



**To:** Bob Speirs  
New Village Homes

**Date:** April 29, 2021

**From:** Marina Stender, PE, PTOE

**Job Number:** 21.5198.001

**RE:** Hamilton Park  
Traffic Statement



## INTRODUCTION

Lochay, LLC (Lōkahi) has prepared a Traffic Statement for the proposed Hamilton Park residential development, located on the southwest corner (SWC) of McQueen Road and Willis Road in Chandler, Arizona. See **Figure 1** for the vicinity map.

The proposed Hamilton Park residential development will be comprised of 44 residential units. See **Attachment A** and **Figure 2** for the site plan.



**Figure 1 - Vicinity Map**

The objective of this Traffic Statement is to analyze the proposed development's traffic related impacts to the adjacent roadway network.





## EXISTING CONDITIONS

The proposed development is bordered by McQueen Road to the east, Willis Road to the north. According to the Maricopa County Assessor's website, the current site is comprised of one (1) parcel zoned for Agriculture (AG-1) and six (6) parcels zoned for Rural Zoning District – (RU-43) land uses. The approximate 7.34-acre site is currently vacant. See **Attachment B** for Maricopa County Assessor's parcel information.

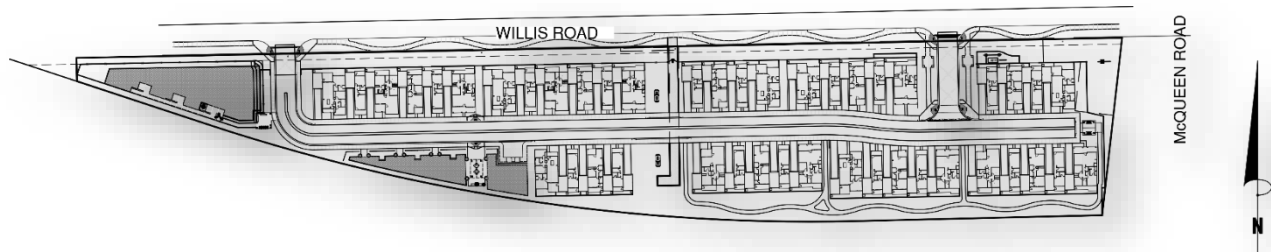


Figure 2 – Site Plan

**McQueen Road** is a north-south roadway that provides three (3) through lanes in each direction of travel, with an intermittent center two-way left turn lane (TWLTL) and raised landscaped median. According to the *Chandler Transportation Master Plan 2019 Update*, *McQueen Road* is classified as a major arterial, within the study area. According to the *City of Chandler 2019 Segment Traffic Volumes map*, an Average Weekday Traffic volume of 30,600 vehicles per day (vpd) was recorded along *McQueen Road*, between *Pecos Road* and *Germann Road*. There is a posted speed limit of 45 miles per hour (mph).

**Willis Road** is an east-west roadway that provides one (1) through lane in each direction of travel, west of *McQueen Road*. Approximately one-quarter of a mile west of *McQueen Road*, *Willis Road* becomes *Hamilton St*, and operates with one (1) through lane in each direction of travel with a center TWLTL, within the study area. There is a posted speed limit of 35 mph.

## PROPOSED DEVELOPMENT

The proposed *Hamilton Park* residential development will be comprised of 44 multi-family residential units. Of the 44 total units, there will be 18 one-bedroom units, 9 two-bedroom units and 17 three-bedroom units.

Two (2) access points to the site will be provided along the north side of the site via *Willis Road*. The main access driveway is located approximately 230' west of *McQueen Road*. This driveway will be a full access point, allowing all movements into and out of the site. A secondary access driveway is located approximately 1,075' west of *McQueen Road*. This driveway will be also a full access point, allowing all movements into and out of the site.



## TRIP GENERATION

The trip generation for the proposed Hamilton Park residential development was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation*, 10th Edition. The ITE rates are based on studies that measure the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is the standard for estimating trips in the transportation engineering profession.

The trip generation for the proposed 44-unit Hamilton Park residential development was calculated utilizing the ITE Land Use 220 – Multifamily Housing (Low-Rise). The total trip generation for the proposed development is shown in **Table 1**. See **Attachment C** for detailed trip generation calculations.

**Table 1 – Trip Generation (Proposed Development)**

| Land Use                       | ITE Code | Qty | Unit           | Weekday | AM Peak Hour |    |     | PM Peak Hour |    |     |
|--------------------------------|----------|-----|----------------|---------|--------------|----|-----|--------------|----|-----|
|                                |          |     |                | Total   | Total        | In | Out | Total        | In | Out |
| Multifamily Housing (Low-Rise) | 220      | 44  | Dwelling Units | 292     | 22           | 5  | 17  | 28           | 18 | 10  |

The proposed Hamilton Park residential development is anticipated to generate 292 weekday trips, with 22 trips occurring during the AM peak hour and 28 occurring during the PM peak hour.

## SUMMARY

The proposed Hamilton Park residential development is located on the SWC of McQueen Road and Willis Road in Chandler, Arizona and is comprised of 44 residential units of which, there will be 18 one-bedroom units, 9 two-bedroom units and 17 three-bedroom units.

According to the *City of Chandler 2019 Segment Traffic Volumes* map, an Average Weekday Traffic volume of 30,600 vpd was recorded along McQueen Road, between Pecos Road and Germann Road. Conservatively assuming all daily trips to and from the proposed development utilize McQueen Road to access the site, the average daily traffic along McQueen Road would increase by 292 trips, which represents an increase of approximately 0.95%.

**In conclusion, the additional traffic generated by the proposed Hamilton Park multi-family residential development is anticipated to result in minimal traffic related impacts to the existing roadway network and the surrounding area.**



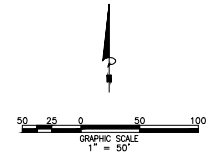
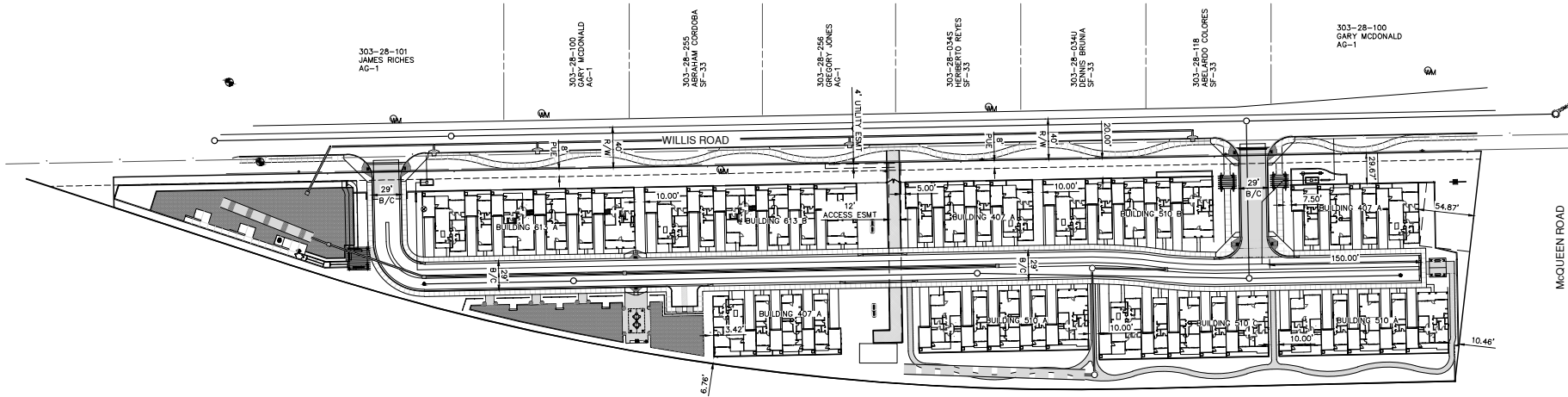
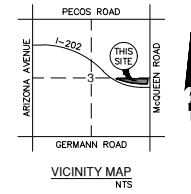
## ATTACHMENT A – PROPOSED SITE PLAN

