANDLER, ("Grantor"),
an Arizona municipal corporation,

FOR AND IN CONSIDERATION OF THE SUM of One Dollar, and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, ("Grantee"), an agricultural improvement district organized and existing under the laws of the State of Arizona, its successors and assigns, for itself and on behalf of the United States of America and as manager of the federal Salt River Reclamation Project, the non-exclusive right, easement and privilege to construct, reconstruct, operate and maintain an underground irrigation pipeline and irrigation turnout structure together with all the necessary and appurtenant facilities (collectively, the "Irrigation Facilities) through, over, under and across the following described property:

Said easement being more particularly described on EXHIBIT A attached hereto and by reference made a part hereof.

Grantee shall have the right, but not the obligation, to trim, cut and clear away trees or brush in the easement area whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights hereby granted. Grantor shall be responsible for the cost of removal of any trees or brush installed by Grantor that do not comply with the specifications in Exhibit C, attached hereto.

The Grantee shall at all times have the right of full and free ingress and egress to said easement for the purpose heretofore specified.

In the event the right, privilege and easement herein granted shall be abandoned and permanently cease to be used for the purpose herein granted, all rights herein granted shall automatically cease and revert to the Grantors, their heirs and assigns. This reversion is self-executing. However, in such event, and at Grantor's request, Grantee shall provide a quit claim deed or other recordable document sufficient to evidence the extinguishment of the easement and Grantee's interest in the real property described within this easement document.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, successors in ownership and estate, assigns and lessees of the respective parties hereto.

Notwithstanding any of the aforesaid provisions, the easement rights granted herein shall be further subject to the following covenants, restrictions and conditions:

1. Grantor shall not erect, construct or permit to be erected or constructed any building, fence or other structure, drill any well or install swimming pools within the limits of said easement area, except Grantor reserves the right to construct, install, operate, maintain, repair, replace and reinstall surface parking areas, driveways, roadways, sidewalks, curbs and gutters, landscaping, irrigation lines, street lighting and public utilities in the easement area which comply with the specifications shown in Exhibit B attached hereto and by this reference made a part hereof, unless agreed to by Grantee in writing.

2. Other easements or permits for public utility purposes which Grantor grants in, upon, under, over and across the easement area described herein shall provide for compliance with the specifications shown in Exhibit B attached hereto and by this reference made a part hereof, unless agreed to by Grantee in writing.

3. In the event that any repair, maintenance, replacement or installation of the irrigation facilities and appurtenant conveniences will cause a disturbance or a disruption of any public street or paved roadway, Grantee shall notify Grantor, pursuant to existing practices, before Grantee undertakes any such action. In the event of an emergency, Grantee shall have use of any public street or paved roadway as it reasonably deems necessary and appropriate to correct, repair, replace or reconstruct irrigation facilities affected by the emergency and notify Grantor, pursuant to existing practices, as soon as practical after responding to the emergency. Grantee shall provide for advance warning signs, barricades, flagmen, flares, and other devices when necessary to protect the roadway user as set forth by the City Traffic Engineer in the latest edition of the "Manual on Uniform Traffic Control Devices" and any amendments and/or revisions thereto.

4. Grantor shall warrant and defend the rights, easements, and privileges hereby granted and the priority of this easement against all acts of the Grantor and no other, subject to any matter that may appear of record.

5. If, in its use of the easement area for any purpose, Grantee disturbs or damages any property or improvements of Grantor constructed in accordance with Exhibit B, all such property or improvements so disturbed or damaged shall be restored as close to its previous condition as is reasonably possible at the expense of Grantee.

6. In no event shall Grantee cause any irrigation facility to be located closer than two (2) feet from back of the curb (existing or as planned and made known to Grantee before the execution of this easement) for the adjacent public street or paved roadway, except at the point where the irrigation facility will intersect and cross under any such public street or paved roadway.

7. Nothing herein or within the attached Exhibit C shall be construed to prohibit Grantor from installing any intersecting public street or paved roadway, including any related surface parking areas, curbs and gutters, landscaping irrigation lines, street lighting and public utilities related thereto, which intersects with and crosses over that portion of Grantor's road right of way in which the easement area lies, as indicated in the attached Exhibit A; provided, Grantor shall coordinate with Grantee to assure that such facilities will not damage or unreasonably interfere with Grantee's irrigation facilities.

IN WITNESS WHEREOF, **THE CITY OF CHANDLER,** an Arizona municipal corporation, has caused its name to be executed by its duly authorized representative(s) this _____ day of _____, 20___.

THE CITY OF CHANDLER,
an Arizona municipal corporation

By: _____

Its: _____

APPROVED AS TO FORM:

_____
City Attorney for the
City of Chandler

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20_____, before me, the undersigned, personally appeared _____, as _____, of **THE CITY OF CHANDLER**, an Arizona municipal corporation, and such authorized representative acknowledged that this document was executed on behalf of the corporation for the purposes therein contained.

_____
Notary Public

My Commission Expires:

_____

_____
Notary Stamp/Seal

Note: This instrument is exempt from the real estate transfer fee and affidavit of legal value required under A.R.S. Sections 11-1131 and 11-1132 pursuant to the exemptions set forth in A.R.S. Sections 11-1134(A)(2) and (A)(3).

S/LANDFORM/MASTER/CofC IRRIGATION/NEW 2000

Helix Engineering, LLC
Engineering / Surveying / Consulting

20' SRP EASEMENT
LEGAL DESCRIPTION

That portion of the Southeast quarter of Section 9, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

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Containing 12,225 square feet, or, 0.281 acres of land, more or less.

EXPIRES 9-30-20

3240 E. Union Hills Dr. Suite #112 - Phoenix, AZ 85050 - 602-788-2616 - info@hxeng.com

LINE TABLE		
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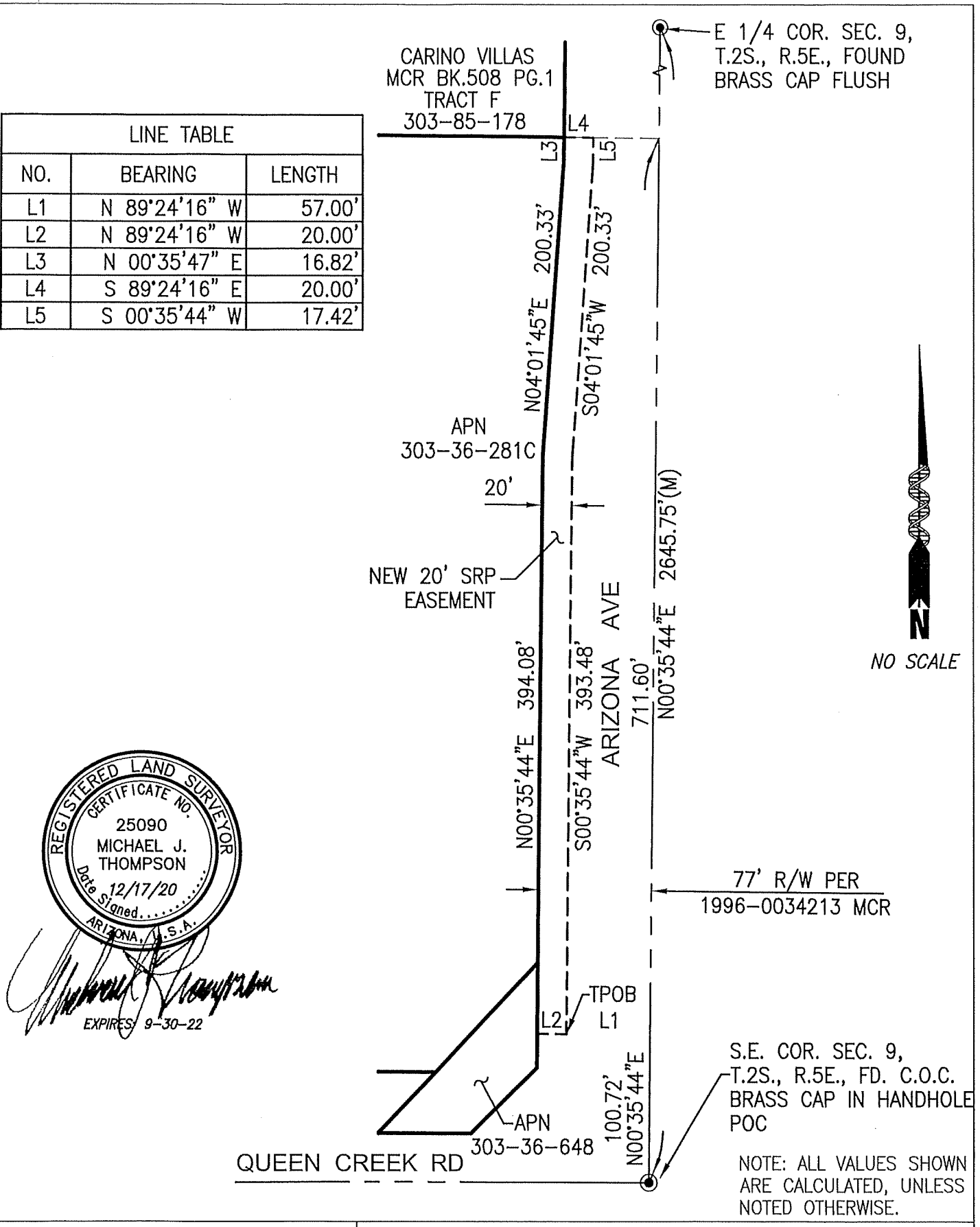


REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25090
MICHAEL J. THOMPSON
Date Signed 12/17/20
ARIZONA, U.S.A.

EXPIRES: 9-30-22

NOTE: ALL VALUES SHOWN ARE CALCULATED, UNLESS NOTED OTHERWISE.

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills, Suite 113, Phoenix, AZ 85050
(ph) 602-788-2616, www.hxeng.com

EXHIBIT "B"
20' SRP EASEMENT DEDICATION

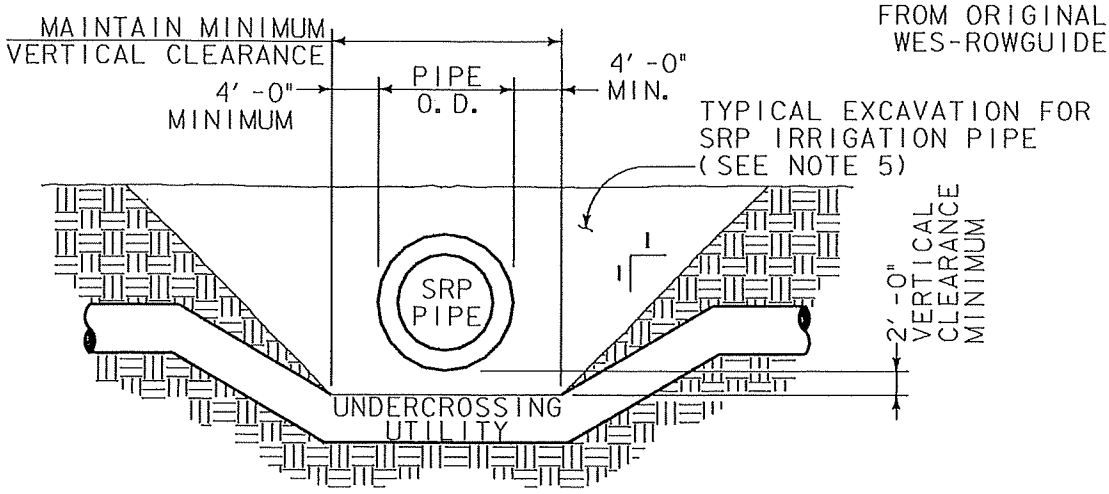
DRAWN BY: MJT	DEC. 17, 2020	JOB No.: 016
CHECKED BY: SB		SHEET 2 OF 2

EXHIBIT C

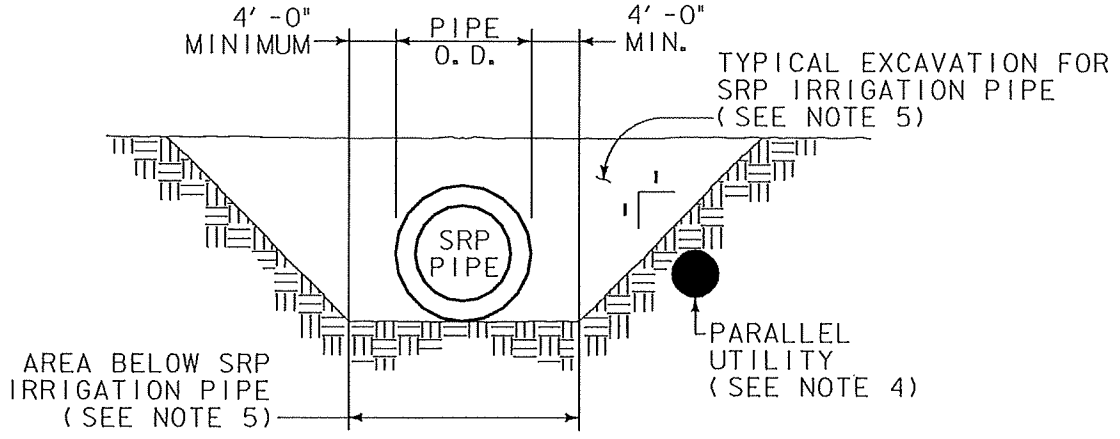
(PAGE 1 OF 2)

REV NO.	DATE
6	12/05/18

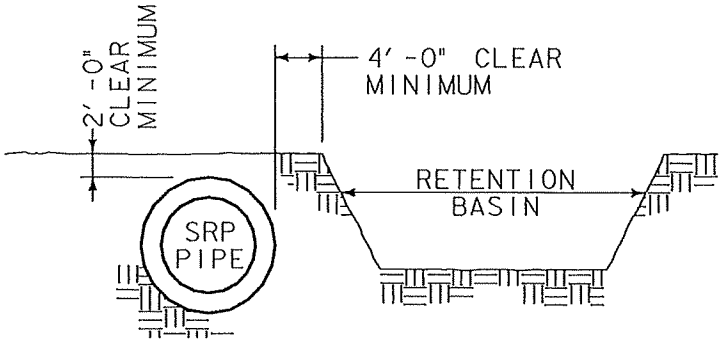
DWG REFERENCED FROM ORIGINAL WES-ROWGUIDE



