



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, June 15, 2017 @ 6:00 PM
 COUNCIL CHAMBERS

+ [Back](#) [Print](#)

CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

- E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY

- | | | | |
|----|-------------------|--|--|
| #1 | District Internal | <u>Consideration and action approving the June 1, 2017 Planning and Zoning Commission minutes.</u> | Approve
Lorraine
Nevarez -
Community
Development |
|----|-------------------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#2	District 1	<u>Consideration and Action on the Bell Pointe II Preliminary Plat, dated May 16, 2017, a property generally located north of the intersection of Bell Road and Bell Pointe Boulevard (between Citrus and Perryville Roads).</u>	Approve Hobart Wingard - Community Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|--|
| #3 | District Internal | <u>Discussion and direction pertaining to future agenda items.</u> | No Action
Eric Fitzer -
Community
Development |
|----|-------------------|--|--|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Posted on June 9, 2017 @ 10:00 a.m.

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission

June 15, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 15, 2017	Contact Person:	Lorraine Nevarez - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
---------	---------	---	----------------	-------------------

Agenda Wording:

Consideration and action approving the June 1, 2017 Planning and Zoning Commission minutes.

Motion:

I move to approve the June 1, 2017 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Minutes - June 1, 2017 Meeting](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 1, 2017 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on June 1, 2017.

A. ROLL CALL

In attendance were Chair Ken Chapman, Commissioners Dennis Bash, Dennis Smith, Mitchell Rosenbaum, Gisele Norberg and Eric Cultum. Vice Chair Matthew Keating was absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, PS Legal Advisor Harold Brady, Planner Hobart Wingard, Planner Sergio Angulo and Planning and Zoning Commission Secretary Lorraine Nevarez.

NOTE: Chair Chapman was seated in Vice Chair Keating chair because of technical difficulties with his monitor.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Moved to end of the meeting.

CALL TO THE PUBLIC:

Chair Chapman opened the call to the public to discuss any items not listed on the agenda.

Hearing no comments, Chair Chapman closed the call to the public.

CONSENT AGENDA:

No items.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the May 18, 2017 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the May 18, 2017 Planning and Zoning Commission minutes. Commissioner Rosenbaum seconded the motion. The motion passes with 6 votes in favor.

Item 2 – DISTRICT 3 – Consideration and action on a Site Plan Amendment for Radiant Church at Mountain Vista Ranch PAD generally located on the northwest corner of Reems Road and Paradise Lane.

Hobart Wingard, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Earth Tones – PAD
- Community outreach/resident comments

Commissioner Cultum made a motion to approve a Site Plan Amendment for Radiant Church at Mountain Vista Ranch PAD generally located on the northwest corner of Reems Road and Paradise Lane. Commissioner Bash seconded the motion. Motion passes 6 votes in favor.

Item 3 – DISTRICT 4 – Consideration and action on a Conditional Use Permit for Health for Life Medical Marijuana Dispensary located on the northeast corner of Litchfield Road and Soledad Street.

Hobart Wingard, planner, presented item 3 to the Commission.

The Commission discussed item 3:

- Support of medical dispensaries helping people
- Location of facility near movie theater, bowling alley etc.
- Intent of separation in code regarding playgrounds, schools, etc.
- Signage
- Security of facility
- Safety of youth near the facility
- Welfare of the City of Surprise residents
- Buffering distances
- Taxes
- General Plan
- White Paper On Marijuana Dispensaries
- Hours of operation
- Possibility of recreational dispensaries

Chair Chapman opened the call to the public for item 3.

Larry Chapman, resident, shared his concerns of the location for this type of facility. This is an area where families and youth participate in recreational activities such as bowling, going to the movie theaters and dining. He would like the Commission to consider other businesses that may want to move in to that area and would possibly be prevented. Mr. Chapman shared his research on other medical marijuana facilities and their effects on the community.

John Paul Carter, resident, shared his concerns of the proposed location and effects of this type of facility especially where children and families come for recreation. He would like more information on the statistical crime analysis presented by Health for Life. Mr. Carter would like the Commission to consider the additional costs associated with this type of facility. He noted research has shown an increase in cost regarding the justice, education, safety and health system. Mr. Carter wanted to explain the safety issue is about not being able to monitor the access the purchaser has to the children leaving the facility.

Mel McDonald, attorney, explained the security of the facility. He shared that the tax revenue is in the hundreds of thousands. Mr. McDonald noted this is medicine not drugs and patients should not have to drive far for their medicine.

Reverend Cheryl Hawkins, noted her support for medical marijuana. Her concern was the location.

Bill Thompson, resident, shared his concerns regarding the location of the proposed facility.

Hearing no further comments, Chair Chapman closed the call to the public.

Commissioner Bash made a motion to deny a Conditional Use Permit for Health for Life Medical Marijuana Dispensary located on the northeast corner of Litchfield Road and Soledad Street because of its location. Commissioner Rosenbaum seconded the motion. Motion passes 4 votes in favor and 2 against (Commissioner Norberg and Commissioner Smith).

Item 4 – DISTRICT 3 – Consideration and Action on a Major PAD Amendment to the Cotton Gin Planned Area Development (PAD) to allow multifamily residential as a permitted land use on the 10.8 acres (approx.) parcel located on the northeast corner of Waddell Road and Reems Road.

Sergio Angulo, planner, presented item 4 and 5 to the Commission simultaneously.

The Commission discussed item 4 and 5:

- Ingress and Egress
- Traffic
- Commercial property vs. Residential property in this area
- Comments from the residents
- Income of average residents in Surprise
- Cost to live in the rentals

Chair Chapman opened the call to the public for item 4 and 5.

Reverend Cheryl Hawkins, resident, does not like the idea of apartment type facilities in their community. She noted there are different mindsets of persons that own vs. rent.

Lisa Terror, resident, attended both citizen outreach meetings with the developer. Ms. Terror and her husband visited another location and were amazed at the property. It is well kept and it appears very topnotch.

Julie Helms, resident, noted in the beginning she was against this development. She attended the outreach meetings and felt the developer listened to the concerns of the residents. She had read reviews of this type of property and hopes it stays high-end in the years to come. Ms. Helms still has concerns regarding traffic on Ludlow.

Joe Carle, resident, stated his concern about long term effects of rentals. These rentals are overpriced for millennials. He noted the negative effects out way the good. Mr. Carle cannot support a project where the developer is making money. He also has concerns about the traffic on Ludlow.

Bill Thompson, resident, noted the developer made all the requested changes the residents had at the outreach meetings. At the second meeting where the developer showed the changes, Mr. Thompson stated he did not like it, he really likes it. He mentioned there are rental homes throughout his community and didn't see a difference. He does not have a problem with this type of development.

Pete Seleajkt, resident, voiced his concerns about no traffic study being done. He stated it is not safe with kids playing at the park, people walking and biking. He noted traffic is nonstop.

Doc Sullivan, resident, states the property has been zoned as commercial for the last 20 years and the property owner has done nothing. His concern is the traffic on Ludlow is going to be a nightmare.

Bobby Moe, stated that regardless of what is built in that location there will be traffic.

Commissioner Smith made a motion for denial to the Mayor and City Council on the Major PAD Amendment to the Cotton Gin Planned Area Development (PAD) to allow multifamily residential as a permitted land use on the 10.8 acres(approx.) parcel located on the northeast corner of Waddell Road and Reems Road because of resident concerns, traffic concerns, and viability of the project. Commissioner Rosenbaum seconded the motion. Motion fails 2 votes in favor and 4 against (Commissioner Bash, Commissioner Cultum, Commissioner Norberg and Commissioner Rosenbaum).

Chair Chapman called for a second motion.

Commissioner Rosenbaum made a motion for approval to the Mayor and City Council on the Major PAD Amendment to the Cotton Gin Planned Area Development (PAD) to allow multifamily residential as a permitted land use on the 10.8 acres(approx.) parcel located on the northeast corner of Waddell Road and Reems Road. Commissioner Norberg seconded the motion. Motion passes 4 votes in favor and 2 against (Commissioner Smith and Chair Chapman).

Item 5 – DISTRICT 3 – Consideration and action on the Site Plan to allow for the Avilla rental housing unit development located on the northeast corner of Waddell Road and Reems Road.

Sergio Angulo, planner, presented item 5 to the Commission simultaneously with item 4.

The Commission discussed item 5 with item 4:

Public comments were heard simultaneously with item 4.

Commissioner Bash made a motion to approve a Site Plan for the Avilla rental housing unit development located on the northeast corner of Waddell Road and Reems Road subject to stipulations 'A' through 'F' as listed in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes 4 votes in favor and 2 against (Commissioner Smith and Chair Chapman).

OTHER BUSINESS:

Item 6 – INTERNAL - Discussion pertaining to future agenda items.

Commissioner Norberg asked about the Notice of Hearings posted around the City. She suggested that a website be included on the sign. It would be easier for drivers to see the information and inquire about it on their own time. Commissioner Norberg also asked when do the signs get removed.

Mr. Fitzer explained that signs are left if the Commission has not heard the project. Sometimes projects require multiple reviews from staff. Staff can include a website to the template provided for the Notice of Hearing signs.

Mr. Fitzer, noted that in July there will be an item brought to the Commission regarding selection of a Chair and Vice chair for the Commission per Surprise City Code – Section 2-295.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 9:16 p.m.

Eric Fitzer
Community Development Director

Ken Chapman
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Lorraine Nevarez, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

June 15, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 15, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Consideration and Action on the Bell Pointe II Preliminary Plat, dated May 16, 2017, a property generally located **north of the intersection of Bell Road and Bell Pointe Boulevard (between Citrus and Perryville Roads).**

Motion:

Staff recommends the Planning and Zoning Commission recommend approval to the Mayor and City Council regarding the Bell Pointe II Preliminary Plat, dated May 16, 2017.

Background:

Slater Hanifan Group, on behalf of Kerry Rose, seeks approval of a 141-lot, 11-tract Preliminary Plat located within the Bell Pointe II community. The sites are generally located in two (2) noncontiguous areas within the original Bell Pointe PAD located north of the intersection of Bell Road and Bell Pointe Boulevard on currently vacant land.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-041- Bell Pointe II Preliminary Plat- Staff Report](#)
- ☐ [01 - FS17-041- Bell Pointe II Preliminary Plat - Vicinity Maps](#)
- ☐ [02 - FS17-041- Bell Pointe II Preliminary Plat](#)
- ☐ [03 - FS17-041- Bell Pointe II Preliminary Plat - Landscape Plan](#)

- ☐ [04 - FS17-041- Bell Pointe II Preliminary Plat - Luke AFB Letter](#)
- ☐ [05 - FS17-041- Bell Pointe II Preliminary Plat - Dysart Donation Agreement](#)
- ☐ [06 - FS17-041- Bell Pointe II Preliminary Plat - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

Case: FS17-041
Project Name: Bell Pointe II Preliminary Plat
Council District: 1 - Acacia
Meeting Date: June 15, 2017
Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: Kerry Rose

Applicant: Slater Hanifan Group

Request: Consideration of a 141-lot, 11-tract Preliminary Plat.

Site Location: The Bell Pointe II Planned Area Development (PAD) is located in two (2) noncontiguous areas within the original Bell Pointe PAD located north of the intersection of Bell Road and Bell Pointe Boulevard.

Site Size: Approximately 27.25 acres.

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035.

Support/Opposition: Neither support or opposition was encountered.

Staff Recommendations: Staff recommends the Commission recommend approval of the proposed Preliminary Plat to the Mayor and City Council.

Project Description:

Slater Hanifan Group, on behalf of Kerry Rose, seeks approval of a 141-lot, 11-tract Preliminary Plat located within the Bell Pointe II community. The sites are generally located in two (2) noncontiguous areas within the original Bell Pointe PAD located north of the intersection of Bell Road and Bell Pointe Boulevard on currently vacant land.

Existing Zoning:

The following chart and associated map depict the existing zoning of the subject parcels and its surroundings:

Rural Residential Flood Control District Facilities and/or Bell Pointe PAD Existing Single Family Residential	Rural Residential Flood Control District Facilities and/or Bell Pointe PAD Existing Single Family Residential	Arizona Traditions PAD Existing Single Family Residential
	Bell Pointe II PAD Vacant Single Family Residential	
	Bell Pointe PAD Existing Single Family Residential	



Background:

June 8, 1989: The subject lands associated with Bell Pointe II were annexed into the City of Surprise.