# SITE DATA

GROSS AREA: 7.34 AC  
 NET AREA: 5.48 AC  
 BUILDING COUNT: 9  
 TOTAL UNITS: 44  
 DENSITY (NET): 8.03  
 OPEN SPACE: 2.11 AC  
 38.5% OF OPEN SPACE (NET)

# PARKING:

REQUIRED MULTI FAMILY:  
 COVERED PARKING (1 SPACE/UNIT\*44 UNITS) 44 SPACES  
 ONE BEDROOM (1.5 SPACES/UNIT\*18 UNITS) 27 SPACES  
 TWO BEDROOM (2 SPACES/UNIT\*9 UNITS) 18 SPACES  
 THREE BEDROOM (2.25 SPACES/UNIT\*17 UNITS) 39 SPACES  
 84 SPACES  
 PROVIDED MULTI FAMILY  
 COVERED PARKING (1 SPACE/UNIT\*44 UNITS) 44 SPACES  
 UNCOVERED PARKING (2 SPACES/UNIT\*44 UNITS) 88 SPACES  
 STREET PARKING (18 SPACES) 18 SPACES  
 ADA PARKING (2 SPACES) 2 SPACES  
 TOTAL PARKING PROVIDED 152 SPACES  
 PARKING PER UNIT 3.45 SP/UNIT



# PRELIMINARY DEVELOPMENT PLAN HAMILTON PARK

CHANDLER, AZ MARICOPA COUNTY

PROJECT NUMBER



PLAN STATUS

| DATE                  | DESCRIPTION |
|-----------------------|-------------|
| HAC DESIGN            | HAC DRAWN   |
| SCALE                 | DATE        |
| V: NONE               | DATE        |
| JOB No. 050864-01-001 | DATE        |
| DATE : 11/29/2020     |             |

| DATE                  | DESCRIPTION |
|-----------------------|-------------|
| HAC DESIGN            | HAC DRAWN   |
| SCALE                 | DATE        |
| V: NONE               | DATE        |
| JOB No. 050864-01-001 | DATE        |
| DATE : 11/29/2020     |             |

CS01  
 SHEET 01 OF 01



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 Tempe, Arizona 85281  
 Phone: (480) 628-4020  
 www.bowmanconsulting.com  
 © Bowman Consulting Group, Ltd.



## ATTACHMENT B – MARICOPA COUNTY ASSESSOR

**303-28-027F****Agriculture Parcel**

This is a Agriculture parcel located at . The current owner is J & O FARMS LIMITED PARTNERSHIP. Its current year full cash value is \$3,747.

 **MAPS**
 **PICTOMETRY**
 **VIEW/PAY TAX BILL**
 **DEED**
 **OWNER**
 **VALUATIONS**
 **MAP FERRET**
 **SIMILAR PARCELS**

## PROPERTY INFORMATION

**MCR #****Description**

TH PT E2 NE4 SE4 SEC 3 T2S R5E LY NWLY OF NLY R/W LN HWY DESC P/F 02-1329849 SD R/W LN DAF COM N4 COR SEC TH S 2106.85F TO POB TH S 58D 06M E 1187.01F TH S 71D 56M E 397.28F TH ALG 2500F RAD CUR TO LFT 847.18F TH N 88D 38M E 320.07F TH N 06D 28M E 229.07F TH S 88D 54M W 15F TH N 40F TO PNT ON E/W MID-SEC LN SEC TH N 88D 54M E 103.32F TO E4 COR SEC & POE SD R/W LN

**Long/Lat**
[↓](#)
**Lot Size**

127,500 sq ft.

**Zoning**

AG-1

**Lot #****High School District**

CHANDLER UNIFIED #80

**Elementary School District**

CHANDLER UNIFIED SCHOOL DISTRICT

**Local Jurisdiction**

CHANDLER

**S/T/R** ⓘ

3 2S 5E

**Market**

02/008

**Area/Neighborhood****Subdivision (0 Parcels)**

## OWNER INFORMATION


[J & O FARMS LIMITED PARTNERSHIP](#)

|                        |                                    |
|------------------------|------------------------------------|
| <b>Mailing Address</b> | 578 E PARK AVE, GILBERET, AZ 85234 |
| <b>Deed Number</b>     | <a href="#">000698596</a>          |
| <b>Last Deed Date</b>  | 09/11/2000                         |
| <b>Sale Date</b>       | n/a                                |
| <b>Sale Price</b>      | n/a                                |

## VALUATION INFORMATION



We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

|                          |                                   |                                   |                                   |                                   |                                   |
|--------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| <b>Tax Year</b>          | 2022                              | 2021                              | 2020                              | 2019                              | 2018                              |
| <b>Full Cash Value</b> ⓘ | \$3,747                           | \$3,717                           | \$3,366                           | \$3,190                           | \$2,956                           |
| <b>Limited Value</b> ⓘ   | \$3,593                           | \$3,422                           | \$3,259                           | \$3,104                           | \$2,956                           |
| <b>Legal Class</b>       | 2.R                               | 2.R                               | 2.R                               | 2.R                               | 2.R                               |
| <b>Description</b>       | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P |
| <b>Assessment Ratio</b>  | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             |
| <b>Assessed LPV</b>      | \$539                             | \$513                             | \$489                             | \$466                             | \$443                             |
| <b>Property Use Code</b> | 4110                              | 4110                              | 4110                              | 4110                              | 4110                              |
| <b>PU Description</b>    | AGRICULTURAL                      | AGRICULTURAL                      | AGRICULTURAL                      | AGRICULTURAL                      | AGRICULTURAL                      |
| <b>Tax Area Code</b>     | 800300                            | 800300                            | 800300                            | 800300                            | 800300                            |
| <b>Valuation Source</b>  | Notice                            | Notice                            | Notice                            | Notice                            | Notice                            |

## MAP FERRET MAPS



Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

### ▼ Parcel Maps (1)



[887030401](#)

Updated: 07-MAY-13

### ► Book/Map Maps (16)

303-28-032V

Land Parcel

This is a Land parcel located at . The current owner is ARIZONA STATE OF DEPARTMENT OF TRANSPORTATION. Its current year full cash value is \$374,700.