PIPELINE - UNDERCROSSING



PIPELINE - PARALLEL UTILITY



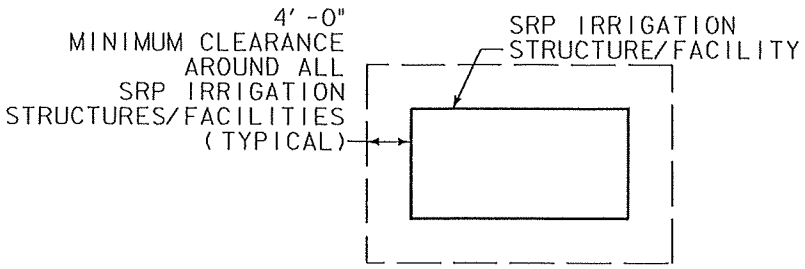
PIPELINES - RETENTION BASIN

EXHIBIT C

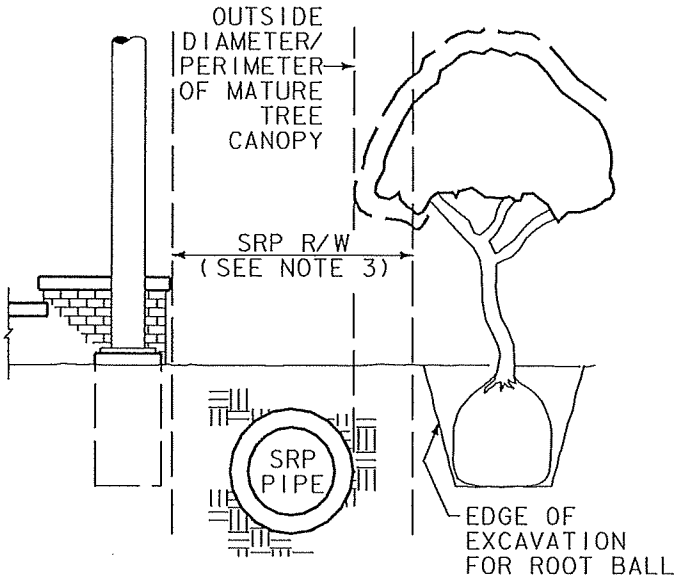
(PAGE 2 OF 2)

REV NO.	DATE
6	12/05/18

DWG REFERENCED FROM ORIGINAL WES-ROWGUIDE



IRRIGATION STRUCTURE/FACILITY CLEARANCE



PIPELINES - LANDSCAPING

NOTES

1. THESE GUIDELINES ARE PROVIDED AS A GENERAL AID TO PLANNING. ACTUAL SRP REQUIREMENTS MAY VARY BASED ON SITE-SPECIFIC CONDITIONS, OPERATIONAL CONSIDERATIONS, ETC.
2. AN SRP LICENSE IS REQUIRED FOR UTILITIES CROSSING/PARALLEL TO SRP IRRIGATION PIPE IN SRP RIGHT-OF-WAY. SRP REQUIRES ENGINEER DESIGNED UTILITY CROSSING/LOCATION AND EXCAVATION PLAN.
3. SRP MAY LICENSE LIMITED USES OF ITS RIGHT-OF-WAY SUCH AS PARKING, SIDEWALK, LAWN, ETC. POLES, STRUCTURES AND TREES ARE TYPICALLY NOT PERMITTED IN SRP RIGHT-OF-WAY. INCLUDE DESIGN DRAWINGS FOR PROPOSED USE WHEN SUBMITTING REQUEST TO SRP FOR LICENSE.
4. UTILITIES PARALLEL TO SRP IRRIGATION PIPE ARE REVIEWED ON A CASE-BY-CASE BASIS. LOCATED PARALLEL UTILITY OUTSIDE OF AREA SRP EXCAVATES WHEN MAINTAINING IRRIGATION PIPE, OR 4'-0" BEYOND SIDE OF THE OUTSIDE BELL DIAMETER OF THE SRP IRRIGATION PIPE, WHICHEVER IS GREATER. TYPICAL EXACAVATION INCLUDES AREA ABOVE AND TO EACH SIDE OF SRP IRRIGATION PIPE SIDE EXCAVATION INCLUDES AREA ABOVE A LINE EXTENDING UPWARD AND OUTWARD AT A ONE-TO-ONE SLOPE FROM A POINT LEVEL WITH THE BOTTOM OF AND 4'-0" BEYOND THE SIDE OF THE OUTSIDE BELL DIAMETER OF THE SRP IRRIGATION PIPE.
5. OTHER UTILITIES ARE NOT PERMITTED IN THESE AREAS.

ITEM 25

City Council Memorandum **Public Works & Utilities** **Memo No.** RE21-083

Date: January 28, 2021

To: Mayor and Council

Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
John Knudson, Public Works & Utilities Director
Andrew Goh, Capital Projects Manager

From: Erich Kuntze, Real Estate Manager

Subject: Introduction of Ordinance No. 4956 Granting Three (3) Irrigation Easements to Roosevelt Water Conservation District (RWCD) within Portions of Chandler Heights Road on Either Side of the Cooper Road Intersection, at No Cost, to Accommodate the Cooper Road Improvement Project, from Alamosa Drive to Riggs Road.

Proposed Motion:

Move City Council introduce and tentatively adopt Ordinance No. 4956 granting three (3) irrigation easements to the Roosevelt Water Conservation District (RWCD) within portions of Chandler Heights Road on either side of the Cooper Road intersection, at no cost, to accommodate the Cooper Road Improvement Project, from Alamosa Drive to Riggs Road.

Background:

To accommodate the construction of the City's Cooper Road Improvement Project from Alamosa Drive to Riggs Road, the City must grant three (3) irrigation easements to the Roosevelt Water Conservation District so that RWCD facilities can cross Chandler Heights Road at three (3) locations on either side of Cooper Road. Granting the easements to RWCD would be at no cost as they are required by a City of Chandler project.

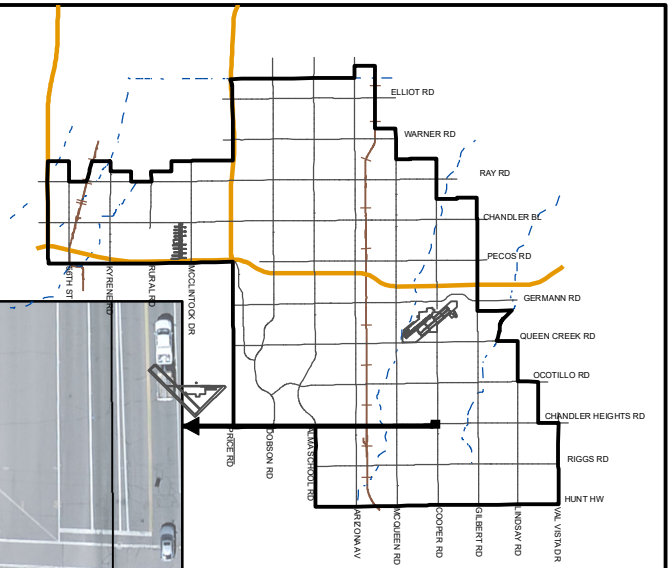
Staff has reviewed and approved the easement and legal description for the requested easement.

Attachments

Location Map
Ordinance No. 4956

CHANDLER arizona

GRANTING THREE (3) IRRIGATION EASEMENTS TO ROOSEVELT WATER CONSERVATION DISTRICT (RWCD) ON CHANDLER HEIGHTS ROAD AT COOPER ROAD



MEMO NO. RE21-083

ORDINANCE 4956

NTS

ChanGIS

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ORDINANCE NO. 4956

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, GRANTING THREE (3) IRRIGATION EASEMENTS TO ROOSEVELT WATER CONSERVATION DISTRICT ("RWCD") WITHIN PORTIONS OF CHANDLER HEIGHTS ROAD ON EITHER SIDE OF COOPER ROAD INTERSECTION, AT NO COST, TO ACCOMMODATE THE COOPER ROAD FROM ALAMOSA DRIVE TO RIGGS ROAD IMPROVEMENT PROJECT.

WHEREAS, the City of Chandler is improving Cooper Road from Alamosa Drive to Riggs Road along with a portion of Chandler Heights Road (the "Project"): and

WHEREAS, in order to accommodate the construction of this Project it is necessary to provide RWCD with three (3) irrigations easements allowing RWCD to cross Chandler Heights Road with their facilities; and

WHEREAS, the easements are being granted at no cost to RWCD as they are being granted to accommodate a City of Chandler project.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That the City Council of the City of Chandler, Arizona, authorizes and approves the granting of three (3) Irrigation Easements to the Roosevelt Water Conservation District, at no cost, across those portions of Chandler Heights Road legally described and depicted in the attached Exhibit "A", "A-1" and "A-2".

Section 2. That the granting of said Irrigation Easements shall be in substantially the form attached as Exhibits "B", "B-1" and "B-2".

Section 3. That the Mayor of the City of Chandler, Arizona, is hereby authorized to execute the easements and this Ordinance on behalf of the City.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this _____ day of _____ 2021.

ATTEST:

_____ _____

CITY CLERK MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this _____ day of _____, 2021.

ATTEST:

_____ _____

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4956 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2021, and that a quorum was present thereat.

_____

CITY CLERK

APPROVED AS TO FORM

_____

CITY ATTORNEY

Published:

EXHIBIT "A"

Legal Description
RWCD Irrigation Easement - Lateral 17
City of Chandler

Job No. 17-007.41 November 14, 2018

Parcel 1:

A portion of the northeast quarter of Section 26, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole at the northeast corner of said Section 26, from which a brass cap flush at the east quarter corner of said Section 26 bears South 00 degrees 11 minutes 49 seconds East, 2647.44 feet.

thence along the east line of said northeast quarter, South 00 degrees 11 minutes 49 seconds West, 75.01 feet to the POINT OF BEGINNING;

thence South 0 degrees 11 minutes 49 seconds East, 14.00 feet;

thence South 88 degrees 48 minutes 47 seconds West, 71.01 feet;

thence North 45 degrees 41 minutes 31 seconds West, 19.63 feet;

thence North 88 degrees 48 minutes 47 seconds East, 85.01 feet to the POINT OF BEGINNING.

Together with the following described parcel:

Parcel 2:

A portion of the northeast quarter of Section 26, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole at the northeast corner of said Section 26, from which a brass cap flush at the east quarter corner of said Section 26 bears South 00 degrees 11 minutes 49 seconds East, 2647.44 feet.

thence along the east line of said northeast quarter, South 00 degrees 11 minutes 49 seconds West, 75.01 feet;

thence South 88 degrees 48 minutes 47 seconds West, 124.38 feet to the POINT OF BEGINNING;

thence South 88 degrees 48 minutes 47 seconds West, 14.00 feet;

thence North 0 degrees 32 minutes 39 seconds West, 75.00 feet;

thence North 88 degrees 48 minutes 47 seconds East, 14.00 feet;

thence South 0 degrees 32 minutes 39 seconds East, 75.00 feet to the POINT OF BEGINNING.

Together with the following described parcel:

Parcel 3:

A portion of the northeast quarter of Section 26, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole at the northeast corner of said Section 26, from which a brass cap flush at the east quarter corner of said Section 26 bears South 00 degrees 11 minutes 49 seconds East, 2647.44 feet.

thence along the east line of said northeast quarter, South 00 degrees 11 minutes 49 seconds West, 75.01 feet;

thence South 88 degrees 48 minutes 47 seconds West, 391.75 feet;

thence North 0 degrees 11 minutes 55 seconds West, 10.00 feet;

thence South 88 degrees 48 minutes 47 seconds West, 138.53 feet to the POINT OF BEGINNING;

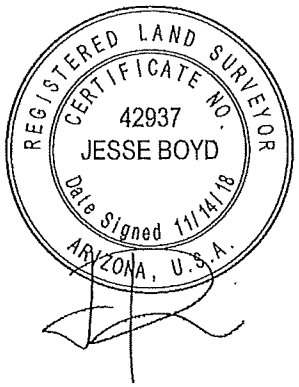
thence South 88 degrees 48 minutes 47 seconds West, 14.00 feet;

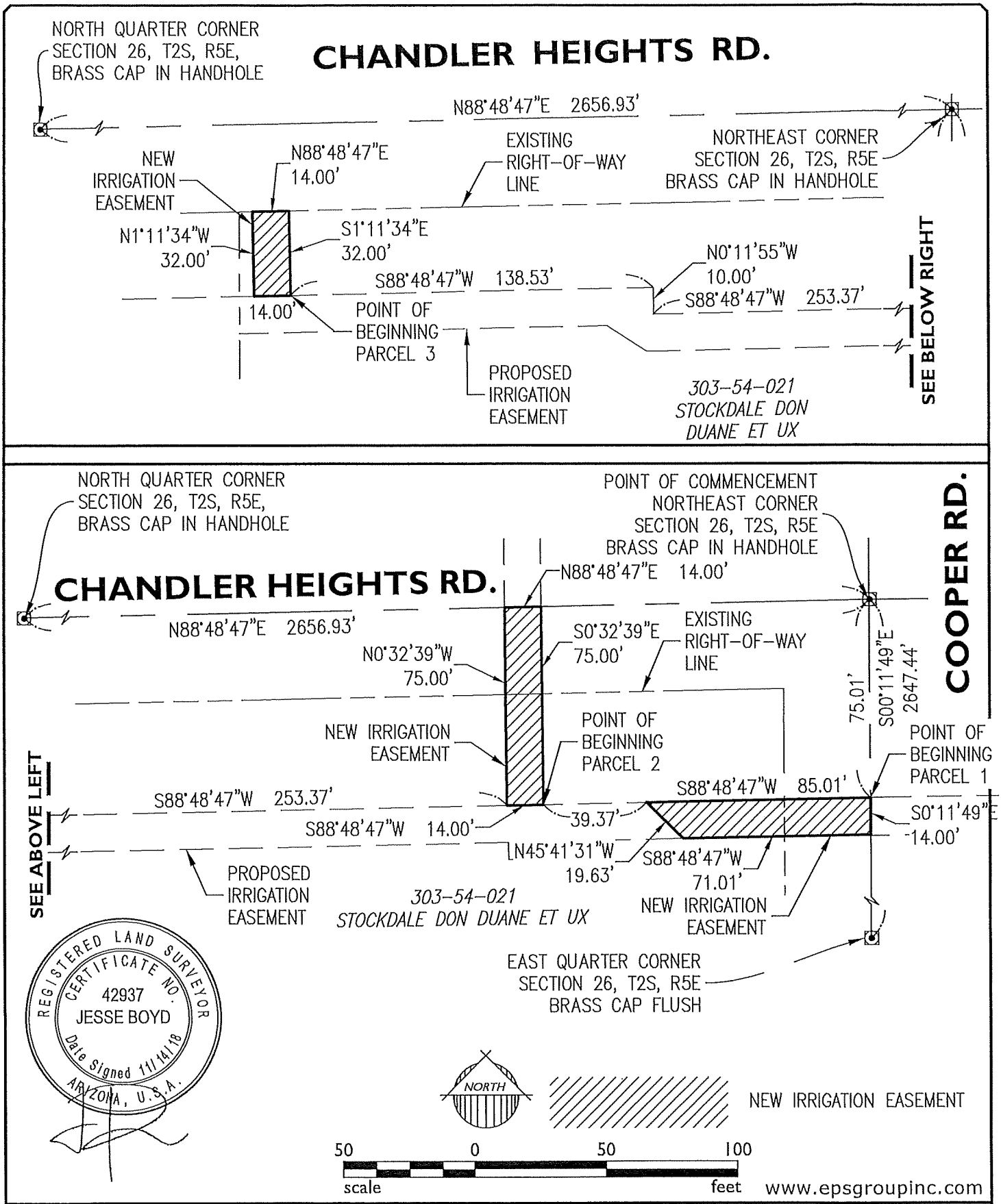
thence North 1 degrees 11 minutes 34 seconds West, 32.00 feet;

thence North 88 degrees 48 minutes 47 seconds East, 14.00 feet;

thence South 1 degrees 11 minutes 34 seconds East, 32.00 feet to the POINT OF BEGINNING.

Contains 2,590 square feet 0.0595 acres, more or less.