January 12, 2006: The Mayor and City Council approved a PAD for Bell Pointe II under case PAD05-258.

August 11, 2016: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR16-327.

January 18, 2017: The applicant filed a request for a Preliminary Plat and Minor Zoning Amendment under case FS17-041, the subject case.

May 23, 2017: Staff approved a minor PAD Zoning Amendment under case FS17-041, the subject case.

Analysis and Discussion:

The Bell Pointe II PAD was approved in 2006 with a medium density home product consisting of 'Z' lot type of development. 'Z' lots are a detached product that utilize a zig-zag side yard line with use and benefit easements to allow an increased density while optimizing yard space.

In 2007, the owner initiated the platting process to divide the medium density properties as described in the PAD. The economic downturn, initially felt by the housing market concurrent with the proposal, delayed the Preliminary Plat indefinitely. Currently, as the haze of the recession dissipates, a clearer picture of housing product has presented itself by the action of home buyers demanding a more conventional housing type. This market demand encouraged the owner of Bell Pointe II to modify the PAD zoning requirements of 'Z' lots to conventional residential model. Because design standards and density have remained consistent, the modification simply swapped out the housing layout.

The original design for 167 lots was never recorded. These lots generally were made up of 'Z' lots with dimensions of 39'-49' wide and 85'-110' deep. Street standards were approved that matched the surrounding Bell Pointe I development including 46' and 50' wide public streets. All developments surrounding the Project have been completed which includes Bell Pointe I and Arizona Traditions.

The current proposal generally conforms to the existing Bell Pointe II PAD as amended with only 144 lots proposed. Bell Pointe II North will include 38 lots and Bell Pointe II South will include 106 lots. The overall density is proposed to be 5.3 dwelling units per acre which is within the medium density range of five (5) to eight (8) dwelling units per acre.

Bell Point II North contains approximately 7.7 acres and would be developed with the extension of North Bell Pointe Boulevard which includes a 50 foot right-of-way. At the end of the cul-de-sac, a 30 foot wide emergency access easement will connect to Arizona Traditions to the east. Additional access is provided with the extension of North 183rd Avenue connecting to North Bell Pointe Boulevard.

Bell Pointe II South contains 19.5 acres and will have two (2) access points to North Bell Pointe Boulevard and access from the north and south at the eastern portion of the site from the extensions of North 183rd Lane. The internal street system would contain 46 foot wide right-of-ways as previously designed and extended to the site.

Central and connected open space features are provided including two (2) tot lots. Open Space is provided all along the north, east and west boundaries of the Project which conform to the previously approved plan. This includes a 15 foot wide landscape area along North Bell Pointe Boulevard and a 25 foot wide open space along the north property line and adjacent to the existing open space of Bell Pointe I. Open space tracts are also included along the east property line adjacent to Arizona Traditions and the Beardsley Canal. A trail system is included through the central open space, along the eastern boundary and along the north property line to North 183rd Lane. The total open space for the Project is 4.5 acres or 16.5 percent.

95 **Conformance with Adopted Plans:**

96 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
97 within the Neighborhood Character area under the Scenic Lands Development District. The
98 proposed Preliminary Plat demonstrates consistency with this land use category.
99

100 **Reviewing Agencies:**

101 In addition to the standard city reviewing agencies, who indicate no objections to the requests,
102 Luke Air force Base, Maricopa Water District, and ADOT were included in the routing of this case.

103 **Luke Air Force Base (LAFB):** LAFB indicates no objections to the request, but advises the applicant
104 review sound attenuation requirements and engage in a strong notification program with respect
105 to the air base and its operations. The project is also located well outside of the noise contours for
106 Luke AFB auxiliary field and meets the Graduated Density Concept.
107

108 **Summary:**

109 The proposed subdivision is well designed and meets the requirements of the Bell Pointe II PAD and
110 the SUDC. The amenities included will provide small-scale recreational opportunities and trails for
111 the residents of the community. Once developed, the population base generated by the
112 subdivision will contribute to local schools enrollment, while providing incentive for much needed
113 commercial services in the area.
114

115 **Findings:**

116 **Preliminary Plat:**

- 117
 - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
 - The proposed Preliminary Plat is consistent with the Bell Pointe II PAD as amended.
 - The reviewing agencies have indicated no objections to the request.
- 118
119
120

121 **Recommendation:**

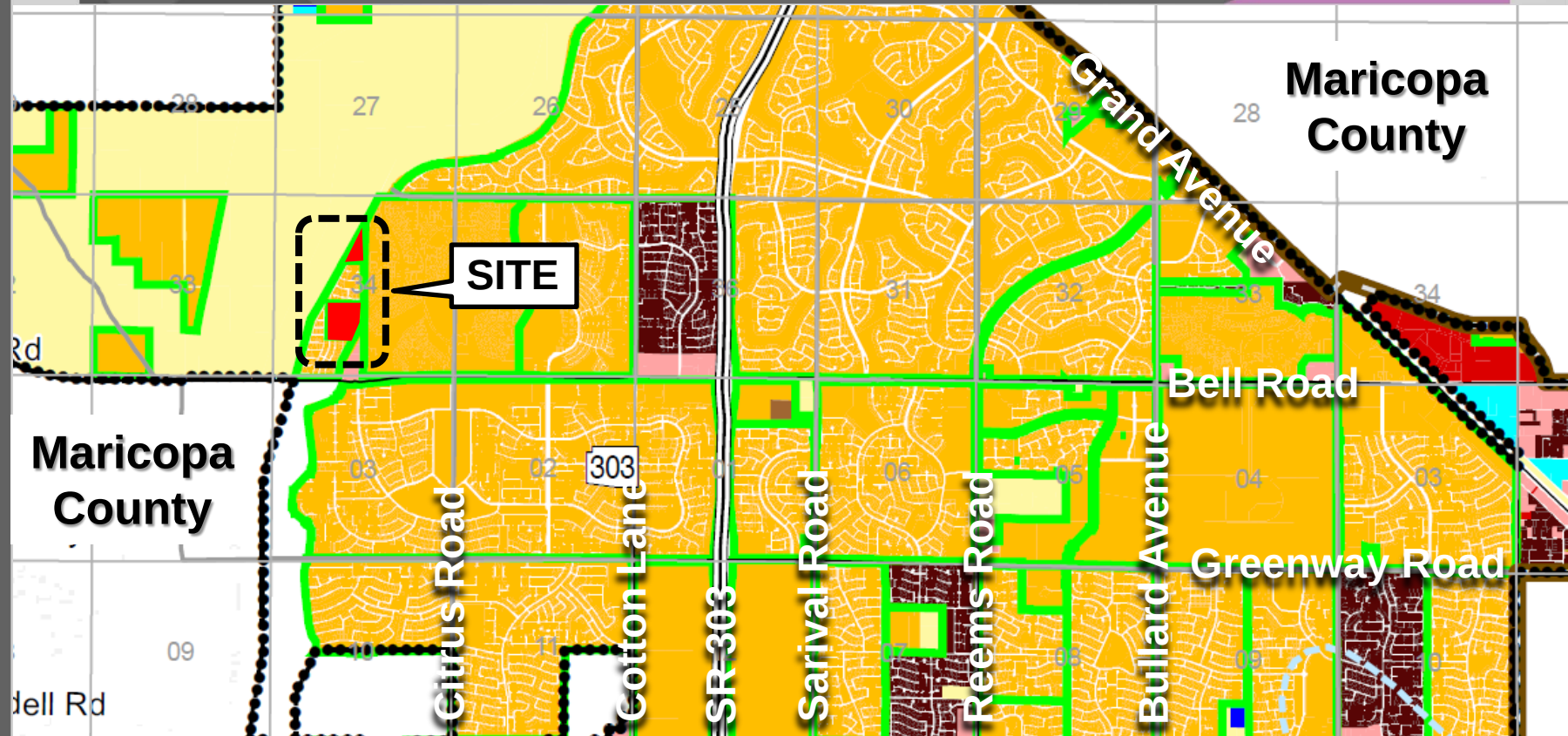
122 Based on the findings noted above, staff recommends the Commission move to recommend
123 **approval** of the proposed Preliminary Plat of the Bell Pointe II residential development under case
124 **FS17-041** to the Mayor and City Council.
125

126 However, should the Commission wish to recommend denial of the request, the Commission
127 should make its own findings and base its decision on those alternative findings.
128

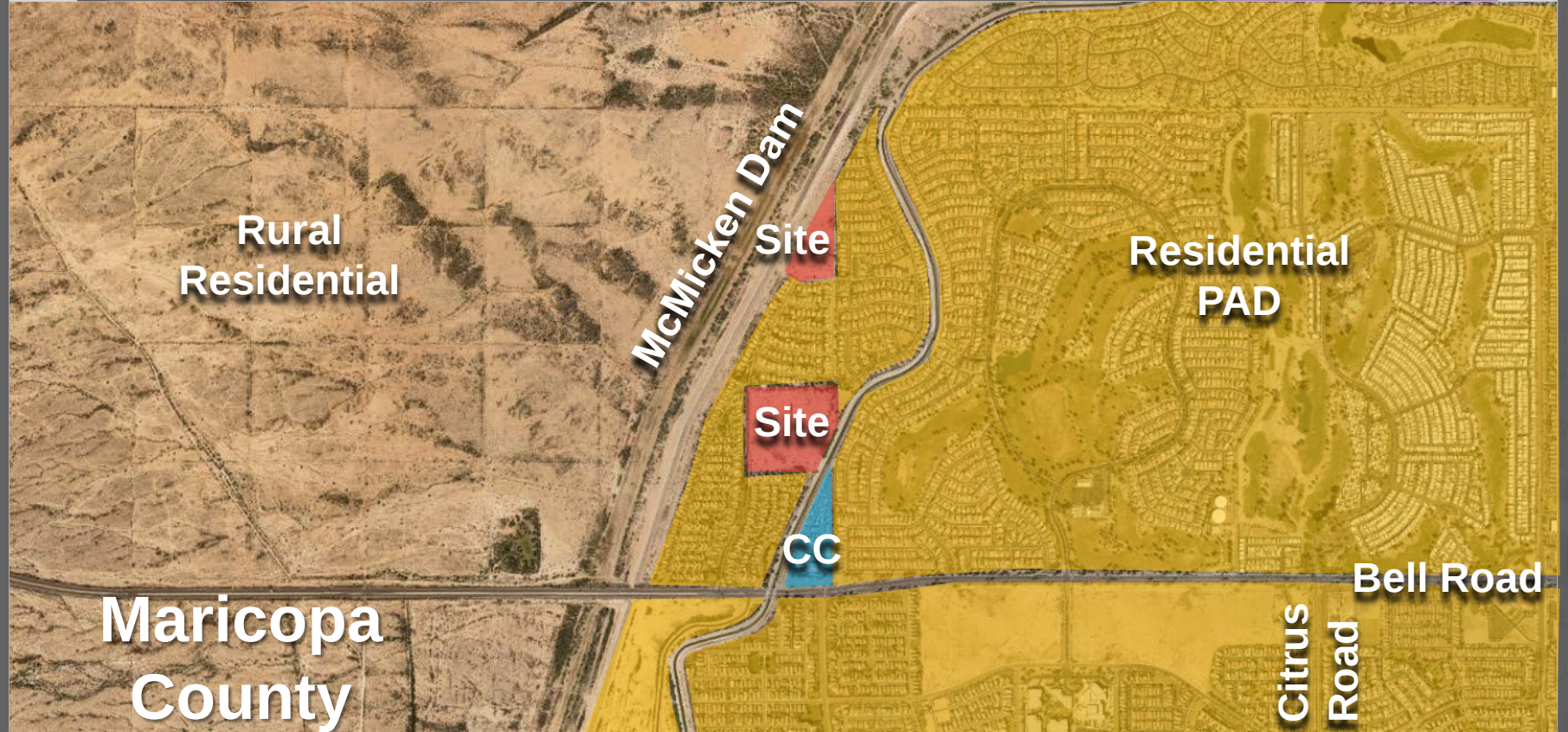
129 **Attachments:**

- 130 01 – Vicinity Maps
131 02 – Preliminary Plat
132 03 – Landscape Plans
133 04 – Luke AFB Letter
134 05 – Dysart School Donation Agreement

VICINITY MAP



VICINITY MAP



**A PORTION OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE,
MARICOPA COUNTY, ARIZONA**

COR. SEC. 34,
LUMINUM. CAP

1



TRACT LL, OF BELL POINTE I, ACCORDING TO BOOK 670, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THENCE NORTH 00° 22' 21" EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 34, A DISTANCE OF 3,362.83 FEET TO THE SOUTHEAST CORNER OF TRACT 11 OF BELL POINTE I, AS SHOWN IN BOOK 670, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHWESTERLY, A DISTANCE OF 19.52 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 14° 54' 44" TO A POINT OF COMPOUND CURVATURE;

THENCE NORTH 89° 43' 13" WEST, ALONG THE NORTHERLY LINE OF SAID BELL POINTE I, A DISTANCE OF 172.90 FEET TO THE NORTHWEST CORNER OF SAID BELL POINTE I, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF TRILBY WASH, AS SHOWN IN BOOK 63 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00° 22' 21" WEST, ALONG SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 1,120.49 FEET TO THE **POINT OF BEGINNING**.