 MAPS

 PICTOMETRY

 VIEW/PAY TAX  
BILL

 DEED

 OWNER

 VALUATIONS

 MAP FERRET

 SIMILAR  
PARCELS

## PROPERTY INFORMATION



MCR #

Description

PRT W2 E2 E2 NW4 SE4 SEC 3 LY SLY OF LN DAF BAP IN E LN SEC 3 WH BEARS N 00D 17M W 1741.84F FRM SE COR SEC 3 TH S 89D 42M W 138.81F TH N 78D 45M W 501.98F TO TAN CUR TO RT WI RAD 4520F TH WLY ALG SD CUR 1338.41F TH N 61D 47M W 836.41F TH N 61D 00M W 35.20F TO END SD DESC LN AT PT IN N-S MID-SEC LN 102.97F NLY OF CNTR SEC

Long/Lat

[↓](#)

Lot Size

72,996 sq ft.

Zoning

RU-43

Lot #

High School District

CHANDLER UNIFIED #80

Elementary School  
District

CHANDLER UNIFIED SCHOOL DISTRICT

Local Jurisdiction

NO CITY/TOWN

S/T/R ⓘ

3 2S 5E

Market

26/001

Area/Neighborhood

Subdivision (0 Parcels)

## OWNER INFORMATION



[ARIZONA STATE OF DEPARTMENT OF TRANSPORTATION](#)

|                        |                                        |
|------------------------|----------------------------------------|
| <b>Mailing Address</b> | 205 S 17TH AVE, PHOENIX, AZ 85007-3212 |
| <b>In Care Of</b>      | R/W OPERATIONS 612E                    |
| <b>Deed Number</b>     | <a href="#">000914064</a>              |
| <b>Last Deed Date</b>  | 11/30/2000                             |
| <b>Sale Date</b>       | n/a                                    |
| <b>Sale Price</b>      | n/a                                    |

## VALUATION INFORMATION



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|                          |                                   |                                   |                                   |                                   |                                   |
|--------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| <b>Tax Year</b>          | 2022                              | 2021                              | 2020                              | 2019                              | 2018                              |
| <b>Full Cash Value</b>   | \$374,700                         | \$322,800                         | \$294,000                         | \$283,800                         | \$199,500                         |
| <b>Limited Value</b>     | \$102,352                         | \$97,478                          | \$92,836                          | \$88,415                          | \$84,205                          |
| <b>Legal Class</b>       | 2.R                               | 2.R                               | 2.R                               | 2.R                               | 2.R                               |
| <b>Description</b>       | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P |
| <b>Assessment Ratio</b>  | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             |
| <b>Assessed LPV</b>      | \$15,353                          | \$14,622                          | \$13,925                          | \$13,262                          | \$12,631                          |
| <b>Property Use Code</b> | 9500                              | 9500                              | 9500                              | 9500                              | 9500                              |
| <b>PU Description</b>    | State Property                    | State Property                    | State Property                    | State Property                    | State Property                    |
| <b>Tax Area Code</b>     | 800014                            | 800014                            | 800014                            | 800014                            | 800014                            |
| <b>Valuation Source</b>  | Notice                            | Notice                            | Notice                            | Notice                            | Notice                            |

## MAP FERRET MAPS



Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

► [Parcel Maps \(1\)](#)

► [Book/Map Maps \(16\)](#)

303-28-032H

Land Parcel

This is a Land parcel located at [11747 E WILLIS RD CHANDLER 85286](#). The current owner is ARIZONA DEPARTMENT OF TRANSPORTATION. Its current year full cash value is \$142,700.

 MAPS

 PICTOMETRY

 VIEW/PAY TAX  
BILL

 DEED

 OWNER

 VALUATIONS

 SKETCHES

 MAP FERRET

 SIMILAR  
PARCELS

## PROPERTY INFORMATION



[11747 E WILLIS RD CHANDLER 85286](#)

MCR #

Description N 229F OF E2 E2 E2 NW4 SE4 EX N 40F RD

Long/Lat

[.↓](#)

Lot Size

31,189 sq ft.

Zoning

RU-43

Lot #

High School District

CHANDLER UNIFIED #80

Elementary School  
District

CHANDLER UNIFIED SCHOOL DISTRICT

Local Jurisdiction

NO CITY/TOWN

S/T/R 

3 2S 5E

Market

02/008

Area/Neighborhood

Subdivision (0 Parcels)

## OWNER INFORMATION



[ARIZONA DEPARTMENT OF TRANSPORTATION](#)

Mailing Address

205 S 17TH AVE, PHOENIX, AZ 85007-3212

In Care Of

R/W OPERATIONS 612E

Deed Number

[000957675](#)

|                       |            |
|-----------------------|------------|
| <b>Last Deed Date</b> | 12/15/2000 |
| <b>Sale Date</b>      | n/a        |
| <b>Sale Price</b>     | n/a        |

## VALUATION INFORMATION



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|                          |                                   |                                   |                                   |                                   |                                   |
|--------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| <b>Tax Year</b>          | 2022                              | 2021                              | 2020                              | 2019                              | 2018                              |
| <b>Full Cash Value</b> ⓘ | \$142,700                         | \$103,900                         | \$109,400                         | \$88,900                          | \$93,800                          |
| <b>Limited Value</b> ⓘ   | \$52,125                          | \$49,643                          | \$47,279                          | \$45,028                          | \$42,884                          |
| <b>Legal Class</b>       | 2.R                               | 2.R                               | 2.R                               | 2.R                               | 2.R                               |
| <b>Description</b>       | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P |
| <b>Assessment Ratio</b>  | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             |
| <b>Assessed LPV</b>      | \$7,819                           | \$7,446                           | \$7,092                           | \$6,754                           | \$6,433                           |
| <b>Property Use Code</b> | 9500                              | 9500                              | 9500                              | 9500                              | 9500                              |
| <b>PU Description</b>    | State Property                    | State Property                    | State Property                    | State Property                    | State Property                    |
| <b>Tax Area Code</b>     | 800014                            | 800014                            | 800014                            | 800014                            | 800014                            |
| <b>Valuation Source</b>  | Notice                            | Notice                            | Notice                            | Notice                            | Notice                            |

## BUILDING SKETCHES



Sketches that illustrate the external dimensions of a property.

**303-28-007E****Land Parcel**

This is a Land parcel located at [11805 E WILLIS RD CHANDLER 85286](#). The current owner is ARIZONA STATE OF DEPARTMENT OF TRANSPORTATION. Its current year full cash value is \$348,700.