17-007.41

EXHIBIT

RWCD IRRIGATION EASEMENT - LATERAL 17
CITY OF CHANDLER

EPS GROUP

EXHIBIT "A-1"

Legal Description
RWCD Irrigation Easement - Lateral 17
CITY OF CHANDLER

Job No. 17-007.41 November 14, 2018

A portion of the southeast quarter of Section 23, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole at the southeast corner of said Section 23, from which a brass cap in handhole at the south quarter corner of said Section 23 bears South 88 degrees 48 minutes 47 seconds West, 2656.93 feet.

thence along the south line of said southeast quarter, South 88 degrees 48 minutes 47 seconds West, 124.83 feet to the POINT OF BEGINNING;

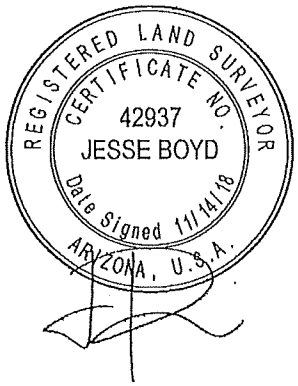
thence South 88 degrees 48 minutes 47 seconds West, 14.00 feet;

thence North 0 degrees 32 minutes 39 seconds West, 63.84 feet;

thence North 88 degrees 48 minutes 47 seconds East, 14.00 feet;

thence South 0 degrees 32 minutes 39 seconds East, 63.84 feet to the POINT OF BEGINNING.

Contains 892.98 square feet or 0.0205 acres, more or less.



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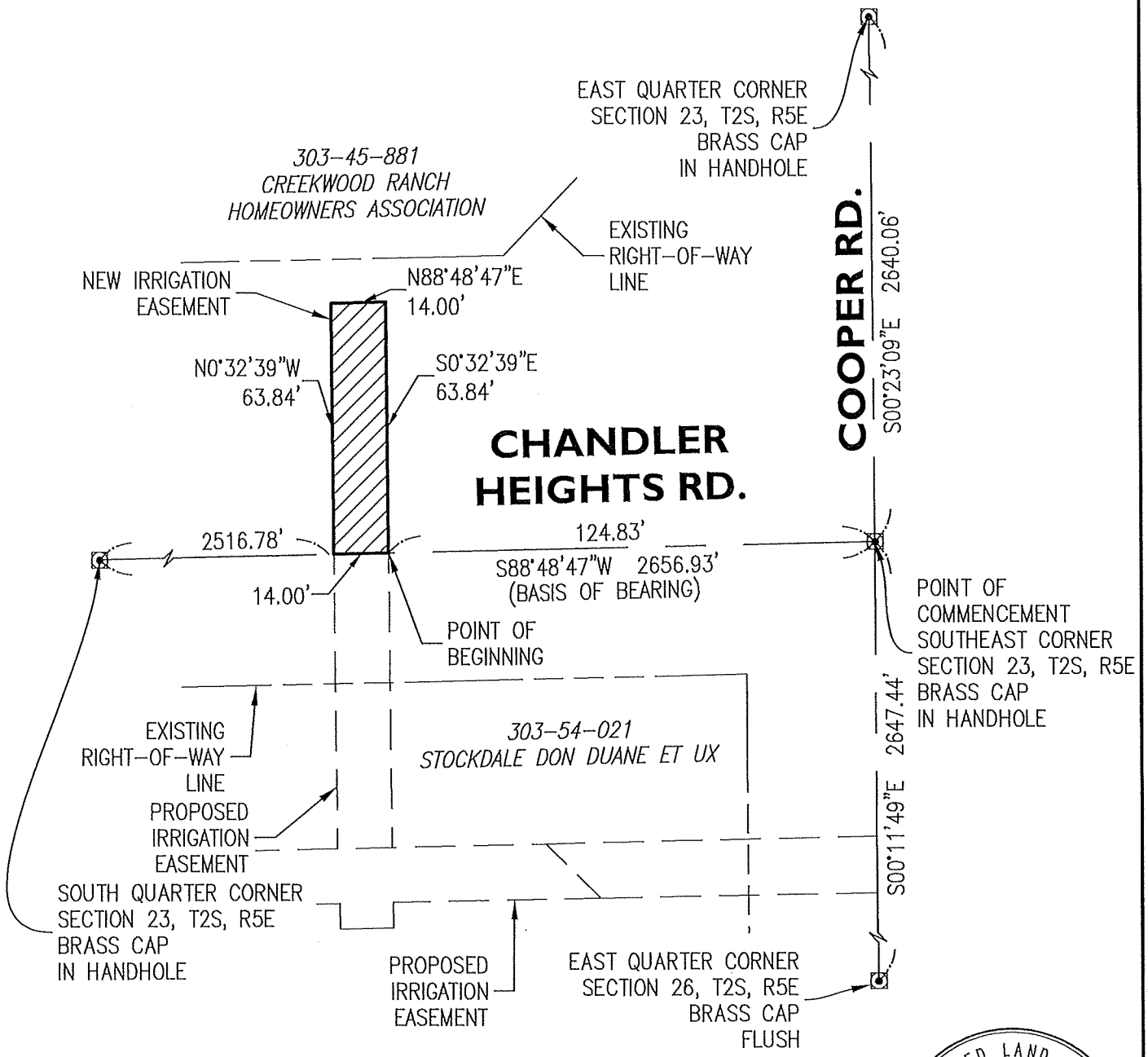
Tel (480) 503-2250 • Fax (480) 503-2258



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17-007.41

EXHIBIT

RWCD IRRIGATION EASEMENT - LATERAL 17
CITY OF CHANDLER

EPS GROUP

EXHIBIT "A-2"

Legal Description
RWCD Irrigation Easement - Lateral 17
CITY OF CHANDLER

Job No. 17-007.41 November 14, 2018

Parcel 1:

A portion of the northwest quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole at the northwest corner of said Section 25, from which a brass cap in handhole at the north quarter corner of said Section 25 bears North 89 degrees 16 minutes 40 seconds East, 2628.72 feet.

thence along the north line of said northwest quarter, South 0 degrees 11 minutes 49 seconds East, 75.00 feet to the POINT OF BEGINNING;

thence North 89 degrees 16 minutes 40 seconds East, 74.31 feet;

thence South 44 degrees 32 minutes 28 seconds West, 19.89 feet;

thence South 89 degrees 16 minutes 40 seconds West, 60.31 feet;

thence North 0 degrees 11 minutes 49 seconds West, 14.00 feet to the POINT OF BEGINNING.

Together with the following described parcel:

Parcel 2:

A portion of the northwest quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole at the northwest corner of said Section 25, from which a brass cap in handhole at the north quarter corner of said Section 25 bears North 89 degrees 16 minutes 40 seconds East, 2628.72 feet.

thence along the north line of said northwest quarter, South 0 degrees 11 minutes 49 seconds East, 75.00 feet;

thence North 89 degrees 16 minutes 40 seconds East, 74.31 feet;

thence North 89 degrees 16 minutes 40 seconds East, 180.00 feet;

thence North 0 degrees 42 minutes 58 seconds West, 10.00 feet;

thence North 89 degrees 16 minutes 40 seconds East, 10.00 feet to the POINT OF BEGINNING;

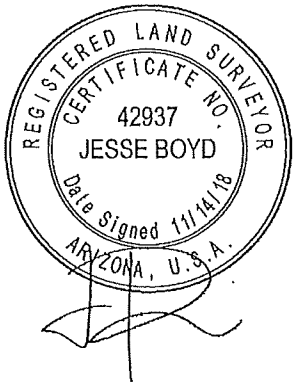
thence North 44 degrees 16 minutes 40 seconds East, 45.25 feet;

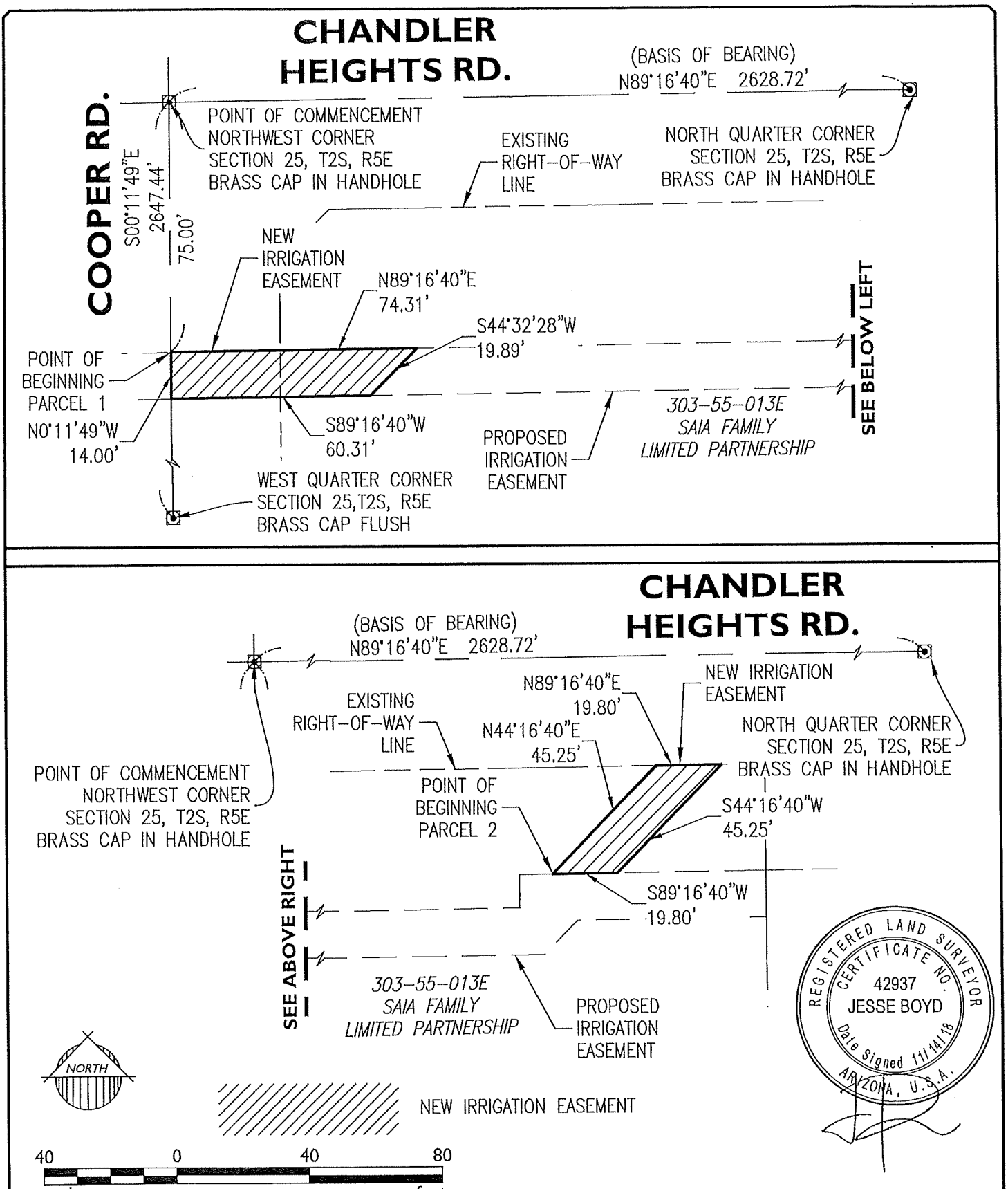
thence North 89 degrees 16 minutes 40 seconds East, 19.80 feet;

thence South 44 degrees 16 minutes 40 seconds West, 45.25 feet;

thence South 89 degrees 16 minutes 40 seconds West, 19.80 feet to the POINT OF BEGINNING.

Contains 1,572.516 square feet or 0.0361 acres, more or less.





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17-007.41

EXHIBIT

RWCD IRRIGATION EASEMENT - LATERAL 17
CITY OF CHANDLER

EPS GROUP

EXHIBIT "B"

WHEN RECORDED RETURN TO:

Roosevelt Water Conservation District
P.O. Box 100
15400 S. Higley Road
Higley, AZ 85236

ROOSEVELT WATER CONSERVATION DISTRICT
IRRIGATION FACILITIES EASEMENT

(COC – Cooper Road @ Chandler Heights - RWCD Lat 17-5W – COC West #1)

NE¼ S26 T2S R5E
Maricopa County G&SRM

CITY OF CHANDLER, a municipal corporation ("Grantor"), for and in consideration of the sum of Ten Dollars and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey to **ROOSEVELT WATER CONSERVATION DISTRICT**, an Arizona irrigation and water conservation district organized and existing under the laws of the State of Arizona, its employees, agents, contractors, co-owners, participants, licensees and permittees, and its and their respective successors and assignees, whether in whole or in part (collectively, "Grantee"), a non-exclusive easement ("Easement") in, on, over, across, upon, and under the lands described in Exhibit A attached hereto (hereinafter "Easement Property") for the purposes of construction, installation, maintenance, operation, repair, reconstruction, replacement, removal, and access to and improvement of irrigation system facilities, which include, but are not limited to, sub-surface and surface piping, turnouts, gates, ditches and access roadways, and other appliances, appurtenances, and fixtures associated with the transmission, distribution, and delivery of water and other related purposes (collectively, "Facilities"), at such locations and elevations over, across, under, and upon the Easement Property as Grantee may now or in the future deem convenient or necessary, together with the right of vehicular and pedestrian ingress and egress through and within the Easement Property as Grantor may now or in the future deem convenient or necessary.

The lands over, across, under, and upon which this Easement is granted are situated in the County of Maricopa, State of Arizona, in portions of the of the Northeast ¼ of Section 26, Township 2 South, Range 5 East of the Gila and Salt River Meridian, as are more particularly described in Exhibit A attached hereto.

Subject to the provisions set forth herein, Grantor reserves the right to use and occupy the Easement Property for any purpose consistent with the rights and privileges above granted, provided, however, that such use shall not unreasonably interfere with Grantee's right and ability to construct, access, maintain and use the Easement Property or the Facilities, or endanger any of the Facilities or the use thereof.

If Grantee records a document to formally abandon the Easement Grantee's rights hereunder to the part or the property abandoned shall cease and Grantee's rights to the part of the property abandoned shall revert to Grantor.

The covenants and agreements in this Easement shall run with and burden the land and shall extend and inure in favor and to the benefit of, and shall be binding on, Grantee and Grantor and their respective successors (including successors in ownership and estate), assigns, and lessees.

Notice is given that excavation and related activity within the Easement Property may be subject to compliance with Arizona's Underground Facilities Act, A.R.S. §§ 40-360.21, et seq.

IN WITNESS WHEREOF, the parties hereto have executed this Irrigation System Facilities Easement Agreement this _____ day of _____, 2019.

GRANTOR:
CITY OF CHANDLER, an Arizona municipal corporation

By: _____

Its: _____

APPROVED AS TO FORM

CITY ATTORNEY

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this _____ day of _____, 2019, the foregoing instrument was acknowledged before me by _____, the _____ of the CITY OF CHANDLER, an Arizona municipal corporation, and such authorized representative acknowledged that this document was executed on behalf of the municipal corporation for the purposes therein contained.

My Commission Expires:

_____
Notary Public

GRANTEE:
ROOSEVELT WATER CONSERVATION DISTRICT

By: _____
Shane M. Leonard, General Manager

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this _____ day of _____, 2019, the foregoing instrument was acknowledged before me by Shane M. Leonard, the General Manager of the ROOSEVELT WATER CONSERVATION DISTRICT, an irrigation district organized and existing under the laws of the State of Arizona ("RWCD"), on behalf of RWCD.