PARCEL NO. 2:
A PORTION OF PARCEL NO. 2A, AS DESCRIBED IN QUIT CLAIM DEED, RECORDED IN DOCUMENT NO. 2000-0917693, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THENCE NORTH 00° 22' 21" EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 34, A DISTANCE OF 1,691.74 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEARDSLEY CANAL, AS SHOWN IN BOOK 584, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE **POINT OF BEGINNING**, FROM WHICH A FOUND 1/2-INCH REBAR BEARS SOUTH 25° 48' 29" WEST, A DISTANCE OF 1.85 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89° 42' 20" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT A AND ITS WESTERLY PROLONGATION, A DISTANCE OF 768.73 FEET TO A CORNER OF SAID BELL POINT I, LYING ON THE CENTERLINE OF BELL POINT BOULEVARD AS SHOWN ON SAID BELL POINT I, FROM WHICH A FOUND BRASS CAP FLUSH BEARS SOUTH 00° 20' 52" WEST, A DISTANCE OF 235.50 FEET;

THENCE NORTH 00° 20' 52" EAST, ALONG SAID CENTERLINE OF BELL POINTE BOULEVARD, A DISTANCE OF 908.21 FEET TO A CORNER OF BELL POINTE 1, BEING MARKED BY A FOUND BRASS CAP FLUSH;

THENCE SOUTH 89° 41' 53" EAST, A DISTANCE OF 1,000.55 FEET TO THE SOUTHEAST CORNER OF TRACT I OF SAID BELL POINTE I;

THENCE SOUTH 00° 22' 21" WEST, ALONG SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 421.78 FEET TO THE **POINT OF BEGINNING**.

1. THIS IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL STREETS SHALL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
5. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
6. THE CITY OF GLENDALE HEREBY CERTIFIES THAT THE DOMESTIC WATER SERVICE AREA OF FOLAR AVENUE IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.
7. CORNER RADII DEDICATIONS COMPLY WITH 2016 CITY OF SURPRISE (COS) ENGINEERING DEVELOPMENT STANDARD (EDS) 3-15.
8. CUL-DE-SACS SHOWN HEREON COMPLY WITH 2016 COS EDS DETAIL 3-16.
9. LOCAL STREET SIGHT VISIBILITY TRIANGLES COMPLY WITH 2016 COS EDS DETAIL 4-02.



1	COVER SHEET
2	PRELIMINARY PLAT (SOUTH)
3	PRELIMINARY PLAT (NORTH)

SITE DATA			
TYPE	NORTH	SOUTH	TOTAL
UNITS	38	103	141
GROSS AREA (AC)	7.69	19.56	27.25
GROSS DENSITY (DU/AC)	4.94	5.26	5.17
OPEN SPACE AREA (AC)	1.80	3.28	5.08
% GROSS OPEN SPACE	23.36%	16.76%	18.64%

Site plan of the proposed building layout. The plan shows a rectangular building footprint with a central area labeled "LANDSCAPE TRACT" and a "SYT" (Symbolic Transfer) area. Dimensions include 15' REAR SB, 5' SIDE SB, 20' FRONT SB (GARAGE), 12' SB, 8' PUE, 5' DETACHED SIDEWALK, 3' LANDSCAPE STRIP, 46' R/W, 30' BC/BC, 45', 110', 10' S, 10' S, 13' SYT, and 10' S. The plan also shows a 45' angle and a 110' angle.

Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com

KERRY ROSE
PO BOX 45000
PHOENIX, AZ 85064
PHONE: (602) 321-9242
CONTACT: KERRY ROSE

SITE DATA
APN 503-75-046L
503-75-046R, 507-08-460
EXISTING ZONING: PAD

SLATER HANIFAN GROUP
11201 N. TATUM BLVD. STE 250
PHOENIX, AZ 85028
PHONE: (602) 687-9664
CONTACT: ROGER THEIS, P.E.

WALSH DESIGN GROUP
6106 E. ROSE CIRCLE DR.
PHOENIX, AZ 85013
PHONE: (602) 619-7581
CONTACT: JOE WALSH

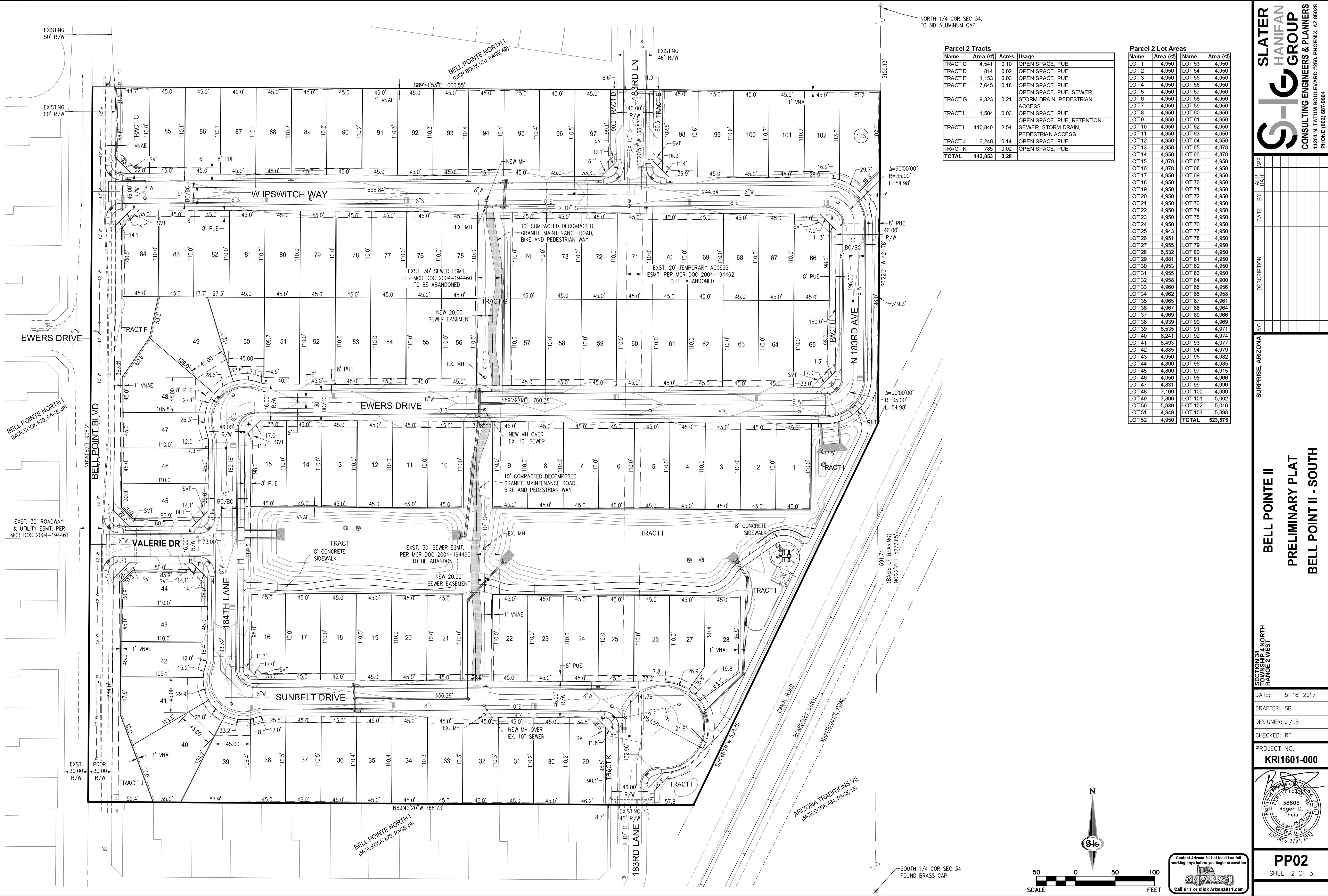
OUTER LIMITS LAND SURVEYING
P.O. BOX 71967
PHOENIX, AZ 85050
PHONE: (602) 486-1154
CONTACT: BRIAN E. SEARAN, RLS

THE NORTH-SOUTH MID SECTION LINE OF
SECTION 34, TOWNSHIP 4 NORTH, RANGE 2
WEST OF THE GILA & SALT RIVER BASE.
SAID LINE BEARS NORTH 00° 22' 21" EAST.

1-INCH BRASS PIN STAMPED
"SURPRISE_G4-19820" SET ON NORTHEAST
CORNER OF IRRIGATION VAULT ON SOUTH SIDE
OF BELL ROAD, APPROXIMATELY 170' EAST OF
183RD AVENUE CENTERLINE.
NAVD88 ELEVATION(IFT) GEOID 12B: 1326.68

ACCORDING TO THE FLOOD
INSURANCE RATE MAP #04013C1215L
DATED OCTOBER 16, 2013, THIS
PROPERTY IS LOCATED IN FLOOD
ZONE "X".

J:\KRI601-000 bell pointe ii north\dwg\kri601-000_pp02-03.dwg 5/16/2017 11:17 AM Roger Theis



Parcel 2 Tracts			
Name	Area (sf)	Acres	Usage
TRACT C	4,541	0.10	OPEN SPACE, PUE
TRACT D	814	0.02	OPEN SPACE, PUE
TRACT E	1,153	0.03	OPEN SPACE, PUE
TRACT F	7,645	0.18	OPEN SPACE, PUE
TRACT G	9,323	0.21	OPEN SPACE, PUE, SEWER, STORM DRAIN, PEDESTRIAN ACCESS
TRACT H	1,504	0.03	OPEN SPACE, PUE
TRACT I	110,840	2.54	OPEN SPACE, PUE, RETENTION, SEWER, STORM DRAIN, PEDESTRIAN ACCESS
TRACT J	6,248	0.14	OPEN SPACE, PUE
TRACT K	785	0.02	OPEN SPACE, PUE
TOTAL	142,853	3.28	

Parcel 2 Lot Areas			
Name	Area (sf)	Name	Area (sf)
LOT 1	4,950	LOT 53	4,950
LOT 2	4,950	LOT 54	4,950
LOT 3	4,950	LOT 55	4,950
LOT 4	4,950	LOT 56	4,950
LOT 5	4,950	LOT 57	4,950
LOT 6	4,950	LOT 58	4,950
LOT 7	4,950	LOT 59	4,950
LOT 8	4,950	LOT 60	4,950
LOT 9	4,950	LOT 61	4,950
LOT 10	4,950	LOT 62	4,950
LOT 11	4,950	LOT 63	4,950
LOT 12	4,950	LOT 64	4,950
LOT 13	4,950	LOT 65	4,978
LOT 14	4,950	LOT 66	4,878
LOT 15	4,878	LOT 67	4,950
LOT 16	4,878	LOT 68	4,950
LOT 17	4,950	LOT 69	4,950
LOT 18	4,950	LOT 70	4,950
LOT 19	4,950	LOT 71	4,950
LOT 20	4,950	LOT 72	4,950
LOT 21	4,950	LOT 73	4,950
LOT 22	4,950	LOT 74	4,950
LOT 23	4,950	LOT 75	4,950
LOT 24	4,950	LOT 76	4,950
LOT 25	4,943	LOT 77	4,950
LOT 26	4,951	LOT 78	4,950
LOT 27	4,955	LOT 79	4,950
LOT 28	5,532	LOT 80	4,950
LOT 29	4,881	LOT 81	4,950
LOT 30	4,953	LOT 82	4,950
LOT 31	4,955	LOT 83	4,950
LOT 32	4,958	LOT 84	4,900
LOT 33	4,960	LOT 85	4,956
LOT 34	4,962	LOT 86	4,958
LOT 35	4,965	LOT 87	4,961
LOT 36	4,967	LOT 88	4,964
LOT 37	4,969	LOT 89	4,966
LOT 38	4,939	LOT 90	4,969
LOT 39	6,535	LOT 91	4,971
LOT 40	8,241	LOT 92	4,974
LOT 41	6,493	LOT 93	4,977
LOT 42	4,885	LOT 94	4,979
LOT 43	4,950	LOT 95	4,982
LOT 44	4,800	LOT 96	4,985
LOT 45	4,800	LOT 97	4,915
LOT 46	4,950	LOT 98	4,966
LOT 47	4,831	LOT 99	4,966
LOT 48	7,169	LOT 100	4,999
LOT 49	7,986	LOT 101	5,002
LOT 50	5,939	LOT 102	5,016
LOT 51	4,948	LOT 103	5,898
LOT 52	4,950	TOTAL	523,575