 MAPS PICTOMETRY\$ VIEW/PAY TAX  
BILL DEED OWNER VALUATIONS SKETCHES MAP FERRET SIMILAR  
PARCELS

## PROPERTY INFORMATION

[11805 E WILLIS RD CHANDLER 85286](#)**MCR #****Description**

COMM AT NW COR OF W2 W2 NE4 SE4 THENCE S 40F TO TRUE POB THENCE E 165.48F TH S 526.50F TH W 165.48F TH N 526.50F TO TRUE POB 1.99 AC

**Long/Lat**[↓](#)**Lot Size**

86,684 sq ft.

**Zoning**

RU-43

**Lot #****High School District**

CHANDLER UNIFIED #80

**Elementary School District**

CHANDLER UNIFIED SCHOOL DISTRICT

**Local Jurisdiction**

NO CITY/TOWN

**S/T/R ?**

3 2S 5E

**Market**

02/008

**Area/Neighborhood****Subdivision (0 Parcels)**

## OWNER INFORMATION

[ARIZONA STATE OF DEPARTMENT OF TRANSPORTATION](#)**Mailing Address**

205 S 17TH AVE, PHOENIX, AZ 85007-3212

**In Care Of**

R/W OPERATIONS 612E

|                |                           |
|----------------|---------------------------|
| Deed Number    | <a href="#">000310626</a> |
| Last Deed Date | 04/25/2000                |
| Sale Date      | n/a                       |
| Sale Price     | n/a                       |

## VALUATION INFORMATION



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| Tax Year                                                                                          | 2022                              | 2021                              | 2020                              | 2019                              | 2018                              |
|---------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| Full Cash Value  | \$348,700                         | \$248,900                         | \$251,500                         | \$196,700                         | \$218,900                         |
| Limited Value    | \$109,610                         | \$104,390                         | \$99,419                          | \$94,685                          | \$90,176                          |
| Legal Class                                                                                       | 2.R                               | 2.R                               | 2.R                               | 2.R                               | 2.R                               |
| Description                                                                                       | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P |
| Assessment Ratio                                                                                  | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             |
| Assessed LPV                                                                                      | \$16,442                          | \$15,659                          | \$14,913                          | \$14,203                          | \$13,526                          |
| Property Use Code                                                                                 | 9500                              | 9500                              | 9500                              | 9500                              | 9500                              |
| PU Description                                                                                    | State Property                    | State Property                    | State Property                    | State Property                    | State Property                    |
| Tax Area Code                                                                                     | 800014                            | 800014                            | 800014                            | 800014                            | 800014                            |
| Valuation Source                                                                                  | Notice                            | Notice                            | Notice                            | Notice                            | Notice                            |

## BUILDING SKETCHES



Sketches that illustrate the external dimensions of a property.

303-28-007D

Land Parcel

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 MAPS

 PICTOMETRY

 VIEW/PAY TAX  
BILL

 DEED

 OWNER

 VALUATIONS

 SKETCHES

 MAP FERRET

 SIMILAR  
PARCELS

## PROPERTY INFORMATION



[11805 E WILLIS RD CHANDLER 85286](#)

MCR #

Description

COMM AT NW COR OF W2 W2 NE4 SE4 TH S 40F TH E PARALLEL WITH N LINE OF W2 W2 NE4 SE4 165.48F TO TRUE POB TH CONT E A DIST OF 165.57F TO A POINT ON THE E LN OF SD W2 TH S A DIST 526.50F TH W 165.48F TH N 526.50F TO POB 1.99 AC

Long/Lat

[.1.](#)

Lot Size

86,684 sq ft.

Zoning

RU-43

Lot #

High School District

CHANDLER UNIFIED #80

Elementary School  
District

CHANDLER UNIFIED SCHOOL DISTRICT

Local Jurisdiction

NO CITY/TOWN

S/T/R 

3 2S 5E

Market

02/008

Area/Neighborhood

Subdivision (0 Parcels)

## OWNER INFORMATION



[ARIZONA STATE DEPARTMENT OF TRANSPORTATION](#)

Mailing Address

205 S 17TH AVE, PHOENIX, AZ 85007-3212

|                       |                           |
|-----------------------|---------------------------|
| <b>In Care Of</b>     | R/W OPERATIONS 612E       |
| <b>Deed Number</b>    | <a href="#">000732838</a> |
| <b>Last Deed Date</b> | 09/25/2000                |
| <b>Sale Date</b>      | n/a                       |
| <b>Sale Price</b>     | n/a                       |

## VALUATION INFORMATION



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| <b>Tax Year</b>          | 2022                              | 2021                              | 2020                              | 2019                              | 2018                              |
|--------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| <b>Full Cash Value</b> ⓘ | \$348,700                         | \$248,900                         | \$251,500                         | \$196,700                         | \$218,900                         |
| <b>Limited Value</b> ⓘ   | \$109,610                         | \$104,390                         | \$99,419                          | \$94,685                          | \$90,176                          |
| <b>Legal Class</b>       | 2.R                               | 2.R                               | 2.R                               | 2.R                               | 2.R                               |
| <b>Description</b>       | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P |
| <b>Assessment Ratio</b>  | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             |
| <b>Assessed LPV</b>      | \$16,442                          | \$15,659                          | \$14,913                          | \$14,203                          | \$13,526                          |
| <b>Property Use Code</b> | 9500                              | 9500                              | 9500                              | 9500                              | 9500                              |
| <b>PU Description</b>    | State Property                    | State Property                    | State Property                    | State Property                    | State Property                    |
| <b>Tax Area Code</b>     | 800014                            | 800014                            | 800014                            | 800014                            | 800014                            |
| <b>Valuation Source</b>  | Notice                            | Notice                            | Notice                            | Notice                            | Notice                            |

## BUILDING SKETCHES



Sketches that illustrate the external dimensions of a property.

303-28-007Y

Land Parcel

This is a Land parcel located at [11835 E WILLIS RD CHANDLER 85286](#). The current owner is ARIZONA STATE OF DEPARTMENT OF TRANSPORTATION. Its current year full cash value is \$653,400.

 MAPS

 PICTOMETRY

 VIEW/PAY TAX  
BILL

 DEED

 OWNER

 VALUATIONS

 MAP FERRET

 SIMILAR  
PARCELS

## PROPERTY INFORMATION



[11835 E WILLIS RD CHANDLER 85286](#)

MCR #

Description

W 232F OF E2 W2 NE4 SE4 SEC 3 EX N 40F EX THAT POR OF E2 W2 NE4 SE4 LY S OF THE SWLY R/W LN STATE ROUTE 202L DAF COM SE COR SD SEC TH N 1741.84F TH W 138.81 POB TH N 78D 45M W 501.98F TH CONT ALG SWLY R/W CUR TO RT 4520F RAD 1338.41F TH N 61D 47M W 836.41F TH N 61D 00M W 35.20 POE P/F 06-1435399

Long/Lat

[.J.](#)

Lot Size

171,767 sq ft.