My Commission Expires:

_____
Notary Public

Exhibit A
to
Irrigation System Facilities Easement Agreement

DESCRIPTION OF IRRIGATION SYSTEM FACILITIES EASEMENT PROPERTY

[To Be Attached]

Legal Description
RWCD Irrigation Easement - Lateral 17
City of Chandler

Job No. 17-007.41 November 14, 2018

Parcel 1:

A portion of the northeast quarter of Section 26, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole at the northeast corner of said Section 26, from which a brass cap flush at the east quarter corner of said Section 26 bears South 00 degrees 11 minutes 49 seconds East, 2647.44 feet.

thence along the east line of said northeast quarter, South 00 degrees 11 minutes 49 seconds West, 75.01 feet to the POINT OF BEGINNING;

thence South 0 degrees 11 minutes 49 seconds East, 14.00 feet;

thence South 88 degrees 48 minutes 47 seconds West, 71.01 feet;

thence North 45 degrees 41 minutes 31 seconds West, 19.63 feet;

thence North 88 degrees 48 minutes 47 seconds East, 85.01 feet to the POINT OF BEGINNING.

Together with the following described parcel:

Parcel 2:

A portion of the northeast quarter of Section 26, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole at the northeast corner of said Section 26, from which a brass cap flush at the east quarter corner of said Section 26 bears South 00 degrees 11 minutes 49 seconds East, 2647.44 feet.

thence along the east line of said northeast quarter, South 00 degrees 11 minutes 49 seconds West, 75.01 feet;

thence South 88 degrees 48 minutes 47 seconds West, 124.38 feet to the POINT OF BEGINNING;

thence South 88 degrees 48 minutes 47 seconds West, 14.00 feet;

thence North 0 degrees 32 minutes 39 seconds West, 75.00 feet;

thence North 88 degrees 48 minutes 47 seconds East, 14.00 feet;

thence South 0 degrees 32 minutes 39 seconds East, 75.00 feet to the POINT OF BEGINNING.

Together with the following described parcel:

Parcel 3:

A portion of the northeast quarter of Section 26, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole at the northeast corner of said Section 26, from which a brass cap flush at the east quarter corner of said Section 26 bears South 00 degrees 11 minutes 49 seconds East, 2647.44 feet.

thence along the east line of said northeast quarter, South 00 degrees 11 minutes 49 seconds West, 75.01 feet;

thence South 88 degrees 48 minutes 47 seconds West, 391.75 feet;

thence North 0 degrees 11 minutes 55 seconds West, 10.00 feet;

thence South 88 degrees 48 minutes 47 seconds West, 138.53 feet to the POINT OF BEGINNING;

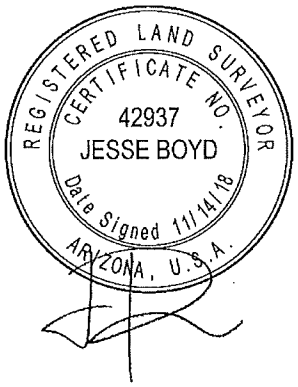
thence South 88 degrees 48 minutes 47 seconds West, 14.00 feet;

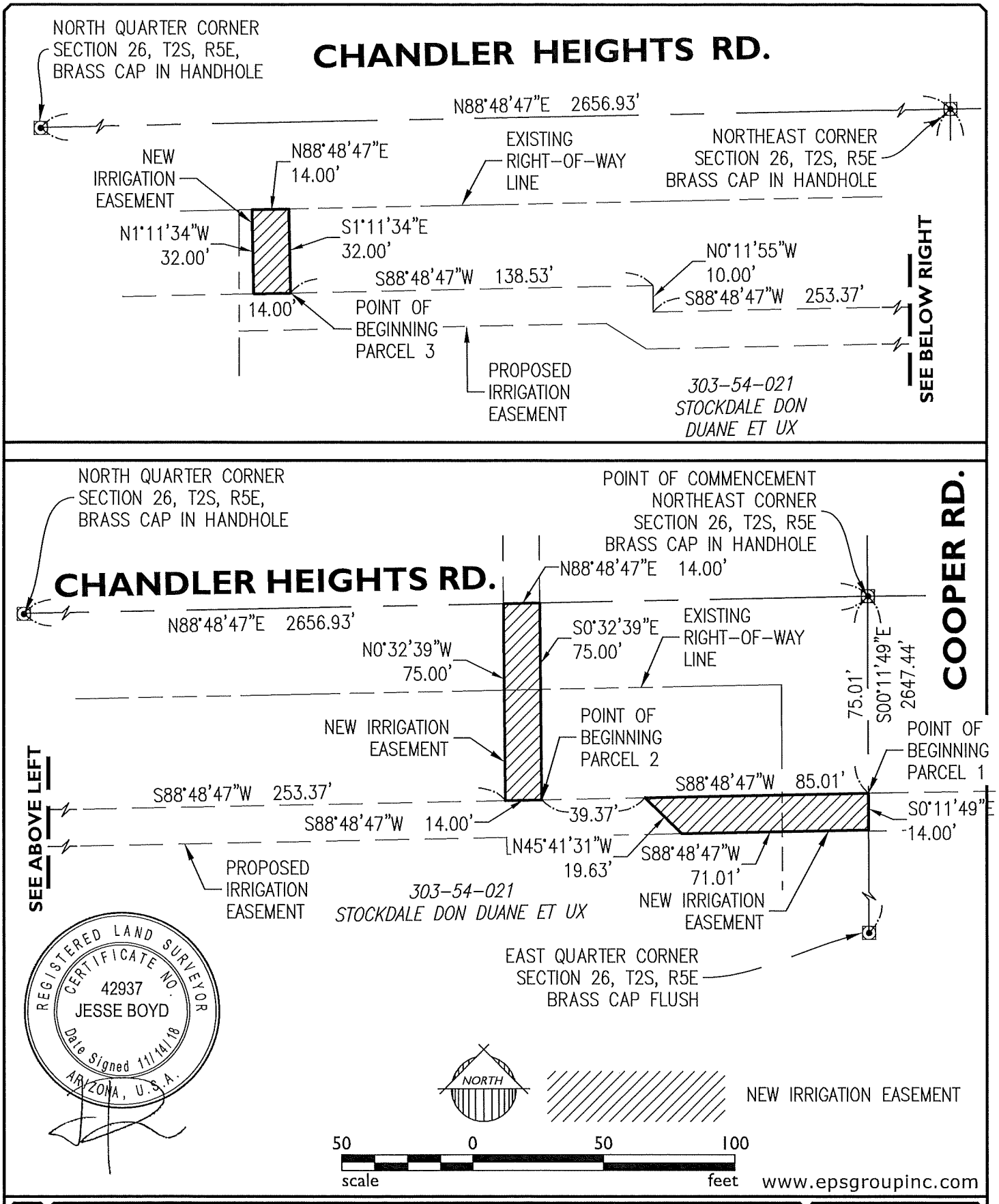
thence North 1 degrees 11 minutes 34 seconds West, 32.00 feet;

thence North 88 degrees 48 minutes 47 seconds East, 14.00 feet;

thence South 1 degrees 11 minutes 34 seconds East, 32.00 feet to the POINT OF BEGINNING.

Contains 2,590 square feet 0.0595 acres, more or less.





17-007.41

EXHIBIT

RWCD IRRIGATION EASEMENT - LATERAL 17
CITY OF CHANDLER

EPS GROUP

EXHIBIT "B-1"

WHEN RECORDED RETURN TO:

Roosevelt Water Conservation District
P.O. Box 100
15400 S. Higley Road
Higley, AZ 85236

ROOSEVELT WATER CONSERVATION DISTRICT
IRRIGATION FACILITIES EASEMENT
(COC – Cooper Road @ Chandler Heights - RWCD Lat 17-5W – COC West #2)

SE¼ S23 T2S R5E
Maricopa County G&SRM

CITY OF CHANDLER, a municipal corporation ("Grantor"), for and in consideration of the sum of Ten Dollars and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey to **ROOSEVELT WATER CONSERVATION DISTRICT**, an Arizona irrigation and water conservation district organized and existing under the laws of the State of Arizona, its employees, agents, contractors, co-owners, participants, licensees and permittees, and its and their respective successors and assignees, whether in whole or in part (collectively, "Grantee"), a non-exclusive easement ("Easement") in, on, over, across, upon, and under the lands described in Exhibit A attached hereto (hereinafter "Easement Property") for the purposes of construction, installation, maintenance, operation, repair, reconstruction, replacement, removal, and access to and improvement of irrigation system facilities, which include, but are not limited to, sub-surface and surface piping, turnouts, gates, ditches and access roadways, and other appliances, appurtenances, and fixtures associated with the transmission, distribution, and delivery of water and other related purposes (collectively, "Facilities"), at such locations and elevations over, across, under, and upon the Easement Property as Grantee may now or in the future deem convenient or necessary, together with the right of vehicular and pedestrian ingress and egress through and within the Easement Property as Grantor may now or in the future deem convenient or necessary.

The lands over, across, under, and upon which this Easement is granted are situated in the County of Maricopa, State of Arizona, in portions of the of the Southeast ¼ of Section 23, Township 2 South, Range 5 East of the Gila and Salt River Meridian, as are more particularly described in Exhibit A attached hereto.

Subject to the provisions set forth herein, Grantor reserves the right to use and occupy the Easement Property for any purpose consistent with the rights and privileges above granted, provided, however, that such use shall not unreasonably interfere with Grantee's right and ability to construct, access, maintain and use the Easement Property or the Facilities, or endanger any of the Facilities or the use thereof.

If Grantee records a document to formally abandon the Easement Grantee's rights hereunder to the part or the property abandoned shall cease and Grantee's rights to the part of the property abandoned shall revert to Grantor.

The covenants and agreements in this Easement shall run with and burden the land and shall extend and inure in favor and to the benefit of, and shall be binding on, Grantee and Grantor and their respective successors (including successors in ownership and estate), assigns, and lessees.

Notice is given that excavation and related activity within the Easement Property may be subject to compliance with Arizona's Underground Facilities Act, A.R.S. §§ 40-360.21, et seq.

IN WITNESS WHEREOF, the parties hereto have executed this Irrigation System Facilities Easement Agreement this _____ day of _____, 2019.

GRANTOR:
CITY OF CHANDLER, an Arizona municipal corporation

By: _____

Its: _____

APPROVED AS TO FORM

CITY ATTORNEY

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this _____ day of _____, 2019, the foregoing instrument was acknowledged before me by _____, the _____ of the CITY OF CHANDLER, an Arizona municipal corporation, and such authorized representative acknowledged that this document was executed on behalf of the municipal corporation for the purposes therein contained.

My Commission Expires:

_____
Notary Public

GRANTEE:
ROOSEVELT WATER CONSERVATION DISTRICT

By: _____
Shane M. Leonard, General Manager

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this _____ day of _____, 2019, the foregoing instrument was acknowledged before me by Shane M. Leonard, the General Manager of the ROOSEVELT WATER CONSERVATION DISTRICT, an irrigation district organized and existing under the laws of the State of Arizona ("RWCD"), on behalf of RWCD.

My Commission Expires:

_____
Notary Public

Exhibit A
to
Irrigation System Facilities Easement Agreement

DESCRIPTION OF IRRIGATION SYSTEM FACILITIES EASEMENT PROPERTY

[To Be Attached]

Legal Description
RWCD Irrigation Easement - Lateral 17
CITY OF CHANDLER

Job No. 17-007.41 November 14, 2018

A portion of the southeast quarter of Section 23, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole at the southeast corner of said Section 23, from which a brass cap in handhole at the south quarter corner of said Section 23 bears South 88 degrees 48 minutes 47 seconds West, 2656.93 feet.

thence along the south line of said southeast quarter, South 88 degrees 48 minutes 47 seconds West, 124.83 feet to the POINT OF BEGINNING;

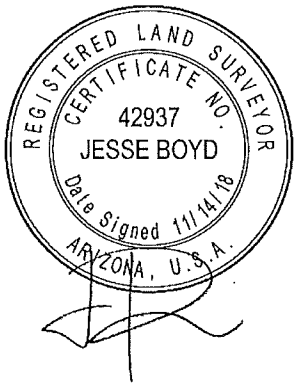
thence South 88 degrees 48 minutes 47 seconds West, 14.00 feet;

thence North 0 degrees 32 minutes 39 seconds West, 63.84 feet;

thence North 88 degrees 48 minutes 47 seconds East, 14.00 feet;

thence South 0 degrees 32 minutes 39 seconds East, 63.84 feet to the POINT OF BEGINNING.

Contains 892.98 square feet or 0.0205 acres, more or less.



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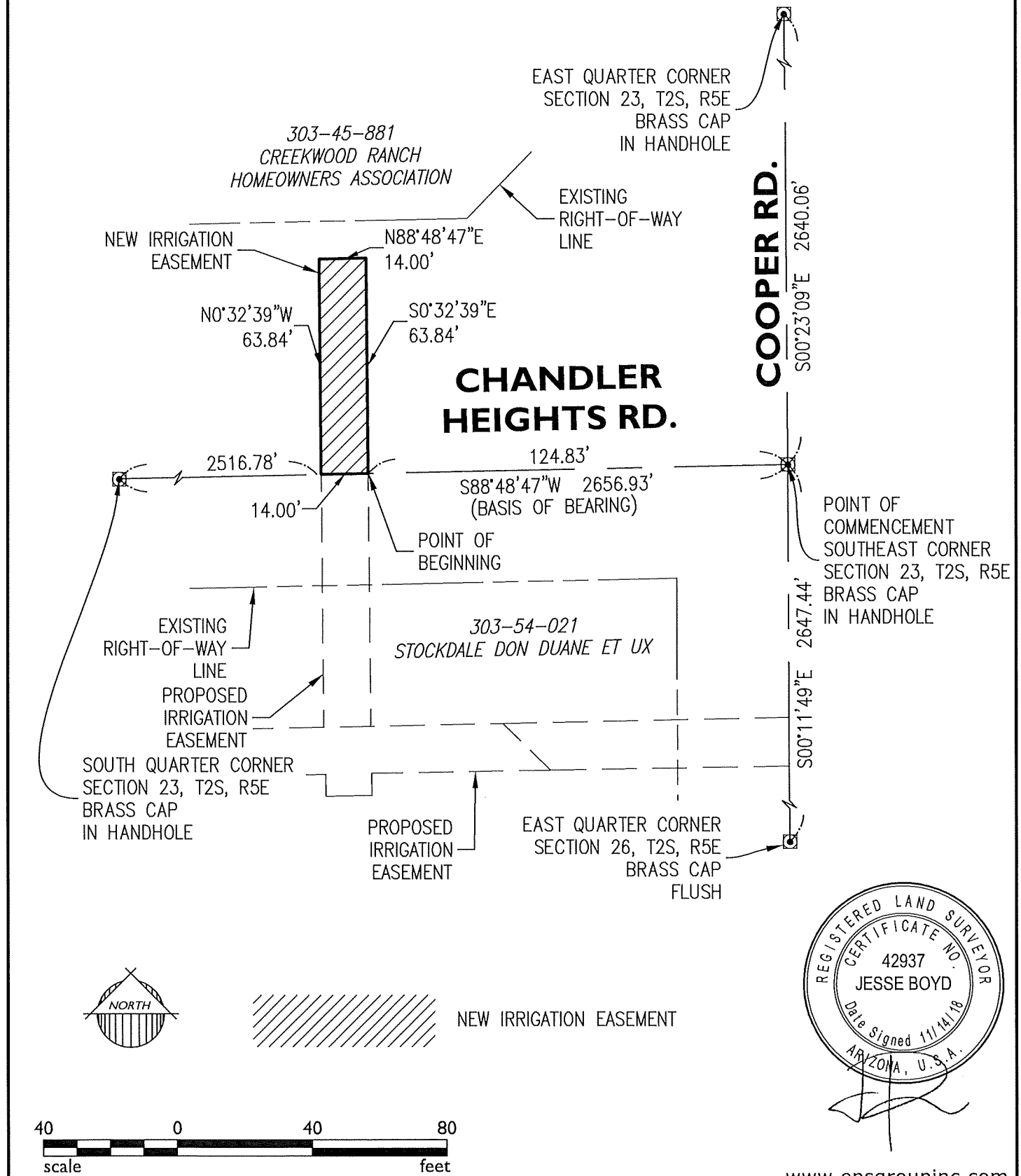
Tel (480) 503-2250 • Fax (480) 503-2258