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
11201 N. TATUM BOULEVARD #250, PHOENIX, AZ 85028
PHONE (602) 687-5664

SECTION 34
TOWNSHIP 4 NORTH
RANGE 2 WEST

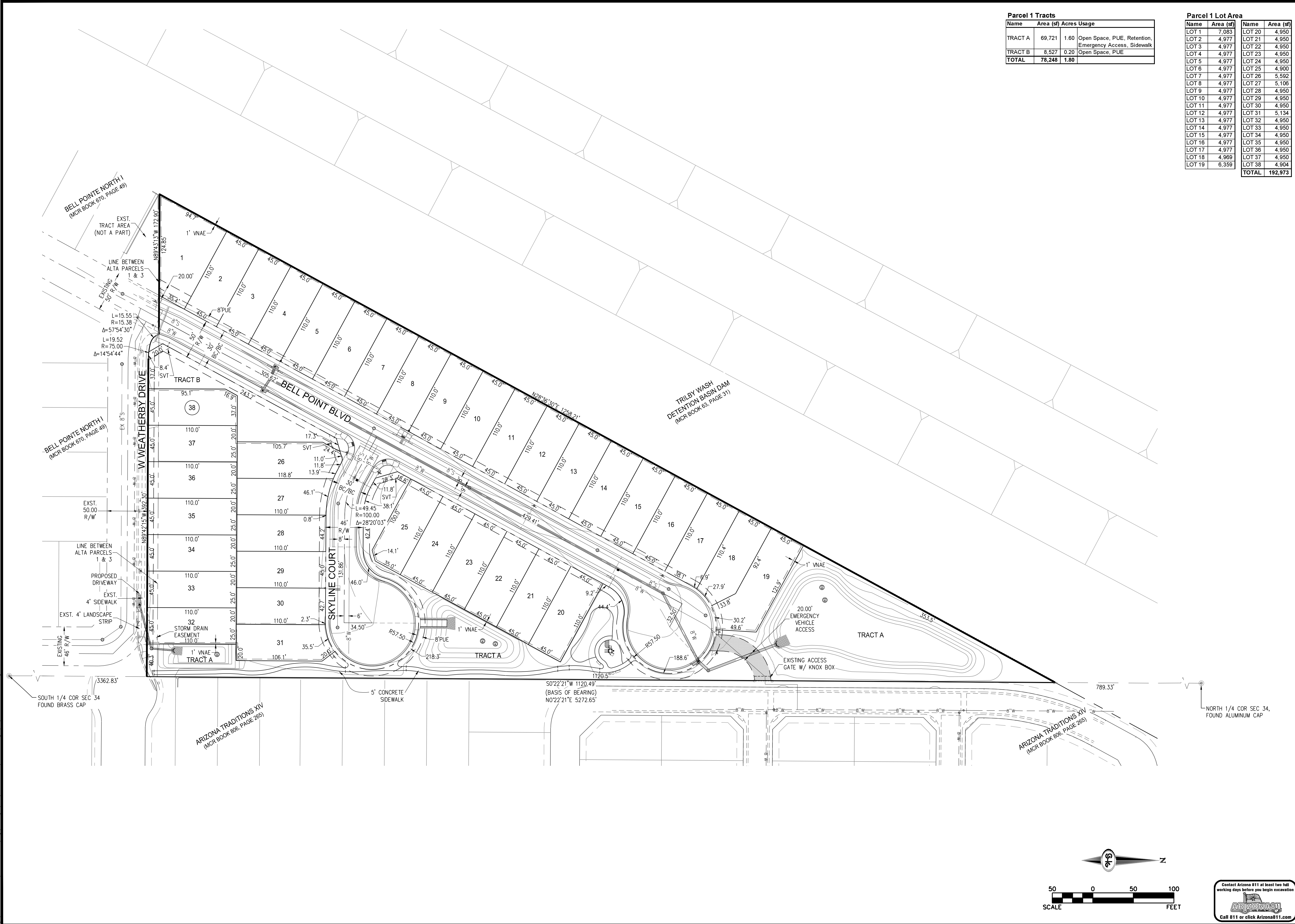
BELL POINTE II
PRELIMINARY PLAT
BELL POINTE II - SOUTH

DATE: 5-16-2017
DRAFTER: SB
DESIGNER: JI/LB
CHECKED: RT
PROJECT NO.
KRI1601-000

38805
Roger D. Theis
STATE OF ARIZONA
EXPIRES 3/31/2018

PP02
SHEET 2 OF 3

J:\KRI601-000 bell pointe ii north\dwg\arizona\kri601-000.dwg, 5/15/2017 11:17 AM Roger, Theis



Parcel 1 Tracts			
Name	Area (sf)	Acres	Usage
TRACT A	69,721	1.60	Open Space, PUE, Retention, Emergency Access, Sidewalk
TRACT B	8,527	0.20	Open Space, PUE
TOTAL	78,248	1.80	

Parcel 1 Lot Area			
Name	Area (sf)	Name	Area (sf)
LOT 1	7,083	LOT 20	4,950
LOT 2	4,977	LOT 21	4,950
LOT 3	4,977	LOT 22	4,950
LOT 4	4,977	LOT 23	4,950
LOT 5	4,977	LOT 24	4,950
LOT 6	4,977	LOT 25	4,900
LOT 7	4,977	LOT 26	5,592
LOT 8	4,977	LOT 27	5,106
LOT 9	4,977	LOT 28	4,950
LOT 10	4,977	LOT 29	4,950
LOT 11	4,977	LOT 30	4,950
LOT 12	4,977	LOT 31	5,134
LOT 13	4,977	LOT 32	4,950
LOT 14	4,977	LOT 33	4,950
LOT 15	4,977	LOT 34	4,950
LOT 16	4,977	LOT 35	4,950
LOT 17	4,977	LOT 36	4,950
LOT 18	4,969	LOT 37	4,950
LOT 19	6,359	LOT 38	4,904
TOTAL	192,973		

SLATER HANIFAN GROUP

CONSULTING ENGINEERS & PLANNERS

11201 N. TATUM BOULEVARD #250, PHOENIX, AZ 85028

PHONE (602) 687-9664

SECTION 34

TOWNSHIP 4 NORTH

RANGE 2 WEST

BELL POINTE II

PRELIMINARY PLAT

BELL POINTE II - NORTH

DATE: 5-16-2017

DRAFTER: SB

DESIGNER: JI/LB

CHECKED: RT

PROJECT NO. KRI1601-000

38805

Roger D. Theis

ARIZONA U.S.A.

EXPIRES 3/31/2018

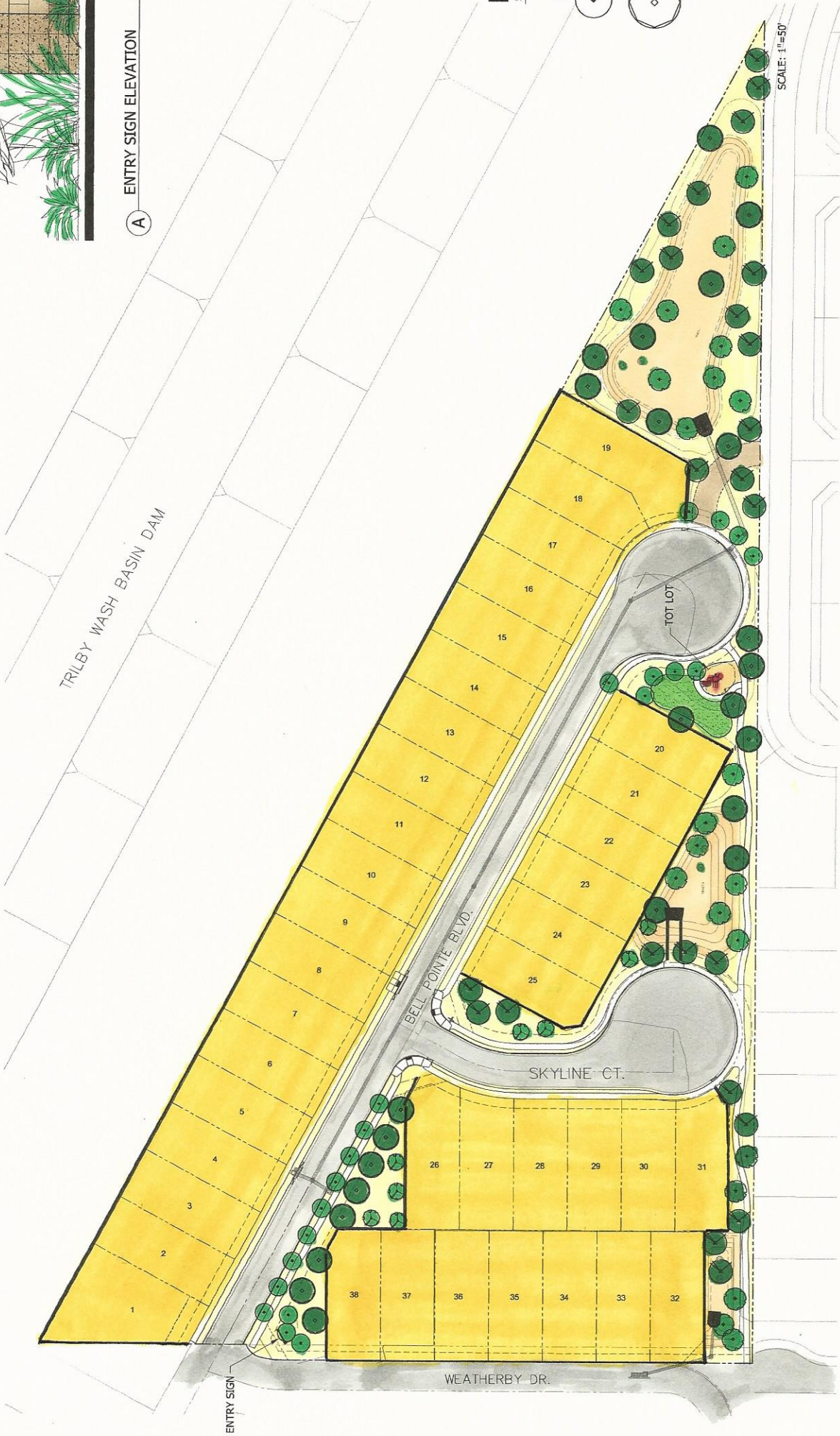
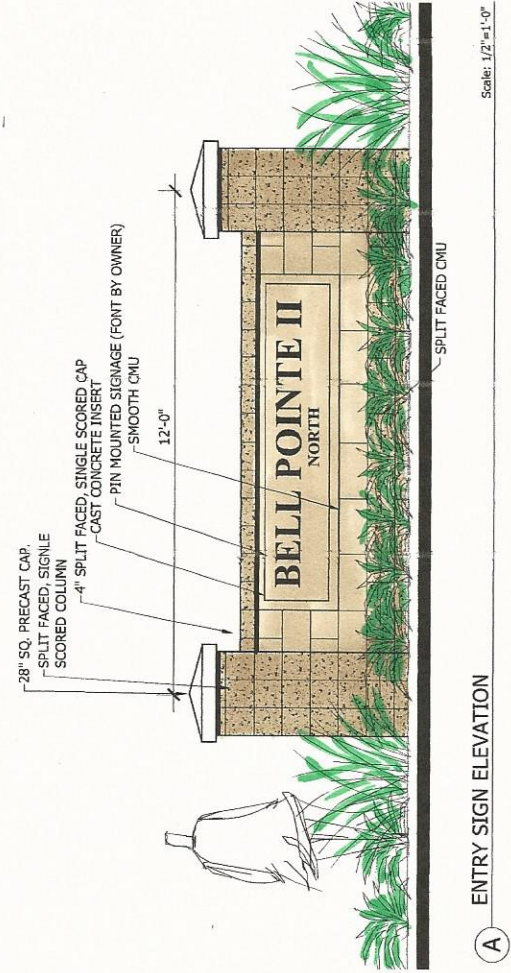
PP03