Zoning

RU-43

Lot #

High School District

CHANDLER UNIFIED #80

Elementary School  
District

CHANDLER UNIFIED SCHOOL DISTRICT

Local Jurisdiction

NO CITY/TOWN

S/T/R ⓘ

3 2S 5E

Market

02/008

Area/Neighborhood

Subdivision (0 Parcels)

## OWNER INFORMATION



[ARIZONA STATE OF DEPARTMENT OF TRANSPORTATION](#)

Mailing Address

205 S 17TH AVE, PHOENIX, AZ 85007-3212

|                       |                           |
|-----------------------|---------------------------|
| <b>In Care Of</b>     | R/W OPERATIONS 612E       |
| <b>Deed Number</b>    | <a href="#">000480267</a> |
| <b>Last Deed Date</b> | 06/23/2000                |
| <b>Sale Date</b>      | n/a                       |
| <b>Sale Price</b>     | n/a                       |

## VALUATION INFORMATION



We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

| <b>Tax Year</b>          | 2022                              | 2021                              | 2020                              | 2019                              | 2018                              |
|--------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| <b>Full Cash Value</b> ⓘ | \$653,400                         | \$459,900                         | \$452,500                         | \$344,800                         | \$385,800                         |
| <b>Limited Value</b> ⓘ   | \$177,183                         | \$168,746                         | \$160,710                         | \$153,057                         | \$145,769                         |
| <b>Legal Class</b>       | 2.R                               | 2.R                               | 2.R                               | 2.R                               | 2.R                               |
| <b>Description</b>       | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P |
| <b>Assessment Ratio</b>  | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             |
| <b>Assessed LPV</b>      | \$26,577                          | \$25,312                          | \$24,107                          | \$22,959                          | \$21,865                          |
| <b>Property Use Code</b> | 9500                              | 9500                              | 9500                              | 9500                              | 9500                              |
| <b>PU Description</b>    | State Property                    | State Property                    | State Property                    | State Property                    | State Property                    |
| <b>Tax Area Code</b>     | 800014                            | 800014                            | 800014                            | 800014                            | 800014                            |
| <b>Valuation Source</b>  | Notice                            | Notice                            | Notice                            | Notice                            | Notice                            |

## MAP FERRET MAPS



Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

► [Parcel Maps \(1\)](#)

► [Book/Map Maps \(16\)](#)

**CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.**

303-28-007S

Land Parcel

This is a Land parcel located at [11875 E WILLIS RD CHANDLER 85286](#). The current owner is ARIZONA DEPT OF TRANSPORTATION. Its current year full cash value is \$307,500.

 MAPS

 PICTOMETRY

 VIEW/PAY TAX  
BILL

 DEED

 OWNER

 VALUATIONS

 MAP FERRET

 SIMILAR  
PARCELS

## PROPERTY INFORMATION



[11875 E WILLIS RD CHANDLER 85286](#)

MCR #

Description

E 98F OF E2 W2 NE4 SE4 SEC 3 EX N 40F & EX ANY PRT LY SLY OF LN DAF BAP IN E LN SEC 3 WH BEARS N 00D 17M W 1741.84F FRM SE COR SEC 3 TH S 89D 42M W 138.81F TH N 78D 45M W 501.98F TO TAN CUR TO RT WI RAD 4520F TH WLY ALG SD CUR 1338.41F TH N 61D 47M W 836.41F TH N 61D 00M W 35.20F TO END SD DESC LN AT PT IN N-S MID-SEC LN 102.97F NLY OF CNTR SEC

Long/Lat

[.1.](#)

Lot Size

72,526 sq ft.

Zoning

RU-43

Lot #

High School District

CHANDLER UNIFIED #80

Elementary School  
District

CHANDLER UNIFIED SCHOOL DISTRICT

Local Jurisdiction

NO CITY/TOWN

S/T/R ⓘ

3 2S 5E

Market

02/008

Area/Neighborhood

Subdivision (0 Parcels)

## OWNER INFORMATION



[ARIZONA DEPT OF TRANSPORTATION](#)

|                        |                                                 |
|------------------------|-------------------------------------------------|
| <b>Mailing Address</b> | 205 S 17TH AVE STE 612E, PHOENIX, AZ 85007-3212 |
| <b>In Care Of</b>      | R/W OPERATIONS                                  |
| <b>Deed Number</b>     | <a href="#">010207182</a>                       |
| <b>Last Deed Date</b>  | 03/16/2001                                      |
| <b>Sale Date</b>       | n/a                                             |
| <b>Sale Price</b>      | n/a                                             |

## VALUATION INFORMATION



We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

|                          |                                   |                                   |                                   |                                   |                                   |
|--------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| <b>Tax Year</b>          | 2022                              | 2021                              | 2020                              | 2019                              | 2018                              |
| <b>Full Cash Value</b> ⓘ | \$307,500                         | \$220,200                         | \$224,200                         | \$176,500                         | \$198,500                         |
| <b>Limited Value</b> ⓘ   | \$101,990                         | \$97,133                          | \$92,508                          | \$88,103                          | \$83,908                          |
| <b>Legal Class</b>       | 2.R                               | 2.R                               | 2.R                               | 2.R                               | 2.R                               |
| <b>Description</b>       | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P |
| <b>Assessment Ratio</b>  | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             |
| <b>Assessed LPV</b>      | \$15,299                          | \$14,570                          | \$13,876                          | \$13,215                          | \$12,586                          |
| <b>Property Use Code</b> | 9500                              | 9500                              | 9500                              | 9500                              | 9500                              |
| <b>PU Description</b>    | State Property                    | State Property                    | State Property                    | State Property                    | State Property                    |
| <b>Tax Area Code</b>     | 800014                            | 800014                            | 800014                            | 800014                            | 800014                            |
| <b>Valuation Source</b>  | Notice                            | Notice                            | Notice                            | Notice                            | Notice                            |

## MAP FERRET MAPS



Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

▸ [Parcel Maps \(1\)](#)

▸ [Book/Map Maps \(16\)](#)