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17-007.41

EXHIBIT

RWCD IRRIGATION EASEMENT - LATERAL 17
CITY OF CHANDLER

EPS GROUP

EXHIBIT "B-2"

WHEN RECORDED RETURN TO:

Roosevelt Water Conservation District
P.O. Box 100
15400 S. Higley Road
Higley, AZ 85236

ROOSEVELT WATER CONSERVATION DISTRICT
IRRIGATION FACILITIES EASEMENT
(COC – Cooper Road @ Chandler Heights - RWCD Lat 17-5W – COC East)

NW¼ S25 T2S R5E
Maricopa County G&SRM

CITY OF CHANDLER, a municipal corporation ("Grantor"), for and in consideration of the sum of Ten Dollars and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey to **ROOSEVELT WATER CONSERVATION DISTRICT**, an Arizona irrigation and water conservation district organized and existing under the laws of the State of Arizona, its employees, agents, contractors, co-owners, participants, licensees and permittees, and its and their respective successors and assignees, whether in whole or in part (collectively, "Grantee"), a non-exclusive easement ("Easement") in, on, over, across, upon, and under the lands described in Exhibit A attached hereto (hereinafter "Easement Property") for the purposes of construction, installation, maintenance, operation, repair, reconstruction, replacement, removal, and access to and improvement of irrigation system facilities, which include, but are not limited to, sub-surface and surface piping, turnouts, gates, ditches and access roadways, and other appliances, appurtenances, and fixtures associated with the transmission, distribution, and delivery of water and other related purposes (collectively, "Facilities"), at such locations and elevations over, across, under, and upon the Easement Property as Grantee may now or in the future deem convenient or necessary, together with the right of vehicular and pedestrian ingress and egress through and within the Easement Property as Grantor may now or in the future deem convenient or necessary.

The lands over, across, under, and upon which this Easement is granted are situated in the County of Maricopa, State of Arizona, in portions of the of the Northwest ¼ of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Meridian, as are more particularly described in Exhibit A attached hereto.

Subject to the provisions set forth herein, Grantor reserves the right to use and occupy the Easement Property for any purpose consistent with the rights and privileges above granted, provided, however, that such use shall not unreasonably interfere with Grantee's right and ability to construct, access, maintain and use the Easement Property or the Facilities, or endanger any of the Facilities or the use thereof.

If Grantee records a document to formally abandon the Easement Grantee's rights hereunder to the part or the property abandoned shall cease and Grantee's rights to the part of the property abandoned shall revert to Grantor.

The covenants and agreements in this Easement shall run with and burden the land and shall extend and inure in favor and to the benefit of, and shall be binding on, Grantee and Grantor and their respective successors (including successors in ownership and estate), assigns, and lessees.

Notice is given that excavation and related activity within the Easement Property may be subject to compliance with Arizona's Underground Facilities Act, A.R.S. §§ 40-360.21, et seq.

IN WITNESS WHEREOF, the parties hereto have executed this Irrigation System Facilities Easement Agreement this _____ day of _____, 2019.

GRANTOR:
CITY OF CHANDLER, an Arizona municipal corporation

By: _____

Its: _____

APPROVED AS TO FORM

CITY ATTORNEY

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this _____ day of _____, 2019, the foregoing instrument was acknowledged before me by _____, the _____ of the CITY OF CHANDLER, an Arizona municipal corporation, and such authorized representative acknowledged that this document was executed on behalf of the municipal corporation for the purposes therein contained.

My Commission Expires:

_____
Notary Public

GRANTEE:
ROOSEVELT WATER CONSERVATION DISTRICT

By: _____
Shane M. Leonard, General Manager

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this _____ day of _____, 2019, the foregoing instrument was acknowledged before me by Shane M. Leonard, the General Manager of the ROOSEVELT WATER CONSERVATION DISTRICT, an irrigation district organized and existing under the laws of the State of Arizona ("RWCD"), on behalf of RWCD.

My Commission Expires:

_____
Notary Public

Exhibit A
to
Irrigation System Facilities Easement Agreement

DESCRIPTION OF IRRIGATION SYSTEM FACILITIES EASEMENT PROPERTY

[To Be Attached]

Legal Description
RWCD Irrigation Easement - Lateral 17
CITY OF CHANDLER

Job No. 17-007.41 November 14, 2018

Parcel 1:

A portion of the northwest quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole at the northwest corner of said Section 25, from which a brass cap in handhole at the north quarter corner of said Section 25 bears North 89 degrees 16 minutes 40 seconds East, 2628.72 feet.

thence along the north line of said northwest quarter, South 0 degrees 11 minutes 49 seconds East, 75.00 feet to the POINT OF BEGINNING;

thence North 89 degrees 16 minutes 40 seconds East, 74.31 feet;

thence South 44 degrees 32 minutes 28 seconds West, 19.89 feet;

thence South 89 degrees 16 minutes 40 seconds West, 60.31 feet;

thence North 0 degrees 11 minutes 49 seconds West, 14.00 feet to the POINT OF BEGINNING.

Together with the following described parcel:

Parcel 2:

A portion of the northwest quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole at the northwest corner of said Section 25, from which a brass cap in handhole at the north quarter corner of said Section 25 bears North 89 degrees 16 minutes 40 seconds East, 2628.72 feet.

thence along the north line of said northwest quarter, South 0 degrees 11 minutes 49 seconds East, 75.00 feet;

thence North 89 degrees 16 minutes 40 seconds East, 74.31 feet;

thence North 89 degrees 16 minutes 40 seconds East, 180.00 feet;

thence North 0 degrees 42 minutes 58 seconds West, 10.00 feet;

thence North 89 degrees 16 minutes 40 seconds East, 10.00 feet to the POINT OF BEGINNING;

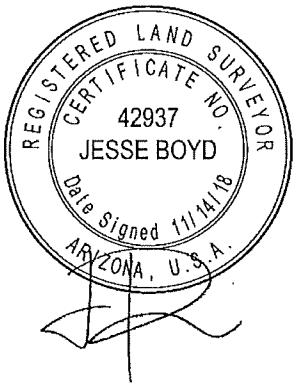
thence North 44 degrees 16 minutes 40 seconds East, 45.25 feet;

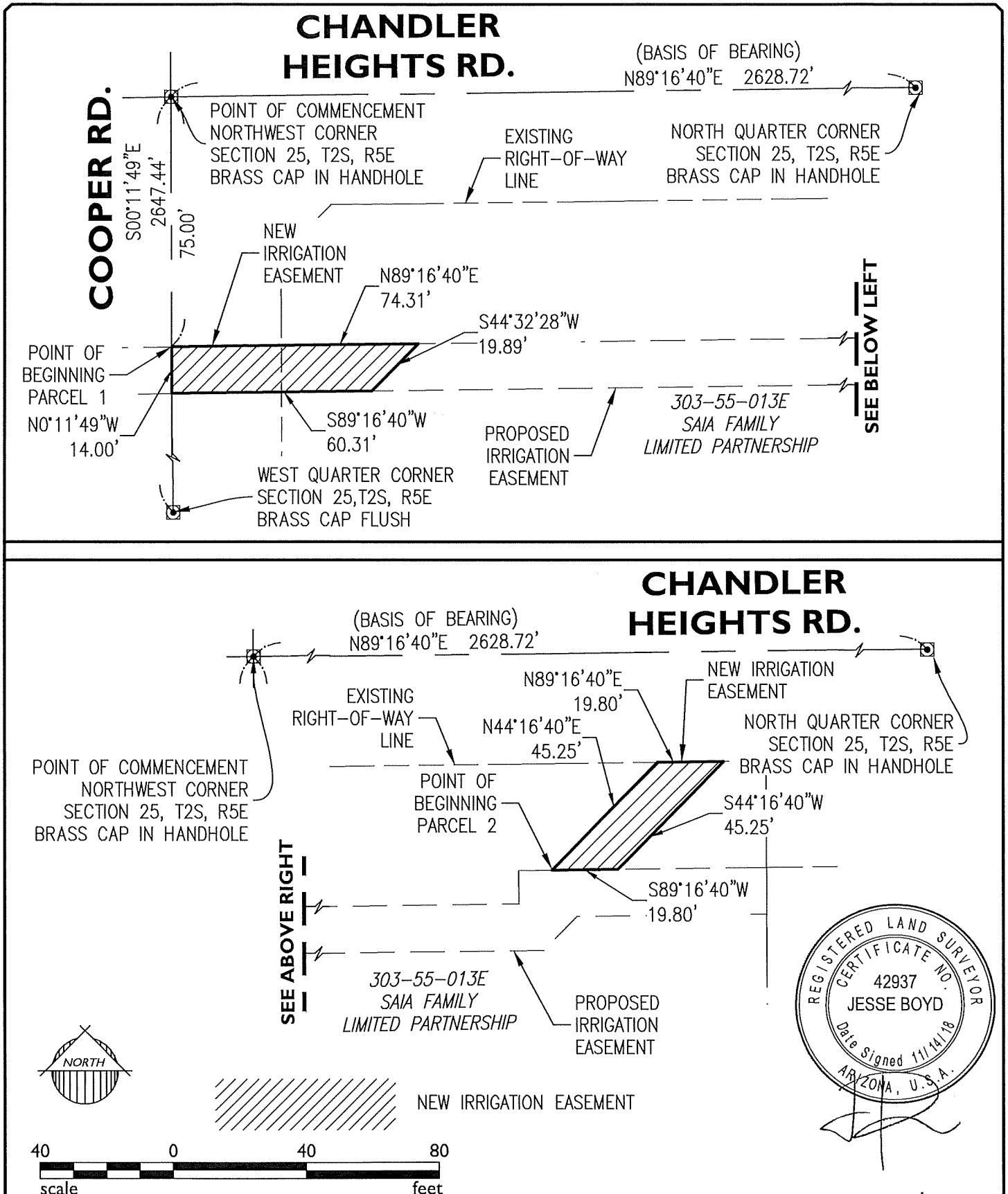
thence North 89 degrees 16 minutes 40 seconds East, 19.80 feet;

thence South 44 degrees 16 minutes 40 seconds West, 45.25 feet;

thence South 89 degrees 16 minutes 40 seconds West, 19.80 feet to the POINT OF BEGINNING.

Contains 1,572.516 square feet or 0.0361 acres, more or less.





www.epsgroupinc.com

17-007.41

EXHIBIT

RWCD IRRIGATION EASEMENT - LATERAL 17
CITY OF CHANDLER

EPS GROUP

CHANDLER arizona
Community of Innovation

City Council Memorandum **Public Works & Utilities** **Memo No.** ST21-016

Date:	January 28, 2021
To:	Mayor and Council
Thru:	Marsha Reed, City Manager Joshua H. Wright, Assistant City Manager John Knudson, Public Works and Utilities Director
From:	Kevin Lair, Transportation Manager
Subject:	Purchase of an XBroom Street Sweeper

Proposed Motion:

Move City Council approve the purchase of an XBroom Street Sweeper from Nescon, LLC, utilizing Maricopa County Contract No. 190170-S, in the amount of $293,185.26.

Background/Discussion:

The City's Transportation Division is responsible for street sweeping 2,081 lane miles of City-owned residential and arterial roadways. Street sweeping provides cleanup when there is a spill in the roadway, traffic accident, or special event to maintain the cleanliness of the streets and help reduce particulate matter (PM-10) in the region's air quality. This effort supports effective mobility and a healthy, attractive, and safe community. The replacement sweeper will meet the City's obligations in regard to Maricopa County PM-10 air quality measures. The City's Fleet Advisory Committee has recommended replacement of this street sweeper due to its age, maintenance history, and projected cost to operate. Replacement cost for this street sweeper is included in the FY 2020/2021 capital improvement budget.

Evaluation:

Maricopa County competitively solicited and awarded a contract for vehicle outfitting to supply, install, build, and modify/fabricate truck bodies, including street sweepers. The City has a current Intergovernmental Agreement with Maricopa County allowing for the cooperative use of the County's contracts.

Staff recommends cooperative use of this contract because the price is competitive compared to other contracts and the requested product has performed well. Fleet Services also has approved the vehicle specifications and the street sweeper operators are familiar with its operation.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
401.3310.6310.6ST703	General Fund	Street Sweeper	$293,185.26	Y

Attachments

Photo

OLD 2007 STREET SWEEPER

NEW STREET SWEEPER

CHANDLER arizona
Community of Innovation

City Council Memorandum **Public Works & Utilities** **Memo No.** PW21-003

Date: January 28, 2021

To: Mayor and Council

Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
John Knudson, Public Works and Utilities Director
Andrew Goh, Capital Projects Manager

From: Warren White, Principal Engineer

Subject: Introduction of Ordinance No. 4948 Adopting Updated Versions of Previously Adopted Public Works Design and Construction Standards and Amending Chapter 43, Section 43-4.5, Subsections 43-4.5.A, 43-4.5.B, 43-4.5.C, 43-4.5.D, 43-4.5.E, 43-4.5.G, and 43-4.5.I of the Code of the City of Chandler, Relating to the Adoption of these Updated Design And Construction Standards.

Proposed Motion:

Move City Council introduce and tentatively adopt Ordinance No. 4948 adopting updated versions of previously adopted Public Works design and construction standards and amending Chapter 43, Section 43-5, Subsections 43-4.5.A, 43-4.5.B, 43-4.5.C, 43-4.5.D, 43-4.5.E, 43-4.5.G, and 43-4.5.I of the Code of the City of Chandler, relating to the adoption of these updated design and construction standards.

Background:

The City maintains and publishes Engineering Standard Details and Specifications and Technical Design Manuals (TDM), which have been created to guide developers and City staff on the design and construction of the City's infrastructure. These documents are adopted by the City Council and updated on a regular basis, with the most recent update occurring in January 2020.

In addition to various "clean up" revisions and clarifications, this update includes revised City fiber optic communication cable and conduit standards, revisions to the Traffic Barricade Manual for a new on-line application submittal process, and continued updates for Americans with Disabilities Act compliance.

The Engineering Design Standards Committee, with representation from multiple City departments, reviews proposed changes to the design standards and makes recommendations for annual updates. This process also involves reviewing the Maricopa Association of Governments (MAG) Specifications and Standards and their annually-proposed revisions to determine if City standards could be removed in favor of MAG standards. A key goal of this process is simplification and uniformity of codes across the region for contractors and developers who do business in multiple jurisdictions, while maintaining Chandler's high safety and aesthetic standards.