SHEET 3 OF 3

Call 811 or click Arizona811.com

ARIZONA811

Contact Arizona 811 at least two full working days before you begin excavation



PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SYMBOL	BOTANICAL/COMMON NAME	SIZE
Trees:					
	Prosopis juliflora	15 Gal.		Desert Willow	15 Gal.
	Velvet Mesquite	24" Box		Chilopsis linearis	24" Box
	Southern Live Oak	15 Gal.		Desert Museum Palo Verde	24" Box
	Quercus virginiana	24" Box		Cercidium hybrid 'Desert Museum'	24" Box
	Desert Willow	15 Gal.		Palo Brea	24" Box
	Chilopsis linearis	24" Box		Parkinsonia praecox	24" Box
	Desert Museum Palo Verde	24" Box	Shrubs:		
	Cercidium hybrid 'Desert Museum'	24" Box		Ruellia brittoniana	5 Gal.
	Palo Brea	24" Box		Brickellia Ruella	5 Gal.
ACCENTS:				Chihuahuan Sage	5 Gal.
	Weber's Agave	5 Gal.		Leucophyllum laevigatum	5 Gal.
	Agave weberi	5 Gal.		Bougainvillea 'La Jolla'	5 Gal.
	Nashville Deer Grass	5 Gal.		La Jolla Bougainvillea	5 Gal.
	Muhlenbergia rigida 'Nashville'	5 Gal.		Red Bird of Paradise	5 Gal.
	Hesperaloe parviflora	5 Gal.		Cassipoula pulcherrima	5 Gal.
	Giant Hesperaloe	5 Gal.		Tecoma stans 'Yellow Bells'	5 Gal.
	Desert Spoon	5 Gal.		Yellow Bells	5 Gal.
	Dasylirotia wheeleri	5 Gal.		Emmophila maculata 'Valentine'	5 Gal.
Groundcovers:				Valentine Bush	5 Gal.
	Desert Marigold	1 Gal.	Materials:		
	Baileya multiradiata	1 Gal.		3/4" Screened Granite	Cinnamon Brown
	Lantana 'New Gold'	1 Gal.		Turf- Midiron Sod	
	New Gold Lantana	1 Gal.		Concrete Header	
	Ruellia brittoniana 'Katie'	1 Gal.			
	Lantana montevideensis	1 Gal.			
	Purple Trailing Lantana	1 Gal.			
	Convolvulus cneorum	1 Gal.			
	Bush Morning Glory	1 Gal.			
	Acacia redolens 'Low Boy'	1 Gal.			
	Low Boy Acacia	1 Gal.			

Surprise, Arizona

Bell Pointe II - North

CONCEPTUAL LANDSCAPE PLAN

Surprise, Arizona

Bell Pointe II - South

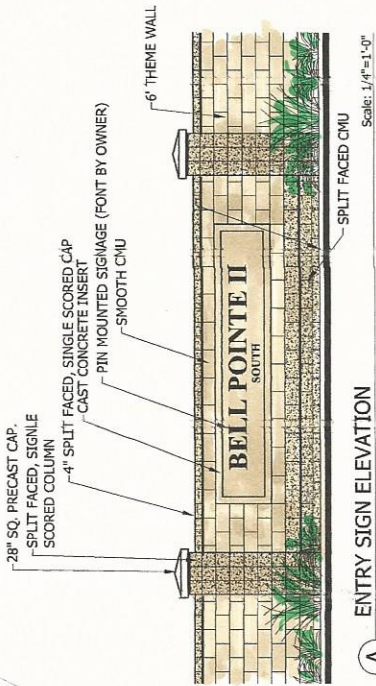
CONCEPTUAL LANDSCAPE PLAN

240 May, 2017

120

60

0



PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Trees:			Accents:	
	Prosopis juliflora	15 Gal.		Weber's Agave	5 Gal.
	Velvet Mesquite			Agave robusta	5 Gal.
	Southern Live Oak	24" Box		Nashville Deep Grass	5 Gal.
	Quercus virginiana			Muhlenbergia rigida 'Nashville'	5 Gal.
	Desert Willow	15 Gal.		Hesperaloe parviflora	5 Gal.
	Chilopsis linearis			Giant Hesperaloe	5 Gal.
	Desert Museum Palo Verde	24" Box		Desert Spoon	5 Gal.
	Caradum hybrid 'Desert Museum'			Dasylirion wheeleri	5 Gal.
	Palo Brea	24" Box		Groundcovers:	
	Parkinsonia praecox			Desert Marigold	1 Gal.
	Shrubs:			Baileya multiradiata	1 Gal.
	Ruellia brittoniana	5 Gal.		Lantana 'New Gold'	1 Gal.
	British Ruellia			New Gold Lantana	1 Gal.
	Chihuahuan Sage	5 Gal.		Ruellia brittoniana 'Katie'	1 Gal.
	Leucophyllum laevigatum			Acacia 'Nashville'	1 Gal.
	Bougainvillea 'La Jolla'	5 Gal.		Lantana 'Nashville'	1 Gal.
	La Jolla Bougainvillea			Purple Trailing Lantana	1 Gal.
	Red Bird of Paradise	5 Gal.		Convolvulus cneorum	1 Gal.
	Caesalpinia pulcherrima			Bush Morning Glory	1 Gal.
	Tecoma stans 'Yellow Bells'	5 Gal.		Acacia redolens 'Low Boy'	1 Gal.
	Yellow Bells			Low Boy 'Acacia'	1 Gal.
	Ermophila maculata 'Valentine'	5 Gal.		Materials:	
	Valentine Bush			3/4" Screened Granite	Cinnamon Brown
				Turf- Midiron Sod	
				Concrete Header	



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

25 January 2017

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Heather Donaldson
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS17-041, 042 & 043; Bell Pointe II North and South

Dear Ms. Donaldson

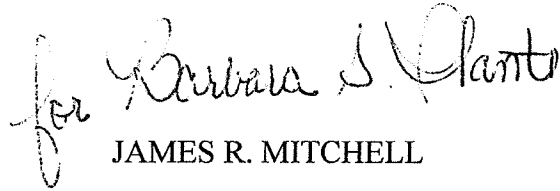
Thank you for the opportunity to comment on the Preliminary Plat, Final Plat and Minor Zoning Amendment application for the Bell Pointe II North and South. The site is located on 27.2 acres north of intersection of W. Sun Valley Parkway and Bell Pointe Blvd. in Surprise AZ. The request is to construct 141 residential dwelling units (du) at 5.3 du/acre. This development is approximately 2.5 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone." as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The density of 5.3 du/acre meets these guidelines.

This request as stated in the applications will not negatively impact the flying operations at Luke AFB. Since Bell Pointe II will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

for Barbara S. Plante

JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



DYSART UNIFIED SCHOOL DISTRICT

BUSINESS AND TECHNOLOGY SERVICES

Mary Simmons, Administrative Assistant

11405 N. Dysart Road
El Mirage, AZ 85335
623.876.7008
FAX: 623.876.7046
masimmons@dysart.org

August 23, 2005

Mr. Kerry W. Rose
c/o Scott A. Rose
The Cavanagh Law Firm
1800 N. Central Avenue, Suite 2400
Phoenix, AZ 85004

Dear Mr. Rose:

Enclosed please find a copy of the fully executed Donation Agreement for the Bell Point II development with the Dysart Unified School District.

We have also enclosed for your files copies of the Governing Board agenda item and a copy of the Governing Board minutes indicating approval of the agreement.

If you have any questions or concerns, please don't hesitate to contact our office.

Sincerely,

Mary Simmons
Administrative Assistant to
Scott W. Thompson
Executive Director for Business Services

Enclosures: Donation Agreement
Agenda Item
Minutes



DYSART UNIFIED SCHOOL DISTRICT #89

TO: Governing Board X Action
 X Discussion
FROM: Dr. Mark Maksimowicz, Superintendent Information
 1st Reading
DATE: August 3, 2005
AGENDA ITEM: Recommendation to Approve Developer Donation Agreement for Bell Point II
INITIATED BY: Mr. Scott Thompson SUBMITTED BY: Mr. Scott Thompson
GOVERNING BOARD POLICY REFERENCE OR STATUTORY CITATION: BBA

SUPPORTING DATA

The developer of Bell Point II subdivision in Surprise has offered to make cash donations to defray the expense to the District associated with an increase in the population of students. The developer has agreed to pay the following amount for each dwelling unit to be constructed on the property:

Type of Dwelling	Donation per Unit
House	\$1,000
Condominium	\$ 750
Apartment	\$ 400
Mobile Home	\$ 400

The City of Surprise is requesting that the District indicate whether the District has any objections to proposed developments. In light of the generous donation being made by the developer of Bell Point II, the attorney for the District has asked for authorization to advise the City of Surprise that the District has no objection to the Bell Point II development if the proposed Donation Agreement is accepted by the Board.

SUMMARY AND RECOMMENDATION

It is recommended the Governing Board accept the donation agreement with the developer of Bell Point II and authorize Mr. Don Peters, attorney for the District, to advise the City of Surprise that if the Board accepts the Donation Agreement, the District has no objection to the Bell Point II development.

Superintendent M. SM

ACTION BY BOARD

Motion

BB

Second

BL

Vote

UN

Agenda Item

IV. 2

DONATION AGREEMENT

(Bell Pointe II)

THIS DONATION AGREEMENT ("Agreement") is made by and between Dysart Unified School District No. 89 of Maricopa County, Arizona, a political subdivision of the State of Arizona (the "District"), and Kerry W. Rose ("Developer"). The District and Developer are referred to herein collectively as "the parties."

RECITALS:

A. Developer owns certain real property in Surprise, Arizona (the "City"), to be used for a development known as Bell Pointe II, as more particularly described in Exhibit A, attached hereto (the "Property").

B. Development of the Property will increase the population of students attending public schools within the District, which in turn will increase the need for public school facilities within the District. The Developer is willing to make, and the District is willing to accept, cash donations to defray the expense to the District associated with an increase in the population of students.

AGREEMENT:

For and in consideration of the covenants contained herein, the District and Developer, intending to be legally bound, state, confirm and agree as follows:

1. Incorporation of Recitals. The Recitals stated above are true and correct and are incorporated herein by this reference. Developer warrants that it owns the Property and has the authority to make this agreement.

2. Conditions. It is a condition of the continuing effect and enforceability of this Agreement that, with regard to the Property, the District not have opposed any zoning or entitlement application or request of Developer, including without limitation, any preliminary or final plat application for the Property or a portion thereof; and that, if requested to do so by Developer or the governmental authority with jurisdiction, the District provide the governmental authority promptly and in a timely manner with written confirmation thereof.

3. Cash Donation by Developer to the District. Subject to the terms and conditions of this Agreement, Developer, for itself and its successors-in-ownership and assigns, including, without limitation, any affiliate of Developer and any homebuilder initially constructing or placing a dwelling unit on the Property, agrees to pay the following amount for each dwelling unit so constructed or placed on the Property:

Type of Dwelling	Donation (per unit)
House	\$1,000
Condominium	\$ 750
Apartment	\$ 400
Mobile Home	\$ 400

Developer shall contribute all donations as required under this paragraph no later than ninety days after the building permit for construction of the particular Dwelling Unit is issued by the City. No donation shall be payable in connection with any reconstruction or subsequent construction of a Dwelling Unit on a particular portion of the Property after the donation for such portion of the Property has been initially paid.