MARICOPA COUNTY  
OFFICIAL PARCEL MAP  
STATE OF ARIZONA

PT. SECTION 03 T02S R05E

MAP ID \* 887 - 03 - 04 - 01

TOWN AND RANGE  
SECTION  
SECTION  
SECTION

| T1W | T2W | T3W | T4W | T5W | T6W | T7W | T8W | T9W | T10W | T11W | T12W | T13W | T14W | T15W | T16W | T17W | T18W | T19W | T20W | T21W | T22W | T23W | T24W | T25W | T26W | T27W | T28W | T29W | T30W | T31W | T32W | T33W | T34W | T35W | T36W | T37W | T38W | T39W | T40W | T41W | T42W | T43W | T44W | T45W | T46W | T47W | T48W | T49W | T50W | T51W | T52W | T53W | T54W | T55W | T56W | T57W | T58W | T59W | T60W | T61W | T62W | T63W | T64W | T65W | T66W | T67W | T68W | T69W | T70W | T71W | T72W | T73W | T74W | T75W | T76W | T77W | T78W | T79W | T80W | T81W | T82W | T83W | T84W | T85W | T86W | T87W | T88W | T89W | T90W | T91W | T92W | T93W | T94W | T95W | T96W | T97W | T98W | T99W | T100W |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |      |
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| 184 | 174 | 164 | 154 | 144 | 134 | 124 | 114 | 104 | 94   | 84   | 74   | 64   | 54   | 44   | 34   | 24   | 14   | 4    | 1    | 2    | 3    | 4    | 5    | 6    | 7    | 8    | 9    | 10   | 11   | 12   | 13   | 14   | 15   | 16   | 17   | 18   | 19   | 20   | 21   | 22   | 23   | 24   | 25   | 26   | 27   | 28   | 29   | 30   | 31   | 32   | 33   | 34   | 35   | 36   | 37   | 38   | 39   | 40   | 41   | 42   | 43   | 44   | 45   | 46   | 47   | 48   | 49   | 50   | 51   | 52   | 53   | 54   | 55   | 56   | 57   | 58   | 59   | 60   | 61   | 62   | 63   | 64   | 65   | 66   | 67   | 68   | 69   | 70   | 71   | 72   | 73   | 74   | 75   | 76   | 77   | 78   | 79   | 80   | 81    | 82  | 83  | 84  | 85  | 86  | 87  | 88  | 89  | 90  | 91  | 92  | 93  | 94  | 95  | 96  | 97  | 98  | 99  | 100 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |      |
| 178 | 714 | 713 | 712 | 711 | 710 | 709 | 708 | 707 | 706  | 705  | 704  | 703  | 702  | 701  | 700  | 699  | 698  | 697  | 696  | 695  | 694  | 693  | 692  | 691  | 690  | 689  | 688  | 687  | 686  | 685  | 684  | 683  | 682  | 681  | 680  | 679  | 678  | 677  | 676  | 675  | 674  | 673  | 672  | 671  | 670  | 669  | 668  | 667  | 666  | 665  | 664  | 663  | 662  | 661  | 660  | 659  | 658  | 657  | 656  | 655  | 654  | 653  | 652  | 651  | 650  | 649  | 648  | 647  | 646  | 645  | 644  | 643  | 642  | 641  | 640  | 639  | 638  | 637  | 636  | 635  | 634  | 633  | 632  | 631  | 630  | 629  | 628  | 627  | 626  | 625  | 624  | 623  | 622  | 621  | 620  | 619  | 618  | 617  | 616   | 615 | 614 | 613 | 612 | 611 | 610 | 609 | 608 | 607 | 606 | 605 | 604 | 603 | 602 | 601 | 600 | 599 | 598 | 597 | 596 | 595 | 594 | 593 | 592 | 591 | 590 | 589 | 588 | 587 | 586 | 585 | 584 | 583 | 582 | 581 | 580 | 579 | 578 | 577 | 576 | 575 | 574 | 573 | 572 | 571 | 570 | 569 | 568 | 567 | 566 | 565 | 564 | 563 | 562 | 561 | 560 | 559 | 558 | 557 | 556 | 555 | 554 | 553 | 552 | 551 | 550 | 549 | 548 | 547 | 546 | 545 | 544 | 543 | 542 | 541 | 540 | 539 | 538 | 537 | 536 | 535 | 534 | 533 | 532 | 531 | 530 | 529 | 528 | 527 | 526 | 525 | 524 | 523 | 522 | 521 | 520 | 519 | 518 | 517 | 516 | 515 | 514 | 513 | 512 | 511 | 510 | 509 | 508 | 507 | 506 | 505 | 504 | 503 | 502 | 501 | 500 | 499 | 498 | 497 | 496 | 495 | 494 | 493 | 492 | 491 | 490 | 489 | 488 | 487 | 486 | 485 | 484 | 483 | 482 | 481 | 480 | 479 | 478 | 477 | 476 | 475 | 474 | 473 | 472 | 471 | 470 | 469 | 468 | 467 | 466 | 465 | 464 | 463 | 462 | 461 | 460 | 459 | 458 | 457 | 456 | 455 | 454 | 453 | 452 | 451 | 450 | 449 | 448 | 447 | 446 | 445 | 444 | 443 | 442 | 441 | 440 | 439 | 438 | 437 | 436 | 435 | 434 | 433 | 432 | 431 | 430 | 429 | 428 | 427 | 426 | 425 | 424 | 423 | 422 | 421 | 420 | 419 | 418 | 417 | 416 | 415 | 414 | 413 | 412 | 411 | 410 | 409 | 408 | 407 | 406 | 405 | 404 | 403 | 402 | 401 | 400 | 399 | 398 | 397 | 396 | 395 | 394 | 393 | 392 | 391 | 390 | 389 | 388 | 387 | 386 | 385 | 384 | 383 | 382 | 381 | 380 | 379 | 378 | 377 | 376 | 375 | 374 | 373 | 372 | 371 | 370 | 369 | 368 | 367 | 366 | 365 | 364 | 363 | 362 | 361 | 360 | 359 | 358 | 357 | 356 | 355 | 354 | 353 | 352 | 351 | 350 | 349 | 348 | 347 | 346 | 345 | 344 | 343 | 342 | 341 | 340 | 339 | 338 | 337 | 336 | 335 | 334 | 333 | 332 | 331 | 330 | 329 | 328 | 327 | 326 | 325 | 324 | 323 | 322 | 321 | 320 | 319 | 318 | 317 | 316 | 315 | 314 | 313 | 312 | 311 | 310 | 309 | 308 | 307 | 306 | 305 | 304 | 303 | 302 | 301 | 300 | 299 | 298 | 297 | 296 | 295 | 294 | 293 | 292 | 291 | 290 | 289 | 288 | 287 | 286 | 285 | 284 | 283 | 282 | 281 | 280 | 279 | 278 | 277 | 276 | 275 | 274 | 273 | 272 | 271 | 270 | 269 | 268 | 267 | 266 | 265 | 264 | 263 | 262 | 261 | 260 | 259 | 258 | 257 | 256 | 255 | 254 | 253 | 252 | 251 | 250 | 249 | 248 | 247 | 246 | 245 | 244 | 243 | 242 | 241 | 240 | 239 | 238 | 237 | 236 | 235 | 234 | 233 | 232 | 231 | 230 | 229 | 228 | 227 | 226 | 225 | 224 | 223 | 222 | 221 | 220 | 219 | 218 | 217 | 216 | 215 | 214 | 213 | 212 | 211 | 210 | 209 | 208 | 207 | 206 | 205 | 204 | 203 | 202 | 201 | 200 | 199 | 198 | 197 | 196 | 195 | 194 | 193 | 192 | 191 | 190 | 189 | 188 | 187 | 186 | 185 | 184 | 183 | 182 | 181 | 180 | 179 | 178 | 177 | 176 | 175 | 174 | 173 | 172 | 171 | 170 | 169 | 168 | 167 | 166 | 165 | 164 | 163 | 162 | 161 | 160 | 159 | 158 | 157 | 156 | 155 | 154 | 153 | 152 | 151 | 150 | 149 | 148 | 147 | 146 | 145 | 144 | 143 | 142 | 141 | 140 | 139 | 138 | 137 | 136 | 135 | 134 | 133 | 132 | 131 | 130 | 129 | 128 | 127 | 126 | 125 | 124 | 123 | 122 | 121 | 120 | 119 | 118 | 117 | 116 | 115 | 114 | 113 | 112 | 111 | 110 | 109 | 108 | 107 | 106 | 105 | 104 | 103 | 102 | 101 | 100 | 99 | 98 | 97 | 96 | 95 | 94 | 93 | 92 | 91 | 90 | 89 | 88 | 87 | 86 | 85 | 84 | 83 | 82 | 81 | 80 | 79 | 78 | 77 | 76 | 75 | 74 | 73 | 72 | 71 | 70 | 69 | 68 | 67 | 66 | 65 | 64 | 63 | 62 | 61 | 60 | 59 | 58 | 57 | 56 | 55 | 54 | 53 | 52 | 51 | 50 | 49 | 48 | 47 | 46 | 45 | 44 | 43 | 42 | 41 | 40 | 39 | 38 | 37 | 36 | 35 | 34 | 33 | 32 | 31 | 30 | 29 | 28 | 27 | 26 | 25 | 24 | 23 | 22 | 21 | 20 | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | 0 | -1 | -2 | -3 | -4 | -5 | -6 | -7 | -8 | -9 | -10 | -11 | -12 | -13 | -14 | -15 | -16 | -17 | -18 | -19 | -20 | -21 | -22 | -23 | -24 | -25 | -26 | -27 | -28 | -29 | -30 | -31 | -32 | -33 | -34 | -35 | -36 | -37 | -38 | -39 | -40 | -41 | -42 | -43 | -44 | -45 | -46 | -47 | -48 | -49 | -50 | -51 | -52 | -53 | -54 | -55 | -56 | -57 | -58 | -59 | -60 | -61 | -62 | -63 | -64 | -65 | -66 | -67 | -68 | -69 | -70 | -71 | -72 | -73 | -74 | -75 | -76 | -77 | -78 | -79 | -80 | -81 | -82 | -83 | -84 | -85 | -86 | -87 | -88 | -89 | -90 | -91 | -92 | -93 | -94 | -95 | -96 | -97 | -98 | -99 | -100 |
| 178 | 714 | 713 | 712 | 711 | 710 | 709 | 708 | 707 | 706  | 705  | 704  | 703  | 702  | 701  | 700  | 699  | 698  | 697  | 696  | 695  | 694  | 693  | 692  | 691  | 690  | 689  | 688  | 687  | 686  | 685  | 684  | 683  | 682  | 681  | 680  | 679  | 678  | 677  | 676  | 675  | 674  | 673  | 672  | 671  | 670  | 669  | 668  | 667  | 666  | 665  | 664  | 663  | 662  | 661  | 660  | 659  | 658  | 657  | 656  | 655  | 654  | 653  | 652  | 651  | 650  | 649  | 648  | 647  | 646  | 645  | 644  | 643  | 642  | 641  | 640  | 639  | 638  | 637  | 636  | 635  | 634  | 633  | 632  | 631  | 630  | 629  | 628  | 627  | 626  | 625  | 624  | 623  | 622  | 621  | 620  | 619  | 618  | 617  | 616   | 615 | 614 | 613 | 612 | 611 | 610 | 609 | 608 | 607 | 606 | 605 | 604 | 603 | 602 | 601 | 600 | 599 | 598 | 597 | 596 | 595 | 594 | 593 | 592 | 591 | 590 | 589 | 588 | 587 | 586 | 585 | 584 | 583 | 582 | 581 | 580 | 579 | 578 | 577 | 576 | 575 | 574 | 573 | 572 | 571 | 570 | 569 | 568 | 567 | 566 | 565 | 564 | 563 | 562 | 561 | 560 | 559 | 558 | 557 | 556 | 555 | 554 | 553 | 552 | 551 | 550 | 549 | 548 | 547 | 546 | 545 | 544 | 543 | 542 | 541 | 540 | 539 | 538 | 537 | 536 | 535 | 534 | 533 | 532 | 531 | 530 | 529 | 528 | 527 | 526 | 525 | 524 | 523 | 522 | 521 | 520 | 519 | 518 | 517 | 516 | 515 | 514 | 513 | 512 | 511 | 510 | 509 | 508 | 507 | 506 | 505 | 504 | 503 | 502 | 501 | 500 | 499 | 498 | 497 | 496 | 495 | 494 | 493 | 492 | 491 | 490 | 489 | 488 | 487 | 486 | 485 | 484 | 483 | 482 | 481 | 480 | 479 | 478 | 477 | 476 | 475 | 474 | 473 | 472 | 471 | 470 | 469 | 468 | 467 | 466 | 465 | 464 | 463 | 462 | 461 | 460 | 459 | 458 | 457 | 456 | 455 | 454 | 453 | 452 | 451 | 450 | 449 | 448 | 447 | 446 | 445 | 444 | 443 | 442 | 441 | 440 | 439 | 438 | 437 | 436 | 435 | 434 | 433 | 432 | 431 | 430 | 429 | 428 | 427 | 426 | 425 | 424 | 423 | 422 | 421 | 420 | 419 | 418 | 417 | 416 | 415 | 414 | 413 | 412 | 411 | 410 | 409 | 408 | 407 | 406 | 405 | 404 | 403 | 402 | 401 | 400 | 399 | 398 | 397 | 396 | 395 | 394 | 393 | 392 | 391 | 390 | 389 | 388 | 387 | 386 | 385 | 384 | 383 | 382 | 381 | 380 | 379 | 378 | 377 | 376 | 375 | 374 | 373 | 372 | 371 | 370 | 369 | 368 | 367 | 366 | 365 | 364 | 363 | 362 | 361 | 360 | 359 | 358 | 357 | 356 | 355 | 354 | 353 | 352 | 351 | 350 | 349 | 348 | 347 | 346 | 345 | 344 | 343 | 342 | 341 | 340 | 339 | 338 | 337 | 336 | 335 | 334 | 333 | 332 | 331 | 330 | 329 | 328 | 327 | 326 | 325 | 324 | 323 | 322 | 321 | 320 | 319 | 318 | 317 | 316 | 315 | 314 | 313 | 312 | 311 | 310 | 309 | 308 | 307 | 306 | 305 | 304 | 303 | 302 | 301 | 300 | 299 | 298 | 297 | 296 | 295 | 294 | 293 | 292 | 291 | 290 | 289 | 288 | 287 | 286 | 285 | 284 | 283 | 282 | 281 | 280 | 279 | 278 | 277 | 276 | 275 | 274 | 273 | 272 | 271 | 270 | 269 | 268 | 267 | 266 | 265 | 264 | 263 | 262 | 261 | 260 | 259 | 258 | 257 | 256 | 255 | 254 | 253 | 252 | 251 | 250 | 249 | 248 | 247 | 246 | 245 | 244 | 243 | 242 | 241 | 240 | 239 | 238 | 237 | 236 | 235 | 234 | 233 | 232 | 231 | 230 | 229 | 228 | 227 | 226 | 225 | 224 | 223 | 222 | 221 | 220 | 219 | 218 | 217 | 216 | 215 | 214 | 213 | 212 | 211 | 210 | 209 | 208 | 207 | 206 | 205 | 204 | 203 | 202 | 201 | 200 | 199 | 198 | 197 | 196 | 195 | 194 | 193 | 192 | 191 | 190 | 189 | 188 | 187 | 186 | 185 | 184 | 183 | 182 | 181 | 180 | 179 | 178 | 177 | 176 | 175 | 174 | 173 | 172 | 171 | 170 | 169 | 168 | 167 | 166 | 165 | 164 | 163 | 162 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |      |