This Ordinance would amend the following design standards:

- January 2020 Standard Details and Specifications Manual
- January 2020 Technical Design Manual No. 1 & 2, Water & Wastewater System Design

- January 2020 Technical Design Manual No. 3, Drainage Policies and Standards
- January 2020 Technical Design Manual No. 4, Street Access and Design Control
- January 2020 Technical Design Manual No. 5, Traffic Signal Design
- January 2016 Technical Design Manual No. 7, Traffic Barricade Design
- Adopt the 2021 revisions to the MAG Uniform Standard Specifications and Details with certain modifications

The revisions were provided to representatives of the development industry, including the Home Builders Association of Central Arizona (HBACA), the Arizona Multihousing Association (AMA), utility providers, and engineering design consultants. Comments received were incorporated into these revisions, where appropriate.

The complete set of current and revised Standard Details and Specifications is available for review on the City Unified Development Manual (UDM) website and on file with the City Clerk. A detailed summary of the changes is also attached.

Attachments

Ordinance No. 4948

Change Summary 2021

ORDINANCE NO. 4948

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, DECLARING THAT DOCUMENT ENTITLED "2020 AMENDMENTS TO CHANDLER CITY CODE CHAPTER 43, SECTION 43-4.5" TO BE A PUBLIC RECORD; AMENDING THE CODE OF THE CITY OF CHANDLER, CHAPTER 43 (PUBLIC WORKS AND UTILITIES DEPARTMENT), SECTION 43-4.5, SUBSECTIONS 43-4.5.A, 43-4.5.B, 43-4.5.C, 43-4.5.D, 43-4.5.E, 43-4.5.G, AND 43-4.5.I TO CONFORM WITH UPDATED DESIGN AND CONSTRUCTION STANDARDS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City of Chandler has previously adopted certain documents establishing minimum public works design and construction standards and specifications and believes it to be prudent to adopt the updated versions of those documents; and

WHEREAS, Chapter 43, Section 43-4.5 needs to be amended to reflect adoption of those updated public works documents.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That certain documents known as the "2020 Amendments to Chandler City Code Chapter 43, Section 43-4.5" one paper copy and one electronic copy of which shall remain on file in the office of the City Clerk, is hereby declared to be a public record.

Section 2. That the Chandler City Code, Chapter 43, Section 43-4.5, Subsections 43-4.5.A, 43-4.5.B, 43-4.5.C, 43-4.5.D, 43-4.5.E, 43-4.5.G, and 43-4.5.I are hereby amended by adoption of the amendments set forth in "2020 Amendments to Chandler City Code Chapter 43, Section 43-4.5" said documents having been declared to be a public record.

Section 3. Providing for Repeal of Conflicting Ordinances.
All ordinances or parts of ordinances in conflict with the provisions of this ordinance, or any parts hereof, are hereby repealed.

Section 4. Providing for Severability.
If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this _____ day of December, 2020.

ATTEST:

_____ _____

CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of December, 2020.

ATTEST:

_____ _____

CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4948 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of December, 2020, and that a quorum was present thereat.

_____

CITY CLERK

APPROVED AS TO FORM:

_____

CITY ATTORNEY

PUBLISHED:

2020 Amendments to Chandler City Code Chapter 43, Section 43-4.5
{Public Record for Ordinance No. 4948}

Chandler City Code, Chapter 43 (Public Works and Utilities Department), Section 43-4.5 is hereby amended by adding the following (additions in ALL CAPS, deletions in ~~strikeout~~):

43-4.5. The following standards, details, specifications, and/or policies regarding public works improvements are in effect in the City of Chandler:

A. *City of Chandler Standard Details and Specifications.* That certain document on file with the City Clerk marked, known and designated as "City of Chandler Standard Details and Specifications", January ~~2020~~ 2021 Edition, is hereby adopted by reference and made a part hereof as if set forth at length herein.

B. *City of Chandler Technical Design Manual, Numbers 1 and 2: Water and Wastewater System Design.* That certain document on file with the City Clerk marked, known and designated as "City of Chandler Technical Design Manual, Numbers 1 and 2: Water and Wastewater System Design", January ~~2020~~ 2021 Edition, is hereby adopted by reference and made a part hereof as though set forth at length herein.

C. *City of Chandler Technical Design Manual, Numbers 3: Drainage Policies and Standards.* That certain document on file with the City Clerk marked, known and designated as "City of Chandler Technical Design Manual, Numbers 3: Drainage Policies and Standards", January ~~2020~~ 2021 Edition, is hereby adopted by reference and made a part hereof as though set forth at length herein.

D. *City of Chandler Technical Design Manual, Number 4: Street Design and Access Control.* That certain document on file with the City Clerk marked, known and designated as "City of Chandler Technical Design Manual, Number 4: Street Design and Access Control", January ~~2020~~ 2021 Edition, is hereby adopted by reference and made a part hereof as though set forth at length herein.

E. *City of Chandler Technical Design Manual, Number 5: Traffic Signal Design.* That certain document on file with the City Clerk marked, known and designated as "City of Chandler Technical Design Manual, Number 5: Traffic Signal Design," January ~~2020~~ 2021 Edition, is hereby adopted by reference and made a part hereof as though set forth at length herein.

F. *City of Chandler Technical Design Manual, Number 6: Streetlight Design.* That certain document on file with the City Clerk marked, known and designated as "City of Chandler Technical Design Manual, Number 6: Streetlight Design", January 2020 Edition, is hereby adopted by reference and made a part hereof as though set forth at length herein.

G. *City of Chandler Technical Design Manual, Number 7: Traffic Barricade Design.* That certain document on file with the City Clerk marked, known, and designated as "City of Chandler Technical Design Manual, Number 7: Traffic Barricade Design," January ~~2016~~ 2021 Edition, is hereby adopted by reference and made a part hereof as if set forth at length herein.

H. *City of Chandler Technical Design Manual, Number 8: Landscape Design of Rights-of-Ways, Medians and Retention Basins.* That certain document on file with the City Clerk marked, known and designated as "City of Chandler Technical Design Manual, Number 8: Landscape Design of Rights-of Ways, Medians and Retention Basins", May 2018 Edition, is hereby adopted by reference and made a part hereof as though set forth at length herein.

I. *MAG Uniform Standard Specifications and Details.* That certain document on file with the City Clerk marked, known and designated as Uniform Standard Specifications and Details for Public Works Construction, Sponsored and Distributed by the Maricopa Association of Governments, ~~2020~~ 2021 Edition, is hereby adopted by reference and made a part hereof as though set forth at length herein with the additions, insertions, deletions and changes set forth below.

1. The Public Works and Utilities Director/designee is authorized to increase standard street cross sections, both pavement and right-of-way widths, as necessary to maintain required traffic service levels when a traffic analysis indicates the need for additional lanes of traffic.

2. Where MAG refers to corrective actions for deviations from standards and provides options for "When the contracting agency is the owner" or "When the contracting agency is not the owner (i.e. permits)", the Public Works and Utilities Director/designee is authorized to utilize any of the corrective actions listed regardless of whether the City is the contracting agency or not.

J. *[Reserved.]*

K. *Policy on Geometric Design of Highways and Streets.* That certain document on file with the City Clerk marked, known and designated as "The Policy on Geometric Design of Highways and Streets," 2004 Edition, published by the American Association of State Highway and Transportation Officials, is hereby adopted by reference and made a part hereof as though set forth at length herein.

L. *City of Chandler Manual on Stormwater Quality Protection.* That certain document on file with the City Clerk marked, known and designated as "City of Chandler Manual on Stormwater Quality Protection, December, 2007 Edition," is hereby adopted by reference and made a part hereof as if set forth at length herein.

Document No.	***Title***	***Revision Summary***
Standard Details		
C-112 Pg 1	ENGINEERED UTILITY BORE	Revision to Bore Profile Typ. Section to show City fiber conduit per C-200 revision. Revision to title block for Pg 1 designation.
C-112 Pg 2	ENGINEERED UTILITY BORE	New Pg 2 detail to illustrate minimum separation requirements between City wet utility and 'Bore/Dry Private Utility" per MAG Table 608-3.
C-113	TRASH RECEPTACLE ENCLOSURE	Revision to note 1 to correct spelling of enclosures
C-200	STANDARD UTILITY LOCATIONS ARTERIAL STREETS	Revision to City fiber conduit (T.S.) location adding primary location at R/W line and alternate location at 6" back-of-curb.
C-203	MAJOR ARTERIAL STREET TYPICAL CROSS SECTION	Revision to base course note no. 2A. "Thickness shall conform to COC Standard Detail C-239, 12" minimum.
C-203	MAJOR ARTERIAL STREET TYPICAL CROSS SECTION	Add note 7 pertaining to minimum 0.2% longitudinal grade consistent with other street cross section details.
C-206	COLLECTOR STREET WITH MEDIAN TYPICAL CROSS SECTION	Removing note regarding waiving sidewalk on one side of the roadway. Due to onsite ADA route requirements, the City will now require sidewalks adjacent to all public streets in order to better meet the intent of the ADA.
C-208	INDUSTRIAL COLLECTOR STREET TYPICAL CROSS SECTION	Removing note regarding waiving sidewalk on one side of the roadway. Due to onsite ADA route requirements, the City will now require sidewalks adjacent to all public streets in order to better meet the intent of the ADA.
C-209	COLLECTOR BOULEVARD TYPICAL CROSS SECTION	Removing note regarding waiving sidewalk on one side of the roadway. Due to onsite ADA route requirements, the City will now require sidewalks adjacent to all public streets in order to better meet the intent of the ADA.
C-210	COLLECTOR STREET TYPICAL CROSS SECTION	Removing note regarding waiving sidewalk on one side of the roadway. Due to onsite ADA route requirements, the City will now require sidewalks adjacent to all public streets in order to better meet the intent of the ADA.
C-239	DEPTH OF BASE COURSE MAJOR & MINOR ARTERIAL	Revision to set 12" as min base thickness in chart. Revised note 2 to clarify under asphalt concrete surface.
C-256	TYPICAL RAISED CROSSWALK	Major update to existing detail meeting current construction standards. New title "TYPICAL MID-BLOCK RAISED CROSSWALK".
C-262	MANHOLE / WATER VALVE BOX CURB REALIGNMENT	NEW detail to realign curb & gutter where a manhole or water valve are in conflict
C-301 Pg 1	WATER SERVICE INSTALLATION	Revision to note no. 1 allowing use of compression fittings on 1" services. Revision to note no. 3 adding use only approved meter flange adaptor for reducing the service line.
C-301 Pg 1	WATER SERVICE INSTALLATION	Removing note at lower left restricting taps on 16" mains.
C-308	WATER PIPE BEDDING DETAIL	Updating notes to fully reference MAG Section 601 and City List of Approved Products.
C-401	MANHOLE CONCRETE COLLAR AND ADJUSTMENT TYPES	Added note 8 for Type 'B' adjustments pertaining to fiberglass manholes with necks (typically around 3" tall above barrel) to ensure no weight is on the neck. Revised note 6, adding "and concrete collar installation."
C-402	SEWER PIPE BEDDING DETAIL	Revisions to move ABC to 1' above pipe, updating notes to fully reference MAG Section 601 and City List of Approved Products.
C-510	TEMPORARY RETENTION BASIN MULCH DRYWELL	NEW detail for temporary retention basin grading and drainage, improving drainage and ongoing maintenance requirements.

Technical Design Manuals		
TDM #1&2	Water and Wastewater System Design	Revision to page 13, first paragraph, removing "Water services may not be installed on 16 inch water lines."
TDM #1&2	Water and Wastewater System Design	Revisions to page 32, Section J. Private Reclaimed Water System design considerations, removing medium volume users consistent with reclaimed water agreement.
TDM #3	Drainage Policies and Standards	Revision to page 19, Section 6.11.1 Surface Basins, adding reference to NEW detail C-510 for temporary retention basins.
TDM #4	Street Design and Access Control	Revisions to page 33 pertaining to traffic signal conduit and interconnect conduit. Revise language to refer to TDM#5 for the interconnect conduit requirements.
TDM #4	Street Design and Access Control	Revision to page 30, Section 3.4, remove subgrade relative compaction paragraph in favor of MAG standards. Relative compaction under MAG 301.3 requires 95% below pavement, curb & gutter, attached sidewalk, roadway shoulders, and other areas within R/W subject to vehicular traffic, but allows 85% below detached sidewalks not subject to vehicular traffic.
TDM #5	Traffic Signal Design	Various revisions related to fiber, equipment and conduit requirements. Revisions to specify use of 2013 ADOT Standards instead of current. ADOT recently changed their signal standards and City wishes to continue using 2013 style poles/arms for maintenance and interchangeability purposes. Minor updates to TS-02, TS-07 and TS-08. Revised conduit notes on TS-14.
TDM #7	Traffic Barricade Manual	General cleanup including dept./division updates due to reog, title changes, phone number updates, pronouns, consistency, etc. More relevant revisions include: 1) Updating procedure to online application submittal, review, and permit approval (instead of paper or email submittals). 2) Changing advance notice required from 1 to 3 days for lane restrictions. 3) Changing advance notice required from 3 to 5 days for alley closures. 4) Changing min 36 inch accessible path width to 60 inch (or 48 inch with 60x60 inch passing spaces every 200 feet) meeting ADA.
Specifications (Supplements to MAG)		
SECTION 340	CONCRETE CURB, GUTTER, SIDEWALK, SIDEWALK RAMPS, DRIVEWAY, AND ALLEY ENTRANCE	Remove Section 340.3 supplement in favor of MAG subgrade compaction standards. Related to revision to TDM# 4, Section 3.4.
SECTION 355	UTILITY POTHOLES-KEYHOLE METHOD	NEW supplement specification to ensure 1/2-sack CLSM is used as backfill for pothole repairs (vs mechanical compaction).
SECTION 608	HORIZONTAL DIRECTIONAL DRILLING	Revision to replace existing Bore/Plan Profile supplement language providing more clarity where City and MAG differ in particular with the tables.

ITEM 28

CHANDLER arizona
Community of Innovation

City Council Memorandum **City Clerk's Office** **Memo No.** N/A

Date:	January 28, 2021
To:	Mayor and Council
From:	Dana DeLong, City Clerk
Subject:	COVID-19 Vaccinations

Background/Discussion

Councilmember Orlando requests a briefing on COVID-19 vaccinations.