4. Future Development Fees. Notwithstanding the foregoing or anything herein to the contrary, Developer desires that it receive credit for the money donated to the District, if at any time in the future, any federal, state, county, municipal or any other governmental or quasi governmental authority with jurisdiction over the Property lawfully imposes any development fee, impact fee, dedication requirement, exaction or similar fee or charge on the Property (individually, a "Development Fee" and collectively, the "Development Fees") through the exercise of either its police power or its taxing power (other than secondary real estate taxes, general obligation bonds and school district override elections) in connection with or related to the acquisition, development, construction, improvement and operation of public school facilities within the District. While the District offers no assurances to the Developer that it is empowered or authorized to provide Developer with a credit against Development Fees which may be assessed on the Property, the District, to the extent it is permitted by law to do so, agrees to the contents of this Section.

(a) If the Development Fees imposed on the Property are less than the total donations required under this Agreement, then no Development Fees shall be due and payable by Developer to or for the benefit of the District (but the remainder of this Agreement shall continue in full force and effect); or

(b) If the Development Fees imposed on the Property are greater than the total donations required under this Agreement, then Developer shall receive a credit against the Development Fees in the amount of the total donations, and Developer shall only be obligated to pay to or for the benefit of the District an amount equal to the difference between the Development Fees and the total donations.

5. Default and Remedies. Developer acknowledges that the District intends to rely upon this Agreement in formulating its plans for growth and in other regards, and that such reliance is reasonable. In the event of any default under this Agreement, the non-defaulting party

shall have all rights and remedies provided at law or in equity, including without limitation specific performance and injunctive relief, and all such rights and remedies shall be cumulative. Developer acknowledges the sufficiency of the consideration for this agreement and irrevocably waives lack of consideration as a defense to the enforcement of this Agreement.

6. Notices. Any and all notices, consents or other communications required or permitted by this Agreement shall be given in writing and telecopied, personally delivered, sent by registered or certified mail, return receipt requested, postage prepaid, or sent by Federal Express, Airborne, U.P.S. or other similar nationally recognized overnight courier, addressed as follows:

To Developer: Kerry W. Rose
c/o Scott A. Rose
The Cavanagh Law Firm
1800 N. Central Avenue, Suite 2400
Phoenix, AZ 85004

To the District: Dysart Unified School District of
Arizona No. 89
Attention: Superintendent
11405 North Dysart Road
El Mirage, AZ 85338
(623) 876-7042 fax

With a copy to: Miller LaSota & Peters, PLC
Attention: Donald M. Peters
722 East Osborn, Suite 100
Phoenix, AZ 85014
(602) 248 2999 fax

or at any other address or telecopier number designated by any party hereto in writing. Any notice or communication shall be deemed to have been delivered and received (i) as of the date of receipt, if sent by telecopier (with written confirmation of error-free transmission) on or before 5:00 p.m., Phoenix time; (ii) as of the next day of receipt, if sent by telecopier (with written confirmation of the date and time of transmissions and receipt) after 5:00 p.m., Phoenix time; (iii) the date of delivery, if hand delivered or sent by nationally recognized overnight courier; (iv) three (3) days after the date of mailing, if mailed by registered or certified mail.

7. General.

(a) Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the District or Developer of any default under this Agreement shall be construed as a waiver of any preceding or succeeding default.

(b) Attorneys' Fees. In the event any party finds it necessary to bring any action at law or other proceeding against the other party to enforce any of the terms, covenants or

conditions hereof, or by reason of any default hereunder, the party prevailing in any such action or other proceeding shall be paid all reasonable costs and attorneys' fees by the other party, and in the event any judgment is secured by the prevailing party, all such costs and attorneys' fees shall be included therein, with the fees to be set by the court and not by jury.

(c) Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from the counterparts and the signature pages may all be attached to a single instrument.

(d) Further Acts. Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

(e) Successors and Assigns. All of the provisions of this Agreement shall inure to the benefit of and be binding upon the District and the Developer and its successors-in-ownership and assigns. Upon the conveyance of all or any portion of the Property by Developer or its successors-in-ownership or assigns and the written assumption by such transferee of the obligations of the Developer under this Agreement with respect to the portion of the Property conveyed, Developer or its successors-in-ownership or assigns, as the case may be, shall be relieved of any further liability or obligations under this Agreement with respect to the portion of the Property conveyed but shall not be relieved or released from any liabilities or obligations incurred during the period of its ownership of the Property. The Developer shall provide the District written notice of any such conveyance and assumption of obligations within thirty (30) days after the conveyance. The liabilities and obligations of Developer and its successors-in-ownership and assigns are several obligations, and not joint and several obligations, and may only be enforced against the party then in default, and, notwithstanding any default by the owner of the portion of the Property, this Agreement shall remain in full force and effect with respect to the other owners of the Property.

(f) No Partnership and Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other similar arrangement between Developer and the District. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

(g) Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

(h) Amendment. No change or additions may be made to this Agreement except by a written amendment executed by the parties hereto.

(i) Governing Law. This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Arizona.

(j) Conflicts of Interest. The parties acknowledge that this Agreement is subject to cancellation pursuant to A.R.S. § 38-511 or any successor statute.

(k) Severability. In the event that (a) the Attorney General of Arizona issues or affirms an opinion which finds any part of this Agreement to be illegal, invalid or unenforceable, or (b) any part of this Agreement is held to be illegal, invalid or unenforceable by a court of competent jurisdiction, the validity and enforceability of the remainder of the Agreement shall not be affected.

IN WITNESS WHEREOF, the parties have executed this Agreement.

DISTRICT:

DYSART UNIFIED SCHOOL DISTRICT
NO. 89 OF MARICOPA COUNTY,
ARIZONA, a political subdivision of the
State of Arizona

By: Charles K. Otterman
Its: Governing Board President
Date: 8.3.05

DEVELOPER:

KERRY W. ROSE

By: [Signature]
Its: Property Owner
Date: 6/24/05

EXHIBIT A

Property legal description

PARCEL 1

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34;

THENCE N00°20'22"E ALONG THE NORTH-SOUTH MID-SECTION LINE A DISTANCE OF 3375.82 (R) FEET TO THE POINT OF BEGINNING;

THENCE N89°42'44"W A DISTANCE OF 593.84 (592.82 R) FEET;

THENCE N28°38'07"E A DISTANCE OF 1252.92 (1252.15 R) FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 34;

THENCE S00°20'37"W ALONG SAID MID-SECTION LINE A DISTANCE OF 1102.68 (1102.19 R) FEET;
SAID DESCRIPTION CONTAINS 7.52 ACRES, MORE OR LESS.

PARCEL 2

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE BEARDSLEY CANAL, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34;

THENCE N00°20'44"E ALONG THE NORTH-SOUTH MID-SECTION LINE A DISTANCE OF 1690.53 FEET;

THENCE N89°42'35"W A DISTANCE OF 231.31 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N89°42'35"W A DISTANCE OF 768.31 FEET;

THENCE N00°21'20"E A DISTANCE OF 908.24 FEET;

THENCE S89°43'09"E A DISTANCE OF 999.37 FEET TO A POINT ON THE SAID MID-SECTION LINE;

THENCE S00°20'22"W ALONG SAID MID-SECTION LINE A DISTANCE OF 422.99 FEET;

THENCE S25°48'33"W A DISTANCE OF 537.89 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 19.55 ACRES, MORE OR LESS.

II.1

DYSART UNIFIED SCHOOL DISTRICT #89

MINUTES:

GOVERNING BOARD – REGULAR MEETING

2005-2006

August 3, 2005 - 5:30 p.m.

Location:

Marley Park Elementary School

I. REGULAR MEETING - GENERAL FUNCTION

1. Mr. Charles Otterman called the meeting to order at 6:00 p.m. Governing Board members, constituting a quorum, were present; Mr. Otterman, Mr. Lipscomb, Ms. Bass, Ms. Boone and Mrs. Paulus.

2. Pledge of Allegiance - Mr. Otterman led the pledge of allegiance.

3. Student Awards/Presentations

NONE

4. Approval of Regular Agenda Form and Consent Agenda

On motion by Otterman/Bass, the Governing Board unanimously approved the Consent and Regular Agenda Form with the following exception; consent item II.5, II.9, II.17 and II.44 were moved to the Action/Discussion agenda.

UNANIMOUS

5. Reports of Representatives to the Governing Board

NONE

6. Board and Superintendent Update

- Administrative Workshops / Trainings held July 15, 22 and 25th for the Administrative Council were very productive and successful.
- New Teacher Induction - Hats off to the instructional coaches for their efforts in preparing the induction program for our 275 new teachers; it was very well received and successful.
- Back to School
 - Mrs. Kay Paulus, Governing Board Member, announced her resignation as of Friday, August 5, 2005. Mrs. Paulus is moving out of state.
 - The Employee Welcome Back program will be held Friday, August 5th at Dysart High School at which time the Elements of a Premier School District will be rolled out.
 - The hiring of new teachers has reached 275 with more waiting for the hiring process; administration will continue to monitor enrollment and be proactive in developing contingency plans.
 - Mr. Scott Thompson provided the Governing Board with a brief construction update. The following represents issues and delays.
 - Dysart High School - Although substantially complete by 8/5/05, construction work on the Media Center will continue through part of the 2005-2006 school year.

II.1

- Surprise Elementary - Demolition of the old Surprise campus and the monsoon rains have delayed the opening of the physical plant. Surprise students will start school August 8th on the Rancho Gabriela campus. The Rancho campus is available for this purpose August 8-19, 2005. Rancho students start school on August 22nd.
- Dysart Elementary - Renovation of three classrooms has been delayed due to late steel deliveries.
- District Office - Rain delay
- Willow Canyon High School third Academic Building - Rain delay
- Ashton Ranch - Delivery/installation of portables delayed to mid-year.
- Kingswood - Work on the new gymnasium and library will continue throughout the year.

7. Audience with Individuals or Groups

Parent teacher organization members, Ms. Brenda Dautzenberg - Countryside PTO and Ms. Bobbi Patent - Marley Park PTA, as well as student, Kayla Mornson, expressed their desire to have the flexibility and authority to have special "dress down" days at the schools. This would be a time when students can dress in clothes other than uniforms i.e. spirit shirts, honor roll students in street clothes, wacky Fridays, twin days etc. Dr. Pletnick reported that the uniform committee will reconvene to consider "dress down" issues.

II. CONSENT AGENDA - The Governing Board, via the consent agenda:

1. Approval of Minutes

Approved the minutes of the Governing Board meetings held July 9, 2005, July 13, 2005 and July 26, 2005.

UNANIMOUS

2. Recommendation for Approval for Four Key Club Members, Mr. Robert Kitchen and Ms. Susan Poland to Attend the Southwest Kiwanis District Convention

Approved the travel for four Key Club members, Mr. Robert Kitchen and Ms. Susan Poland to attend the Southwest Kiwanis District Convention, August 12-14, 2005 in Tucson, Arizona.

UNANIMOUS

3. Recommendation for Approval of the Textbook Adoption for the New Advanced Placement Spanish Course

Approved the textbook adoption of *Understanding Psychology* published by Glencoe/McGraw-Hill for the Psychology class.