LOCATOR GRID

SECTION

|    |    |    |    |    |    |
|----|----|----|----|----|----|
| 06 | 05 | 04 | 03 | 02 | 01 |
| 07 | 08 | 09 | 10 | 11 | 12 |
| 18 | 17 | 16 | 15 | 14 | 13 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 30 | 29 | 28 | 27 | 26 | 25 |
| 31 | 32 | 33 | 34 | 35 | 36 |

1/4 SECTION

|   |    |    |
|---|----|----|
| N | 02 | 01 |
| W | 03 | 04 |
| S |    |    |

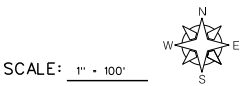
1/4 1/4 SECTION

|   |    |    |
|---|----|----|
| N | 02 | 01 |
| W | 03 | 04 |
| S |    |    |

ASSESSOR BOOKS & MAPS WITHIN THIS AREA

BOOK: 303 MAP: 28  
BOOK: 303 MAP: 29

SUBDIVISIONS



09-09-2009

MARICOPA COUNTY ASSESSOR'S OFFICE  
301 W. JEFFERSON ST.  
PHOENIX, AZ 85003  
www.maricopa.gov/assessor

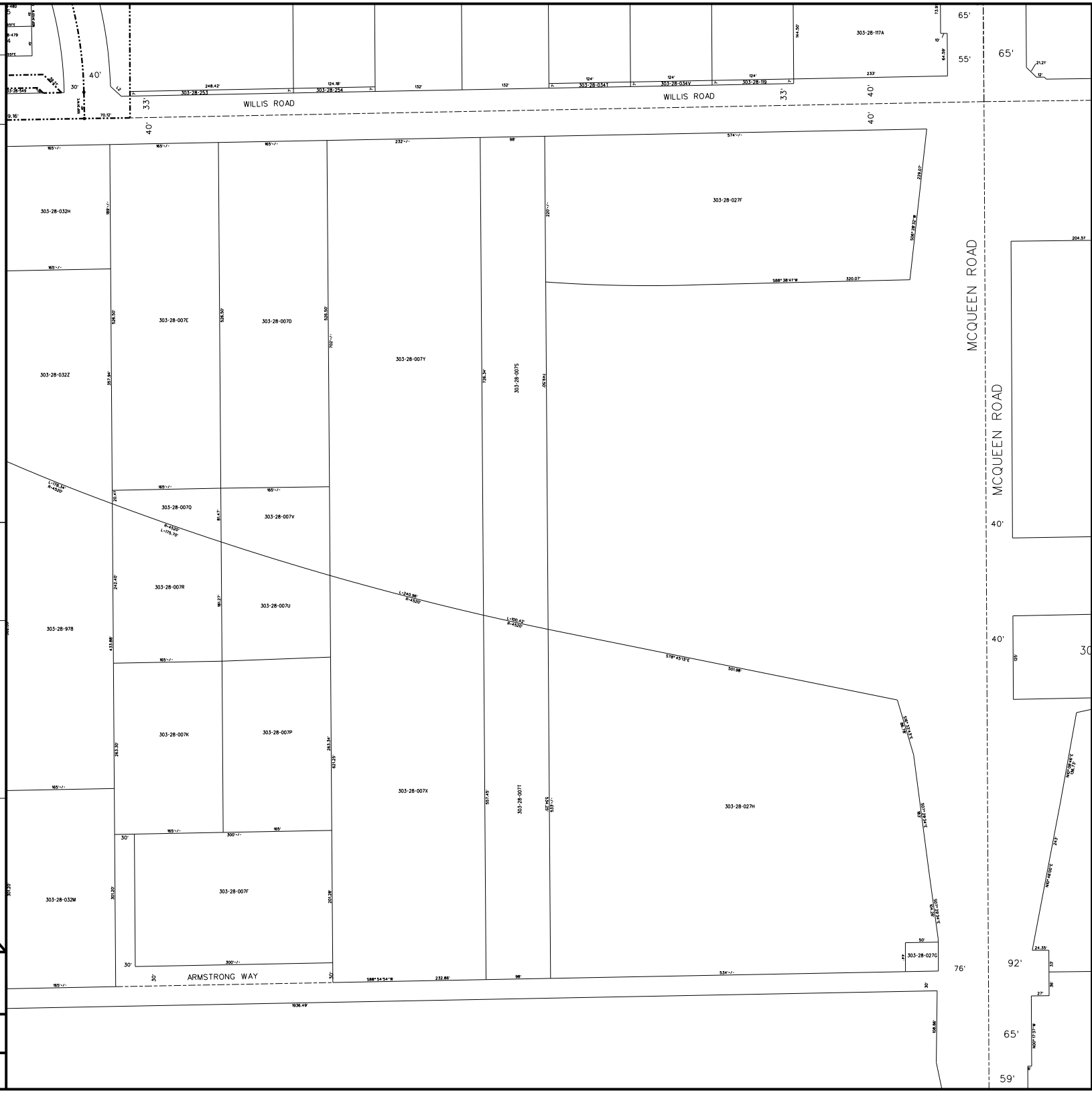
LEGEND:

- Subdivision Boundary Line
- Subdivision Boundary Corner
- Street Centerline
- Street Centerline Marker
- Section Corner Marker
- Indicates change in original lot boundary
- Parcel Boundary Line
- Parcel Split Line
- Parcel Number
- Parcel Boundary Tie-in

REVISION INFORMATION IS LOCATED ON A SEPARATE DOCUMENT

Disclaimer - Indemnification

Requester/Purchaser understands and agrees that Maricopa County does not guarantee the accuracy of the data and information requested and hereby expressly disclaims any responsibility for the truth, lack of truth, validity, reliability, accuracy, timeliness or any other errors or omissions in the data and information provided for illustration purposes only and are not intended to be used as a survey product.





## ATTACHMENT C – TRIP GENERATION



### Trip Generation Calculations

|           |    |           |
|-----------|----|-----------|
| Completed | IF | 4/21/2021 |
| Checked   | GT | 4/28/2021 |

Average  
Minimum  
Maximum  
Equation