Attachments

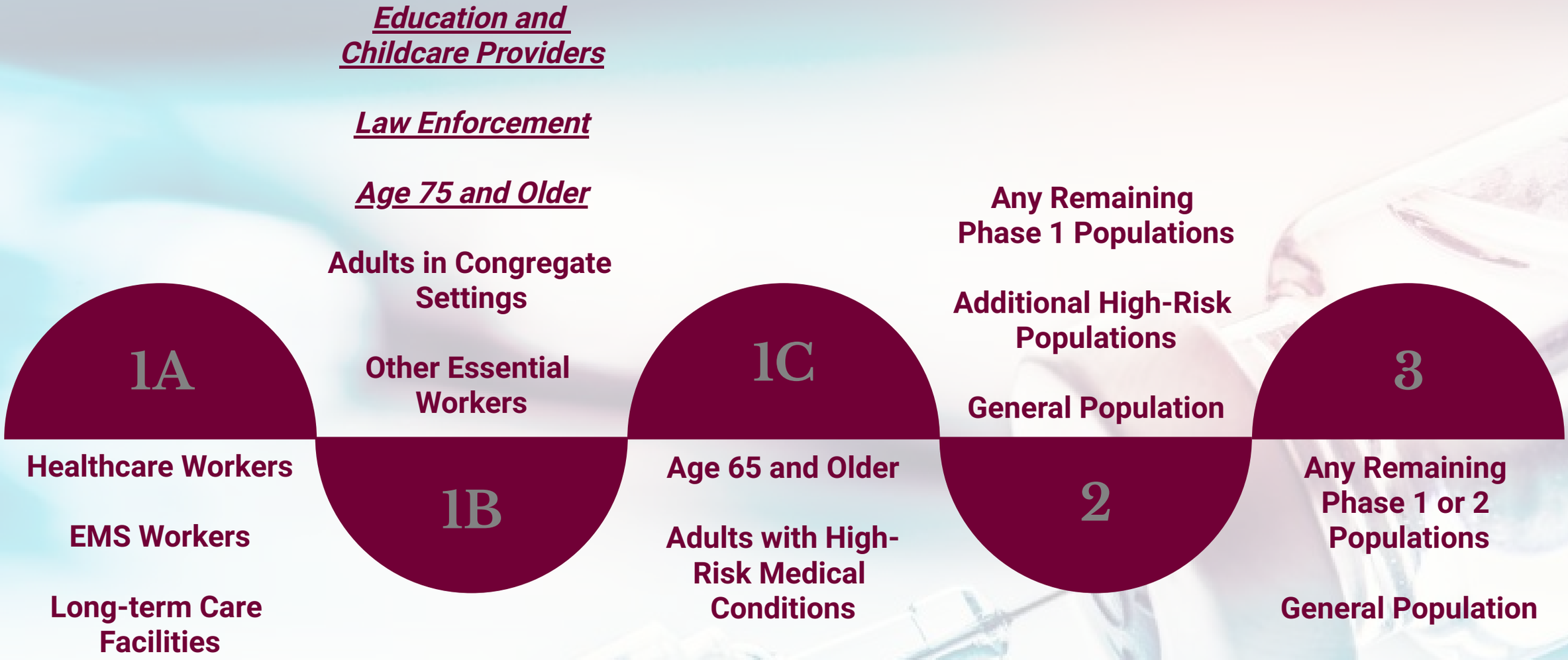
C19 Vaccination Briefing Presentation

COVID-19 Vaccine Update

Chandler City Council

January 28, 2021

Vaccine Distribution Phases



Phase Populations

1A

376,216

Healthcare, EMS, Skilled Nursing Facilities, Assisted Living

1B

1,325,357

Education, Law Enforcement, Adults 75+, Food Occupations, Transportation, State and Local Government, Other Essential Workers

1C

3,543,088

Adults with Underlying Medical Conditions, Adults 65+

POINT OF DISPENSARY LOCATIONS

C- County
S-State

C

1826 W. McDowell
Phoenix

C

14300 W. Granite Valley Dr.
Sun City

C

2500 W. Utopia
Phoenix

C

2626 E. Pecos
Chandler

C

13677 W. McDowell
Goodyear

S

State Farm Stadium
Glendale

S

Phoenix Municipal Stadium
Phoenix

Pharmacy Vaccination Sites

For 75 Years and Older Only

- **Albertson's 4970 S. Alma School (Chandler)**
- **Albertson's 325 S. Power (Mesa)**
- **Safeway 23565 N. Scottsdale (Scottsdale)**
- **Safeway 3132 E. Camelback (Phoenix)**
- **Safeway 340 E. Mcdowell (Phoenix)**
- **Safeway 14175 W. Indian School (Goodyear)**

Vaccine Registration Websites

podvaccine.azdhs.gov
Help Line 602-542-1000 M-F 8-5 (S)

maricopa.gov/5659/Phase-1B (C)

mhealthcheckin.com (P)

S- State
C- County
P- Pharmacy

CITY OF CHANDLER SUPPORT

Southeast (Dignity) POD

CUSD Immunization Clinic

City of Chandler Immunization Clinic

Vaccine Registration

City of Chandler Vaccination Statistics

COC Employees Vaccinated at SE POD

*150

COC Employees Vaccinated by CFD

316

Total COC Employees Vaccinated

466

THANK YOU

ITEM 29

CHANDLER arizona
Community of Innovation

City Council Memorandum **Development Services** **Memo No.** N/A

Date: January 28, 2021
To: Mayor and Council
From: Development Services Department
Subject: Regular Meeting Minutes of the November 18, 2020, Planning and Zoning Commission

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Attachments

Nov18,2020, P&Z Reg. Mtg. Minutes

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA November 18, 2020, held in the City Council Chambers, 88 E. Chicago Street.

1. CALL TO ORDER / ROLL CALL

CHAIRMAN HEUMANN called the regular meeting to order at 5:45 p.m.

The following Commissioners answered Roll Call:
Chairman Rick Heumann
Commissioner Robert Klob
Commissioner Michael Flanders
Commissioner George Kimble
Commissioner Gregg Pekau

Absent
Vice Chairman David Rose
Commissioner Matt Eberle

Also, present:
Mr. Derek Horn, Development Services Director
Mr. Kevin Mayo, Planning Administrator
Ms. Kristine Gay, Senior City Planner
Mr. Benjamin Cereceres, City Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Catherine Flores, Clerk

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by COMMISSIONER KLOB.

3. APPROVAL OF MINUTES:

a. Study Session Minutes of Wednesday, October 21, 2020
Approved.

MOVED BY COMMISSIONER FLANDERS, seconded by COMMISSIONER KIMBLE to approve the study session minutes of October 21, 2020, Planning Commission Hearing.

The motion passed unanimously 5-0.

b. Regular Meeting Minutes of Wednesday, October 21, 2020
Approved.

MOVED BY COMMISSIONER FLANDERS, seconded by COMMISSIONER KIMBLE to approve the study session minutes of October 21, 2020, Planning Commission Hearing.

The motion passed unanimously 5-0.

Chairman Heumann – In Favor
Commissioner Klob – In Favor
Commissioner Pekau – In Favor
Commissioner Flanders – In Favor
Commissioner Kimble – In Favor

4. **AGENDA ITEMS:**

CHAIRMAN HEUMANN informed the audience before the regular meeting, Commission and Staff met in an open study session to discuss each of the items on the agenda. He said that some additional comments were added to Items b and c on the agenda and would be read into the record before all of the items on the consent agenda are approved by a single vote. He asked the audience if there was anyone that wished to speak and there was none.

a. PLH20-0035 BRENNTAG – TANK FARM RECONFIGURATION, Approved.

Use Permit request to reconfigure a tank farm by increasing the number of chemical bulk storage tanks from 8 tanks to 13 tanks and the addition of an unloading platform station. The facility is located on property zoned General Industrial District (I-2) west of Beck Avenue and south of Chandler Boulevard, located at 6750 W. Boston Street.

Recommended Actions

Planning staff recommends Planning and Zoning Commission move to recommend approval of use permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Narrative, Site Plan and Site Plan with elevations), as kept on file in Case No. PLH20-0035, shall void the Use Permit and require new Use Permit application and approval, unless otherwise amended via conditions herein.

2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

3. The site shall be maintained in a clean and orderly manner.

4. The Use Permit is non-transferable to other locations.

5. Compliance with the City of Chandler's Fire Health and Medical Department provisions with regard to the Hazardous Material Management Plan.

Proposed Motion

Move Planning and Zoning Commission to recommend approval of Use Permit case PLH20-0035 Brenntag – Tank Farm Reconfiguration, subject to the conditions as recommended by Planning staff.

b. PLH20-0036 GOJCAJ SINGLE – FAMILY RESIDENCE, Approved with stipulation.

Use Permit request to allow a single-family residence located on property zoned Medium-Density Residential District (MF-1) approximately ¼ of a mile north of Chandler Boulevard and ¼ mile east of Arizona Avenue, located at 444 N. Delaware Street.

The vote was amended to include the additional stipulation that was agreed to be added during the study session before the regular meeting. Commission recommended adding the following stipulation: No. 5, "Applicant will work with staff to enhance facades by adding pop-outs and molding around windows."

Recommended Action
Planning staff recommends Planning and Zoning Commission move to recommend approval of use permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Narrative, Site Plan, Floor Plan, Elevations, and materials board), as kept on file in Case No. PLH20-0036, shall void the Use Permit and require new Use Permit application and approval, unless otherwise amended via conditions herein.

2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

3. The site shall be maintained in a clean and orderly manner.

4. The Use Permit is non-transferable to other locations.

5. **Applicant will work with staff to enhance facades by adding pop-outs and molding around windows.**

Proposed Motion
Move Planning and Zoning Commission recommend approval of Use Permit case PLH20-0036 Gojcaj Single-Family Residence, subject to the conditions as recommended by Planning staff.

c. PLH20-0012 VILLAGES AT CHANDLER,
Approved with stipulations.
PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and architectural design. The 8.99-acre site is located at the southeast corner of Riggs and Gilbert Roads.

The vote was amended to include the additional stipulations that were agreed to be added during the study session before the regular meeting. Commission recommended adding the following stipulations: No. 10, "Applicant shall work with staff to enhance the site and building design per the direction received during the November 18, 2020, Planning and Zoning study session." And No. 11, "The applicant shall work with staff to enhance the design of the entry monument signage."

Recommended Actions
Preliminary Development Plan
Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Villages at Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0012, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

2. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.

3. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.

4. Signage shall substantially be as shown within the submitted Development Booklet and shall follow all applicable criteria of the City of Chandler Sign Code.

5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

6. The site shall be maintained in a clean and orderly manner.

7. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.

8. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.

9. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

10. **Applicant shall work with staff to enhance the site and building design per the direction received during the November 18, 2020, Planning and Zoning study session.**

11. **The applicant shall work with staff to enhance the design of the entry monument signage.**

Proposed Motion

Move Planning and Zoning Commission recommend approval of Use Permit case PLH20-0043 Slaughter & Associates, subject to the conditions as recommended by Planning staff.

d. CANCELLATION OF THE DECEMBER 2, 2020, AND DECEMBER 16, 2020, PLANNING AND ZONING COMMISSION MEETINGS.

Approved.

Recommendation

Due to the management of cases, Planning staff is recommending the cancellation of December 2, 2020, and December 16, 2020, regular meetings for Planning and Zoning Commission.

Proposed Motion

Move to cancel the December 2, 2020, regular meeting for Planning and Zoning Commission as recommended by Planning staff.

CHAIRMAN HEUMANN said regarding Item a. he wanted to make sure that the applicant was aware that it is a "no, no" what they did. He said especially when dealing with hazardous materials. He said if this were to happen again he would be the one that would vote against it so he wants to make sure that they continue to work with staff. He said regarding Item c. the only thing they are approving tonight is the preliminary plan as the zoning has already been approved by the Commission and would be going to Council on December 7, 2020. He continued that the meeting tonight was strictly about the architecture. He said that if they were in the study session tonight they have already heard the stipulations that have been added to the case regarding the signage and building elevations. He made a comment that he said was more of a direction for staff and did not need to be a stipulation. He said that there was a lot thrown in on Item c. He said it was an important project that they want to make sure it looks great particularly in that part of the city. He continued that if the applicant decides that they do not want to work with staff then he recommends that this case returns to the Design Review Committee.

MOVED BY COMMISSIONER KLOB seconded by **COMMISSIONER PEKAU** to approve all of the items on the consent agenda with added stipulations as read into the record by Staff.

The motion passed unanimously 5-0.

Chairman Heumann - In Favor
Commissioner Klob - In Favor
Commissioner Pekau - In Favor
Commissioner Flanders - In Favor
Commissioner Kimble - In Favor

5. **BRIEFING ITEMS**

None

6. **MEMBERS COMMENTS/ANNOUNCEMENTS**

Kevin Mayo said it would be the last hearing of the year and was kind of sad that two of the commissioners were not present. He thanked the Commission and said they were great to work with each year and he enjoyed working with the Planning Commission and shared it was his favorite part of his job. He

commented that they were the unsung heroes, similar to an HOA; they only get to hear the bad stuff and not when they are doing a great job. He thanked them for their contribution as it has been appreciated by staff. He wished them a safe holiday season and would see them next year, 2021!

Chairman Heumann thanked all the staff and said that this year they have had a lot of new staff members such as Benjamin Cereceres. He said he appreciated all the work everyone does to make it a bit easier for them to get up there on the dais. He wished everyone a Happy Thanksgiving!

7. *CALENDAR*

Next regular meeting will be held on Wednesday, January 6, 2021, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona

8. ADJOURNMENT

The regular meeting was adjourned at 5:51 p.m.

Rick Heumann, Chairman

for KM

Kevin Mayo, Secretary

ITEM 30

CHANDLER arizona
Community of Innovation

City Council Memorandum **Development Services** **Memo No.** N/A

Date: January 28, 2021
To: Mayor and Council
From: Development Services Department
Subject: Study Session Minutes of the November 18, 2020, Planning and Zoning Commission Meeting

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Attachments

Nov18,2020, P&Z SS Minutes

STUDY SESSION MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA November 18, 2020, held in the City Council Chambers, 88 E. Chicago Street.

1. **CALL TO ORDER / ROLL CALL**

CHAIRMAN HEUMANN called the study session to order at 5:01 p.m.

The following Commissioners answered Roll Call:
Chairman Rick Heumann
Commissioner Robert Klob
Commissioner Michael Flanders
Commissioner George Kimble
Commissioner Gregg Pekau

Absent
Vice Chairman David Rose
Commissioner Matt Eberle

Also, present:
Mr. Derek Horn, Development Services Director
Mr. Kevin Mayo, Planning Administrator
Ms. Kristine Gay, Senior City Planner
Mr. Benjamin Cereceres, City Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Catherine Flores, Clerk

2. **AGENDA ITEMS:**

a. PLH20-0035 BRENNTAG – TANK FARM RECONFIGURATION,

Use Permit request to reconfigure a tank farm by increasing the number of chemical bulk storage tanks from 8 tanks to 13 tanks and the addition of an unloading platform station. The facility is located on property zoned General Industrial District (I-2) west of Beck Avenue and south of Chandler Boulevard, located at 6750 W. Boston Street.

Background

- Zoned General Industrial (I-2) for industrial uses
- Zoning Code requires Use Permit approval for chemical bulk terminal plants for wholesale and storage
- Use Permit approvals obtained in 1989, 2003, 2012, & 2015

Surrounding Land Use Data

North	Industrial (PAD)	South	General Industrial (I-2) across Boston Street
East	Planned Industrial (I-1)	West	Southern Pacific Railroad

Existing Business Operations

Lot Size	5.7 Acres
Previously approved # of tanks	8 tanks

Proposed total # of tanks	13 tanks
# of employees	23 employees
Days & Hours of Operation	Monday – Friday 6:30 a.m. – 5 p.m.

Review and Recommendation

Staff would like to note that the addition of the chemical storage tanks that are being requested have already been installed on-site. Planning staff reviewed the request and finds the proposed addition of chemical storage tanks and an additional unloading platform is a compatible land use within the industrial property. As of the writing of this memo, no known complaints or concerns have been voiced by the nearby property owners or business owners to either the applicant or staff.