UNANIMOUS

4. Addenda - Certified - 2005-2006 School Year
Approved additional compensation for the individuals listed for the 2005-2006 school year. UNANIMOUS
Michelle Albert, Bruce Bennett, Teresa Chase, Audrey Christians, Jennifer Dawn, Alexandra Felkins, Jen Fischer, Julie Galindo, Michelle Gliori, Jeanie Hamblen, Eileen Hosmer, Guadalupe Ingram, Claudia Jarrett, Jennifer Kemmer, Kristen Kleinfelter, Denise Lambrecht, Leticia Marquez, Jenny Mendez, Connie Miller, Karen Morrow, Paige Novak, Mary Jo Oeschlin, Michelle Pipke, Kathryn Reed, Kelly Ross, Aaron Shamblin, Kerri Sorensen, Laura Stevenson, Chressie Jo Sylvester, Cecilia Thorne, Traci Underwood, Mark Weber, Jacqueline Willis and Lisa Woodgate
5. Approval of Employee Benefits Supervisor Position and Job Description for the 2005-2006 School Year
Moved to the Action/Discussion Agenda UNANIMOUS
6. Approval of Increase in Staffing for the Dysart High School Early Childhood Education Center
Approved the increased staffing for the Dysart High School Early Childhood Education Center. UNANIMOUS
7. Approval of One Additional Title One Instructional Assistant Position for the Dysart High School for the 2005-2006 School Year
Approved the additional Title I Instructional Assistant position for Dysart High School for the 2005-2006 school year. UNANIMOUS
8. Approval of Revised Job Description for Preschool Specialist
Approved the revised job description for Preschool Specialist. UNANIMOUS
9. Approval of New Position and Job Description of Administrative Secretary II - Career and Technical Education
Moved to the Action/Discussion Agenda UNANIMOUS
10. Change of Assignment - Certified - 2005-2006 School Year
Approved the change of assignments as listed for the 2005-2006 school year. UNANIMOUS
Elizabeth Bloom, John Eberlein, Leticia Grabber, Julie Halleck, John Hemsley, Jennifer Mathews, Michelle Mazza, Danielle Moser and Valerie Nichols
11. Change of Assignment - Support Staff Exempt - 2005-2006 School Year
Approved the change of assignment for Ms. Sunshine Darby for the 2005-2006 school year. UNANIMOUS
12. Change of Assignment - Support Staff - 2005-2006 School Year
Approved the change of assignment for Ms. Stacey Carter, Ms. Laure Costello, Ms. Stefanie Enriquez, Ms. Laura Mabe, Ms. Patricia Robbins and Mr. Benjamin Walworth for the 2005-2006 school year. UNANIMOUS

13. Change of Salary - Certified - 2005-2006 School Year
Approved the change of salary for Ms. Lynne Sudinski and Ms. Jessica Vree for the 2005-2006 school year. UNANIMOUS
14. Correction to the Resignation - Support Staff Exempt for the 2005-2006 School Year
Approved correction to the resignation date of Ms. Suriani Huandra for the 2005-2006 school year. UNANIMOUS
15. New Hire - Certified - 2005-2006 School Year
Approved the employment of the individuals listed for the 2005-2006 school year. Appendix A UNANIMOUS
16. New Hire - Certified Guest Teachers - 2005-2006 School Year
Approved the employment of Ms. Joanna Brunner, Mr. Nicholas Figueroa, Ms. Rosita Hiscox, Ms. Kathleen Lawson, Ms. Fern Mattson, Ms. Valerie Nichols, Ms. Kristen Petric, Mr. Henry Pasinski, Ms. Eva Sanchez, Mr. Marlowe Skinner, Mr. Nicholas Swanson and Ms. Mariel Turner as certified guest teachers for the 2005-2006 school year. UNANIMOUS
17. New Hire - Support Staff Exempt - 2005-2006 School Year
Moved to the Action/Discussion Agenda UNANIMOUS
18. New Hire - Support Staff - 2005-2006 School Year
Approved the employment of the individuals as listed for the 2005-2006 school year.
Annabelle Acosta, Vanessa Ashley, Sharon Blaney, Kristi Carmichael, Veronica Espinosa, Tiffany Dunn, Donna Jacobs, Donna Litwin, Gabriel Loyer, Collean Lufkin, Guillermina Munoz, Olga Nabokina, Lorrie Perkins, Ronald Peters, Nicole Pulkrabek, Buford Royston, Valerie Raven, Barbara Standridge, John Stewart, Lynnette Swainston and Cindy Underdal UNANIMOUS
19. New Hire - Classified Substitutes - 2005-2006 School Year
Approved the employment of Ms. Nanette Miller and Ms. Silja Barajas as classified substitutes for the 2005-2006 school year. UNANIMOUS
20. Recommendation for Approval of Coaching Positions for the 2005-2006 School Year
Approved Elementary and Secondary coaching positions listed for the 2005-2006 school year. UNANIMOUS
21. Recommendation for the Issuance of Notice of Employment to Classified Employees for the 2005-2006 School Year
Approved the issuance of Notice of Employment for Ms. Patricia Rumsey for the 2005-2006 school year. UNANIMOUS

II.1

22. Recommendation for Rescission of Employment - Certified - 2005-2006 School Year
Approved the rescission of intent not to reemploy for Ms. Amy Rose for the 2005-2006 school year. UNANIMOUS
23. Recommendation for Rescission of Employment - Certified - 2005-2006 School Year
Approved the rescission of employment for Ms. Megan Andree, Ms. Zoe Bliss, Mr. Andre Cerna, Ms. Mary Davis, Ms. Kathleen Finn, Ms. Elizabeth Flores, Ms. Elizabeth Jahsman and Ms. Tara Moody for the 2005-2006 school year. UNANIMOUS
24. Request for Rescission of Resignation - Certified - 2005-2006 School Year
Approved the rescission of resignation of Ms. Angela Valencia-Meunier for the 2005-2006 school year. UNANIMOUS
25. Recommendation to Adjust Administrator Salary - 2005-2006 School Year
Approved the recommendation to adjust the salary of Mr. Robert Young as presented. UNANIMOUS
26. Recommendation to Approve Position of New Teacher Mentor and Job Description - 2005-2006 School Year
Approved the position and job description for New Teacher Mentor for the 2005-2006 school year. UNANIMOUS
27. Recommendation to Ratify Addenda - Certified - 2004-2005 School Year
Approved additional compensation for the individuals listed for the 2005-2006 school year. UNANIMOUS
Stephen Aiton, Lydia Aleshire, Christina Arviso, Marilyn Babyar, Claire Carter, Lynn Gilreath, Horacio Honne, Jaimi Jones, Jeriestell Leyva, Jennifer Malic, James Morey, Amy O'Neil, David Ostrus, James Redick, Jacqueline Ryan-Rojas, George Summers, Celeste Taylor, Cheryl Thompson and Janice Tiazkun
28. Recommendation to Ratify Addenda - Support Staff - 2004-2005 School Year
Approved payment for work completed prior to Governing Board approval as presented for Ms. Sherrie Klemmetson and Mr. Robert Portillo for the 2004-2005 school year. UNANIMOUS
29. Recommendation to Ratify Addenda - Certified - 2005-2006 School Year
Approved additional compensation for Ms. De Edra Farley, Ms. Rebecca Milobar, Ms. Celeste Taylor and Ms. Christine Wilfong for the 2005-2006 school year. UNANIMOUS
30. Recommendation to Ratify Addenda - Support Staff - 2005-2006 School Year
Approved payment for work completed prior to Governing Board approval as presented for Ms. Pat Flanagan, Ms. Lesha McFadden, Ms. Christine Parker and Ms. Christine Vosgier for the 2005-2006 school year. UNANIMOUS

II.1

31. Re-employment of Classified Substitutes for 2005-2007 School Year
Approved the re-employment of Mr. Victor Cardiel, Ms. Regina Carey, Ms. Paula Dominguez, Mr. Chrystopher Davis, Ms. Debra Gavette, Ms. Helen Gay, Mr. Gilbert Gradillas, Ms. Linda Koenig-Warren, Ms. Lauralynn Owens, Mr. Alvin Pennigton, Ms. Debbie Polzine, Ms. Merlinda Resendes, Ms. Monica Solis, Ms. Judy Taylor, Ms. Barbara Townsend and Ms. Pat Walker for the 2005-2006 school year. UNANIMOUS
32. Re-employment of Certified Guest Teachers, Homebound Teachers and Substitute Nurses for 2005-2006 School Year
Approved the re-employment of certified guest teachers, homebound teachers and substitute nurses as listed for the 2005-2006 school year. Appendix B UNANIMOUS
33. Request for Rescission of Resignation - Classified - 2005-2006 School Year
Approved the rescission of resignation of Ms. Gwendolyn Canty for the 2005-2006 school year. UNANIMOUS
34. Resignation - Guest Teachers - 2005-2006 School Year
Approved the resignations of the individuals listed for the 2005-2006 school year. Appendix C UNANIMOUS
35. Resignation - Support Staff Exempt for the 2004-2005 School Year
Approved the resignation of Mr. Stephen Wiley for the 2004-2005 school year. UNANIMOUS
36. Resignation - Support Staff Exempt for the 2005-2006 School Year
Approved the resignation of Ms. Cynthia Watson for the 2005-2006 school year. UNANIMOUS
37. Resignations - Support Staff for the 2005-2006 School Year
Approved the resignation of Ms. Altagracia Adame, Ms. Patricia Creighton and Ms. Sharon Crissinger for the 2005-2006 school year. UNANIMOUS
38. Resignation - Classified Substitutes - 2005-2006 School Year
Approved the resignations of Ms. Lois Anderson, Ms. Anna Bolejack, Mr. Alexander Elledge, Ms. Donna Fox, Ms. Gail Hjelmstad, Mr. Alejandro Perez, Ms. Patsy Phillips, Ms. Denis Poque, Ms. Jenna Russell and Ms. Marilyn South for the 2005-2006 school year. UNANIMOUS
39. Retirement - Certified - 2005-2006 School Year
Approved the payout of unused earned leave to Ms. Guiadalupe Ortiz for the 2005-2006 school year. UNANIMOUS

II.1

40. Recommendation for the Approval of the Intergovernmental Agreement Between the Westside Impact School Districts and Dysart Unified School District for the 2005-2006 School Year for Joint and cooperative Services to Member School Districts

Approved the Intergovernmental Agreement between Dysart Unified School District and the Westside Impact School Districts for the 2005-2006 school year to provide the joint and cooperative services to member school districts and authorized the Superintendent to sign the agreement.

UNANIMOUS

41. Recommendation to Approve Outreach Participation Agreement Between the Arizona School Health Insurance Programs, Inc. and Dysart Unified School District

Approved the Outreach Participation Agreement between Arizona School Health Insurance Programs, Inc. and Dysart Unified School District.

UNANIMOUS

42. Approval/Ratification of Payroll Vouchers

Approved/ratified payroll vouchers 7086, 7087, 7088, 7089, 1, 2, 3 and 4.

UNANIMOUS

43. Approval/Ratification of Expense Vouchers

Approved/ratified expense vouchers 1080, 1081, 1083, 1000, 1001, 1002 and 1003.

UNANIMOUS

44. Request for Rescission of Resignation - Administrative - 2005-2006 School Year

Moved to the Action/Discussion Agenda

UNANIMOUS

III. INFORMATION ITEMS

1. Consideration of Parent Support Organization Guidelines for Operation and Financial Responsibility

Mr. Ken Hicks, Director of Finance, provided the Governing Board with newly created guidelines for the district parent support organizations (PTO/PTA/PTSO/Booster Clubs). Mr. Hicks will meet with district parent support organizations to discuss the guidelines. Organizations choosing to adopt the guidelines will be eligible for liability insurance through the district.

IV. ACTION/DISCUSSION ITEMS

- II.5 Approval of Employee Benefits Supervisor Position and Job Description for the 2005-2006 School Year

After discussion a motion by Lipscomb/Boone was entered to approve the Employee Benefit Supervisor Position and job description as presented for the 2005-2006 school year.

UNANIMOUS

II.1

II.9 Approval of New Position and Job Description of Administrative Secretary II - Career and Technical Education

After discussion, a motion by Lipscomb//Bass was entered to approve the new position and job description for Administrative Secretary II - Career and Technical Education.

UNANIMOUS

II.17 New Hire - Support Staff Exempt - 2005-2006 School Year

After discussion, a motion by Lipscomb/Bass was entered to approve the employment of Mr. John Andrews for the 2005-2006 school year.

UNANIMOUS

II.44 Request for Rescission of Resignation - Administrative - 2005-2006 School Year

After discussion, a motion by Lipscomb/Boone was entered to approve the rescission of resignation of Mr. Timothy Tait for the 2005-2006 school year. Governing Board members asked that a policy/procedure be developed regarding rescission of resignation.

UNANIMOUS

1. Recommendation to Approve Regulation for Governing Board Policy GCI

After discussion, a motion by Paulus/Lipscomb was entered to approve regulation GCI-R as presented for inclusion in the policy book of the Governing Board.

UNANIMOUS

2. Recommendation to Approve Developer Donation Agreement for Bell Point II

After discussion, a motion by Boone/Lipscomb was entered to accept the donation agreement with the developer of Bell Point II and authorize Mr. Don Peters, attorney for the District, to advise the City of Surprise that if the Board accepts the donation agreement, the District has no objection to the Bell Point II development.

UNANIMOUS

VII. ADJOURNMENT

On motion by Otterman/Bass and by a unanimous vote, the Regular meeting ended at 7:06 p.m.

VIII. SIGNING OF DOCUMENTS

Documents were signed as tendered by the Governing Board Secretary.