The previous use permits were for chemical bulk storage, chemical re-drumming, and distribution. The previous approvals were specific to the number and size of chemical containers, storage of materials, and site lay-out. The current request is to relocate (1) 20,000 gallon tank, install (1) new 32,000 gallon tank, install (1) new 8,050 gallon tank, install (3) new 10,500 gallon tanks and the installation of (1) additional unloading platform station. Additionally, the height of (1) of the new tanks will be 31 feet. The previous tallest tank was 24 feet. The use of existing walls and vegetation will assist in screening the existing and proposed tanks.

Adjacent to the site's west side is the railroad spur that Brenntag uses as part of their operations. Brenntag's rail spur is currently located on their property. The additional unloading platform station will be located on Southern Pacific Railroad's property to the north and west; it is completely closed and screened.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed out in lieu of a meeting due to no residential development in the notification area.
- As of the writing of this memo, Planning staff is not aware of opposition to the request.

Recommended Action

Planning staff recommends Planning and Zoning Commission move to recommend approval of use permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Narrative, Site Plan and Site Plan with elevations), as kept on file in Case No. PLH20-0035, shall void the Use Permit and require new Use Permit application and approval, unless otherwise amended via conditions herein.

2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

3. The site shall be maintained in a clean and orderly manner.

4. The Use Permit is non-transferable to other locations.

5. Compliance with the City of Chandler's Fire Health and Medical Department provisions with regard to the Hazardous Material Management Plan.

COMMISSIONER FLANDERS *confirmed that they deliver tanker cars to and then they offload the chemicals. He asked staff where the chemicals go from there.*

BENJAMIN CERECERES *confirmed and responded that they go from the railcars to the chemical storage tanks, and then from there they load the barrels and ship them to the locations that need them.*

COMMISSIONER FLANDERS *asked how big the barrels were if they were 55-gallon tanks etc.*

BENJAMIN CERECERES *responded that he would have to check with the applicant as he was not sure about the size.*

COMMISSIONER FLANDERS *said he was just curious as he was involved with chemical storage warehouse over by Basha's warehouse and they had to do certain things. He asked if the tank location was recessed to be able to capture any type of spill.*

BENJAMIN CERECERES *responded that they did have a containment.*

CHAIRMAN HEUMANN *confirmed with the staff that the project has already been reviewed by the Fire Marshall.*

BENJAMIN CERECERES *confirmed that it was the first thing that they had done. He said it was routed to the Fire Dept. to review and comment for any questions or concerns.*

CHAIRMAN HEUMANN *asked if it was true that these tanks had been put in without permission.*

BENJAMIN CERECERES *responded that was correct that they were able to view through aerial images that these tanks had been put-in without permission and had retroactively submitted this project for approval.*

CHAIRMAN HEUMANN *stated that he would not approve any retroactive projects for the applicant if it were to happen again. He added that especially when they are not going through the process on a project regarding hazardous materials. He said he is super concerned that if they didn't do it right and they had an accident a lot of people would be liable for it. He wanted to make sure the applicant was fully aware of this.*

b. PLH20-0036 GOJCAJ SINGLE – FAMILY RESIDENCE,

Use Permit request to allow a single-family residence located on property zoned Medium-Density Residential District (MF-1) approximately ¼ of a mile north of Chandler Boulevard and ¼ mile east of Arizona Avenue, located at 444 N. Delaware Street.

Benjamin Cereceres noted to the Commission and the audience present that in the presentation shown during the Study Session a yellow house was pictured on the property but that home had been demolished and the property lot is currently empty.

Background Data

- Site is 0.14 acres
- Previous residence demolished, currently vacant lot
- Zoned MF-1, which permits twelve (12) units per net acre
- Due to lot size only 1.68 units can be constructed by right

Surrounding Land Use Data

North	Multi-plex on 3 lots zoned MF-1	South	ingle-family residential zoned MF-1
East	ngle-family residential zoned SF-8.5 across Delaware Street	West	ingle-family residential zoned MF-1 across alley

Proposed Project Data

Unit and Lot Size	2,698 Square-Foot house/ 6,081 Square-Foot lot (0.14 Acre)	
Setbacks	Required	Provided
Front	20 feet to front façade	25 feet, 7 15/16 inches to front façade 20, 7 15/16 inches to covered patio
Sides	5 and 10 feet	5 and 10 feet
Rear	10 feet	15 feet
Lot Coverage	45%	44.4%
Site and Building Design	• One–story residence & 5-foot deep front porch • Stucco exterior with complimentary trim paint color at pop-outs, aluminum frame windows and doors, rough saw • 88 Square-foot wood beam/trellis covered rear patio • Concrete driveway • 6' CMU concrete wall on sides and rear of property, no fence in front yard	

General Plan and Area Plan Designations

2016 General Plan	North Arizona Avenue, Growth Area 2
Redevelopment Area Plan	Low Density Residential, 0 – 6 du./ac.

Planning staff finds the proposal to be consistent with policies of the General Plan and the Redevelopment Area Plan that call for a variety of compatible housing choices and densities.

Review and Recommendation

The MF-1 District permits a single-family home to be developed with Council approval of a Use Permit. The proposed single-family residence will result in a land use that is consistent with the surrounding land uses. The proposal is consistent with the goals of the General Plan and Redevelopment Area Plan.

The applicant has proposed a single level residence which is compatible with the surrounding land uses. The project provides architectural quality that is compatible to the surrounding land uses by providing a gable roof front porch which is a reoccurring theme throughout the neighborhood. Planning staff finds consistency with the General Plan and Zoning Code and recommends approval of the request subject to conditions.

Public/Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The required neighborhood meeting was held virtually on November 10, 2020. No neighbors were in attendance.
- As of the writing of this memo, Planning staff received one general inquiry regarding the project and staff is not aware of any concerns or opposition to the request.

Recommended Action

Planning staff recommends Planning and Zoning Commission move to recommend approval of use permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Narrative, Site Plan, Floor Plan, Elevations, and materials board), as kept on file in Case No. PLH20-0036, shall void the Use Permit and require new Use Permit application and approval, unless otherwise amended via conditions herein.

2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

3. The site shall be maintained in a clean and orderly manner.

4. The Use Permit is non-transferable to other locations.

COMMISSIONER KLOB *said during the presentation staff had mentioned architectural popouts but he did not see any on the elevations.*

BENJAMIN CERECERES *responded that they were in the garage itself.*

COMMISSIONER KLOB *responded that he had seen those but not on the windows or the sides and back of the house and asked the staff if that was enough to meet the code.*

BENJAMIN CERECERES *responded after the staff's review they felt that it was enough to meet the design guidelines.*

COMMISSIONER KLOB *responded that he wanted the applicant to do some additional popouts to stay in tune with similar homes in that surrounding area. He said it would be a minor cost to bring it to comply with some of the homes they have approved as well. He added that the design of the home was not conducive to using the rear yard, they have to go to the bedroom to get to the backyard. He said it was just a design critique, not anything they could do anything about. He continued other than that it was a good use for space.*

COMMISSIONER FLANDERS *said he agreed with COMMISSIONER KLOB and that it would give it a little more character.*

CHAIRMAN HEUMANN *said he completely agreed with the comments especially on the north side elevation shown in the packet is pretty weak. He said the south side has a lot going on but the north side doesn't have anything. He said if they could speak to the Applicant and the architects about adding something. He said it was a great project and it is part of the silk stocking area. He continued that there are some challenging houses along the street and he was glad to see something being done.*

c. PLH20-0012 VILLAGES AT CHANDLER,
PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and architectural design. The 8.99-acre site is located at the southeast corner of Riggs and Gilbert Roads.

Background

- At the October 21, 2020 Planning and Zoning Commission hearing, Commissioners voted to continue the Preliminary Development Plan to allow the applicant time to present to the Design Review Committee to address the following items:
    - Increasing the quality and revising the design of the proposed units to ensure the aesthetic does not quickly appear dated
    - Enhancing the quality and aesthetic of the proposed perimeter walls and entrance gates
- The applicant presented at the November 4th, 2020 Design Review Committee where they received further refined guidance to provide the following:
    - Increased façade relief by use of color and projecting and recessing surfaces
    - Increased building articulation by increasing windows, molding, and materials beyond stucco such as lap siding, tiles, etc.
- The applicant has revised the exhibits to meet the previously mentioned guidance.

Proposed Project Data

Proposed Development	• Multi-family dwelling units • 108 Units • 12 dwelling units per acre
Site Design	• "Attached rental-home community" • 50 1-story duplex structures

	• 3 2-story triplex structures • Coordinated access with adjacent commercial • Single-story buildings adjacent to neighborhoods • Two-story buildings adjacent to commercial only • Perimeter view fencing
Open Space	• 24,158 sq. ft. of shared open space, 135 sq. ft. per bedroom • Pool, barbeques, ramadas, outdoor workout stations, dog park, and passive seating areas • Private yards, 196 – 390 sq. ft.
Parking	• 196 parking spaces required • 197 parking spaces provided

Review and Recommendation

Seeing that the applicant has made revisions in line with the recommendations of the Planning and Zoning Commission and Design Review Committee, staff, recommends approval.

Recommended Actions

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Villages at Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0012, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

2. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.

3. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.

4. Signage shall substantially be as shown within the submitted Development Booklet and shall follow all applicable criteria of the City of Chandler Sign Code.

5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

6. The site shall be maintained in a clean and orderly manner.

7. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.

8. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.

9. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

COMMISSIONER KLOB *said in the development packet it showed the old elevation and he wanted to make sure it was updated before it went to Council. He said as in his original comments for this project, it is very linear and he was okay with the applicant to work with staff to create more movement on the building. He said also said some of the sidewalks are extremely linear. He said if they could jog maybe every 50 to 75 feet. He continued that he didn't want to create a stipulation on how far it would have to be but something longer than the south end of the site> He said the sidewalk goes from Gilbert Road to the homes in a straight run so he wanted some push and pull on that and the buildings. He said because the buildings are in a grid-like pattern. He continued that as far as the elevations go he likes the general direction. He said that if they go to number 1 on the plan. He pointed out the concern he had on the rear elevation is that it's very static and flat in the back-end. He said that if they pushed the units two feet apart it would help create the separation and maybe the overhang gets wider. He repeated that he would let staff work with the applicant directly on that. He said that something just needs to give the rear elevation something as this is backing into someone's front so he wants to give it some pizzaz there. He said even though they have done a pretty good job in the front. He said that the only concerns in the front he had on this one is on the legs on either side of the entry tower feel a little thin and tall but if they could drop the headline down a bit or maybe make the legs a little bit wider would make the mass of that entry a foot or two wider. He said just minor tweaks on that would help quite a bit. He continued to plan 2. He said it was the same thing; the same type of comments on the rear. He said on the massing on the front elevation it doesn't bother him as much but what is helping it is the projecting metal roof helps draw your eye down so the rough doesn't' look like it is up on stilts. He said on plan 4 which is the two-story. He said he liked what they have done there between some of the massing and a lot of colors. He said they have created the illusion of movement in the building on the rear elevation and liked the direction they had taken it. He said he also liked the bedroom popouts. He said the only thing is the same thing he has commented on is the massing in the front but with some minor tweaking he thought it would be great. He said the only other thing that he has a challenge with is because the two end units have a high level of design in character. He said the one in the middle looks plain because they have done such a good job on those. He didn't know if there was a way that they can make the entry for that a little wider or dress it up. He repeated that all these things are that staff could work with the applicant on. He said in regards to the garage on the rear elevations on the site plan backs up to the front elevations to some of the units. He said the comment he had is the same as what he had for the*

single-story units. He said they are very plain and static on the back end and maybe they can pop out the little gable that is there, add some color,
-and create a little something with what is there. He said he felt it would help that back end quite a bit. He said that the color palette was missing for the stone and metal roofing information and wanted to make sure it was included before it goes to Council. He said he liked the colors shown on the rendering and if they went through with that it would be fine. He said in regards to the gate, he wanted them to take that with the continuity. He knows the gate going out to Riggs Road is an exit only but wanted to have the same repeating design on it for continuity. He said his challenge was the sign. He felt the sign does not give this development justice. He said he didn't know if they could pull the sign package out and work on it a little bit more and shared it was a comment he had made previously as well. He said that a couple of bands of gold trim does not say anything to the architecture and it did not have any pizazz to it that both the development and the neighborhood justify for it. He would like more work to it to pull some of the architecture into the sign/monument a little more.

COMMISSIONER FLANDERS *said he agreed with a lot of the comments COMMISSIONER KLOB made. He said one housekeeping item that he had was to have the applicant incorporate the metal roofs on the color boards so they know what color they are, what material and manufacture are. He appreciated what the developer and architect have done as far as the design goes. He said it was a great direction they have taken. He said one thing he would like to add is an additional stipulation to add some stone veneer and he would allow staff to work with the applicant on this.*

COMMISSIONER KIMBLE *confirmed that the revised plans are what they are looking at in the packet for the project.*

COMMISSIONER PEKAU *asked regarding the revised plan if there was a chance that they could add a vertical popout element on it that would help show separation on the units on the rear elevations for this and the second plan. He said that when he first saw this it looked like sunglasses; it was just very uniform. He said it would be one thing to help break it up; it would be his recommendation for plans 1 and 2. He said for plan 4 it would be a similar comment. He asked if it would be possible to do a vertical pop out halfway up on the right and left elevation to mirror what they did on the rear elevation. He said where they have the lines going across creating a delineation between the two units, something that would help break up the middle of the big wall.*

KRISTINE GAY *asked for further clarification.*

COMMISSIONER PEKAU *clarified that it was the side elevation left and right to match something along with the horizontal pop out in the rear elevation in the middle; something that goes across to break it up a little bit. He said he was impressed with the changes the applicant had made.*

CHAIRMAN HEUMANN *said he agreed with the comments COMMISSIONER KLOB had made on the sign. He said that over the years he is a big sign guy and felt the sign was a little week for a subdivision like this. He said he felt that it was a bit of an afterthought more than anything else. He said that they had made a lot of comments, "work with staff, work with staff..." and his best comment would be on that is if they are not working with staff and working with the clear direction that was given to them tonight that maybe -they will need to come back to meet with Design Review Committee again but he doesn't want to be in a situation where they compromise what has been done. He said it was super important that his project looks really good starting with the entryway and what COMMISSIONER PEKAU noted on the side elevations and what COMMISSIONER KLOB said about the linear. He said getting some movement there will help quite a bit and wanted to be clear as they are doing all these stipulations to work with the staff. He said if staff felt it wasn't up to the level they want then he would like it to come back.*

***d. CANCELLATION OF THE DECEMBER 2, 2020, AND DECEMBER 16, 2020, PLANNING AND ZONING COMMISSION MEETING**

Recommendation

Due to management of cases, Planning staff is recommending cancellation of the December 2, 2020, and December 16, 2020, Planning and Zoning Commission hearings.

Proposed Motion

Move to cancel the December 2, 2020, and December 16, 2020, Planning and Zoning Commission hearings as recommended by Planning staff.

3. BRIEFING ITEMS:

None

4. MEMBERS COMMENTS/ANNOUNCEMENTS

None

5. CALENDAR

The next study session will be held before the regular meeting on Wednesday, January 6, 2021, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

6. ADJOURNMENT

The study session was adjourned at 5:33 p.m.

Rick Heumann, Chairman

for KM
Kevin Mayo, Secretary