Signed:

Date:

August 24, 2005

**BELL POINTE II
DUE DILIGENCE MATERIALS**

1. Title commitment and Schedule B Items – Chicago Title Insurance Company (the "Title Commitment")
2. Survey dated May 2005 drawn by SNS Civil Design Group, Project No. 05-081 (the "Survey")
3. Phase I Environmental Report dated May 12, 2005 prepared by SNS Civil Design Group, (the "Phase I Report")
4. Soils Report dated December 16, 2005 prepared by Foree & Vann, Inc. (the "Soils Report")
5. Plat and PAD Book
6. Plat Maps
7. Surprise City Council Report on Preliminary Plat
8. Surprise City Council Report on PAD
9. Party Wall Agreement
10. Weatherby Street Agreement
11. Letter from SNS Civil Design Group regarding assumption of contract
12. Minutes of the December 6, 2005 Surprise Planning and Zoning meeting showing recommendation for approval of Plat and PAD
13. Minutes of the December 22, 2005 Surprise City Council meeting with first reading approval of PAD
14. Minutes of the January 12, 2006 Surprise City Council meeting showing approval of Plat and PAD
15. Dysart School Donation Letter dated August 3, 2005

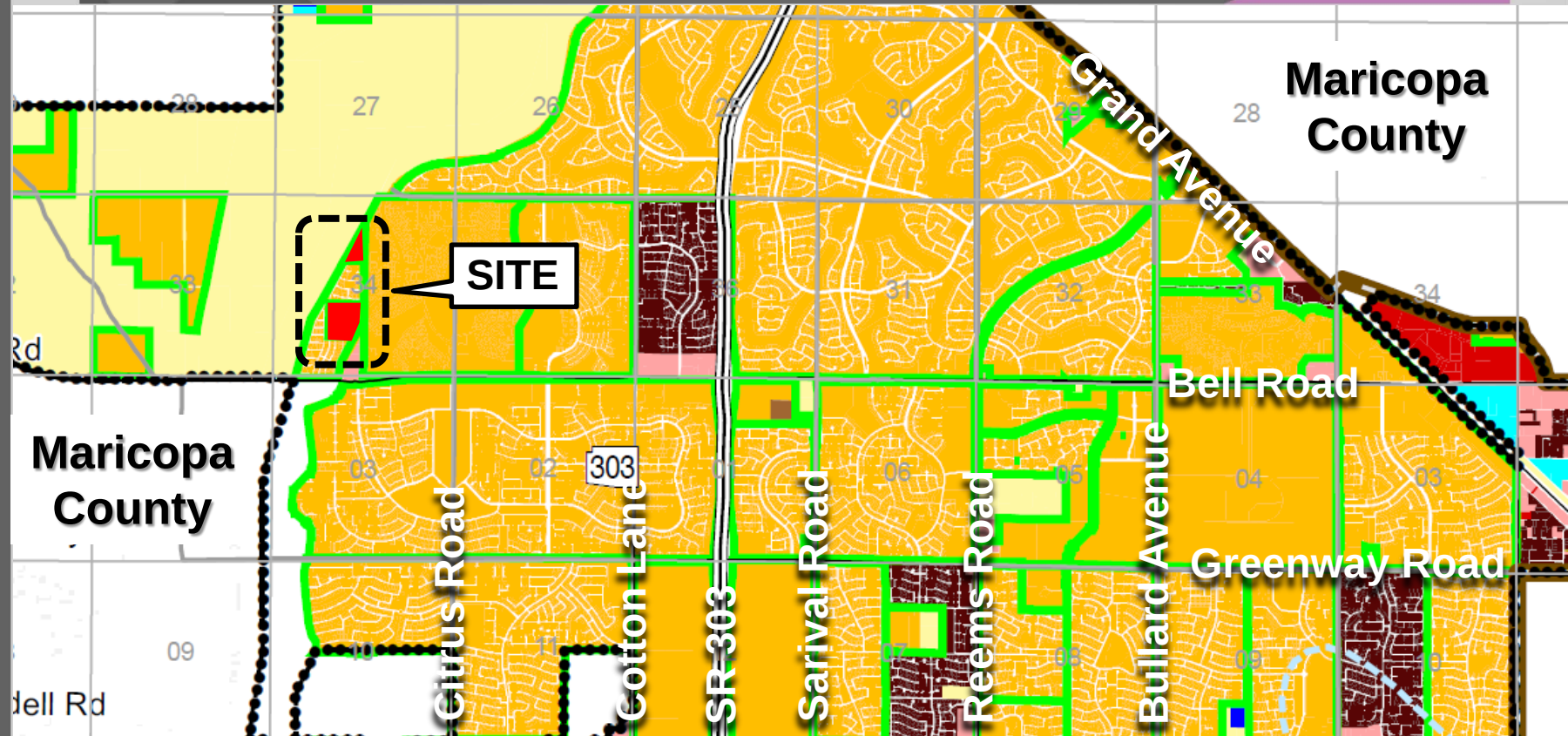
**NOTE: THIS MAY NOT BE A COMPLETE LIST OF ALL MATERIALS
AFFECTING THE PROPERTY.**



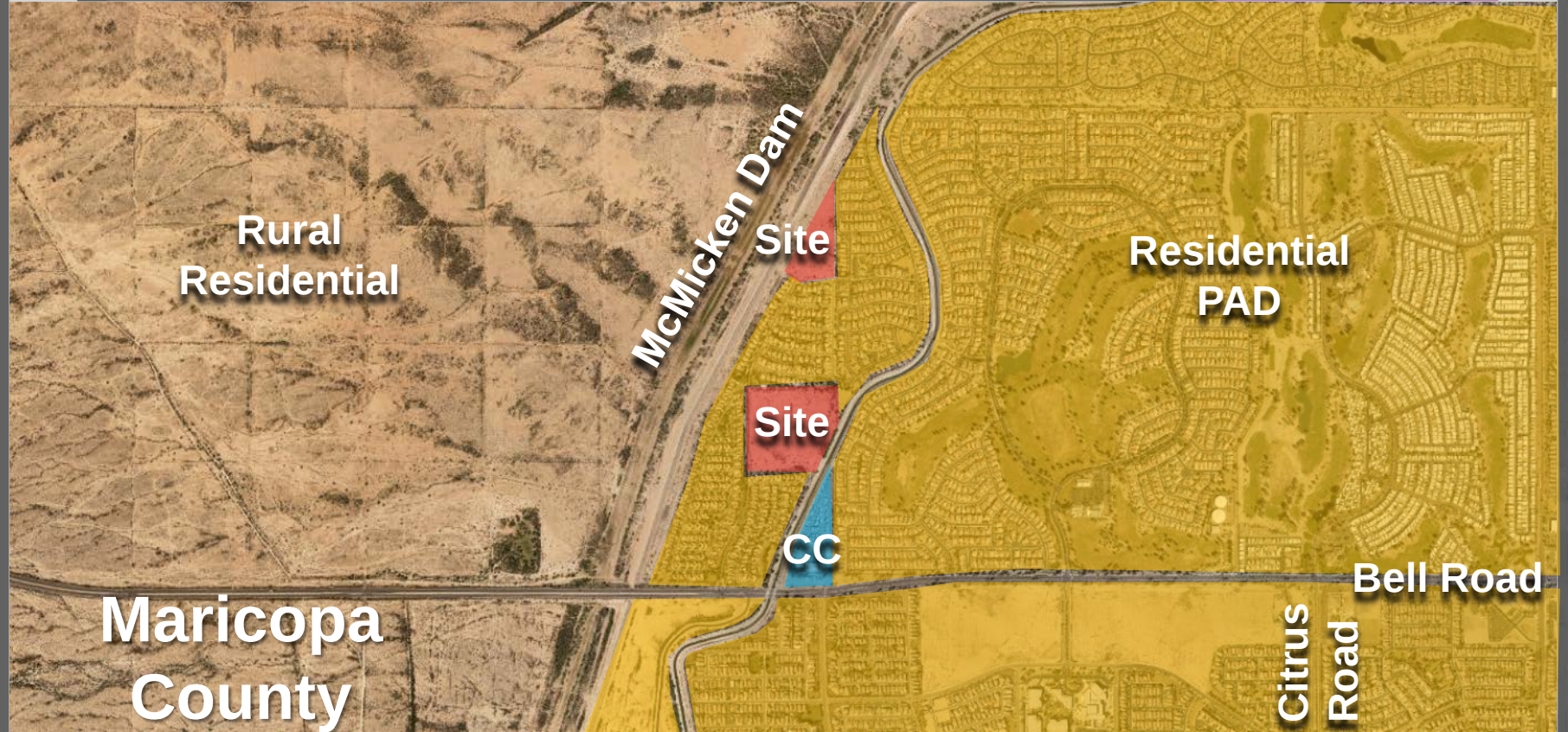
BELL POINTE II

Preliminary Plat – June 15, 2017

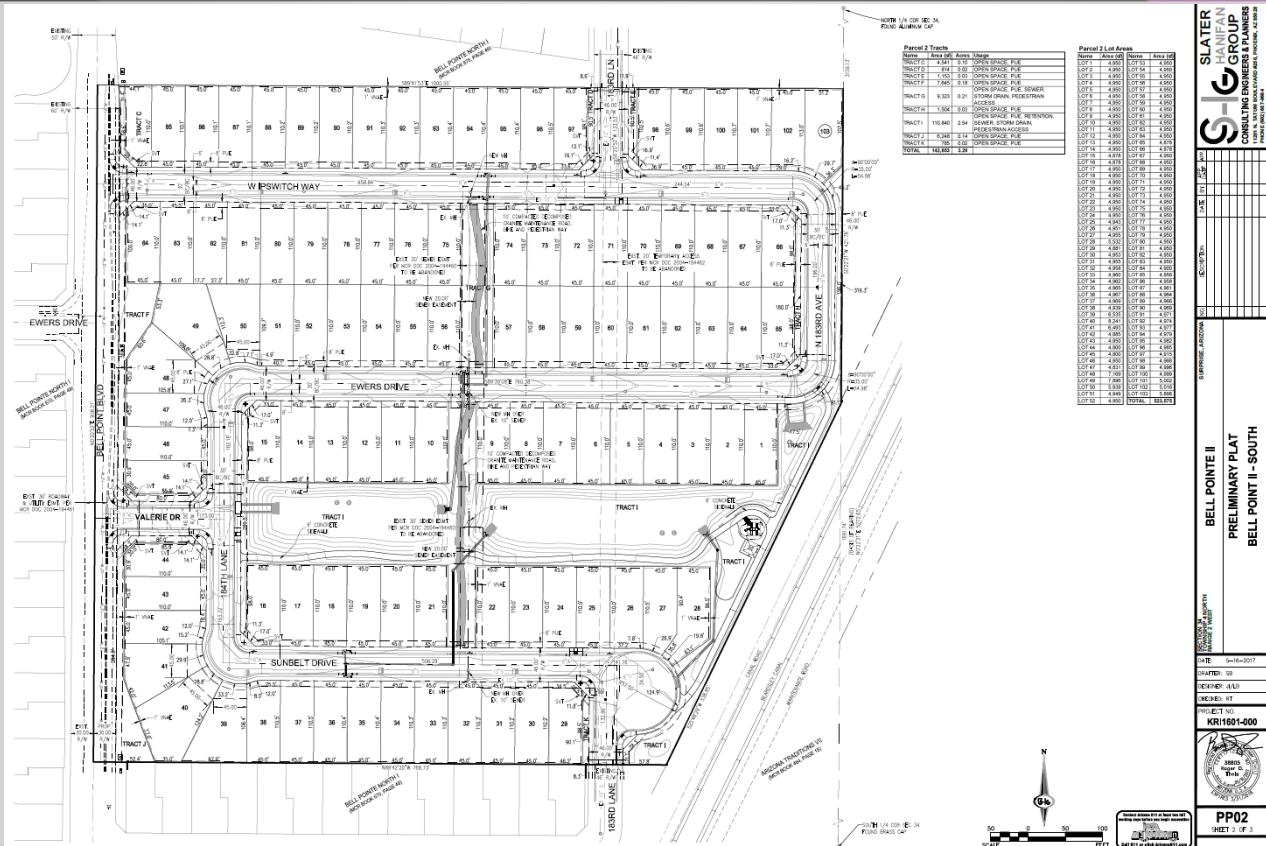
VICINITY MAP



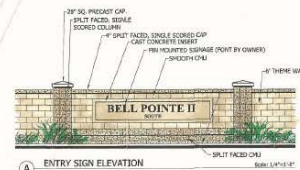
VICINITY MAP



PRELIMINARY PLAT







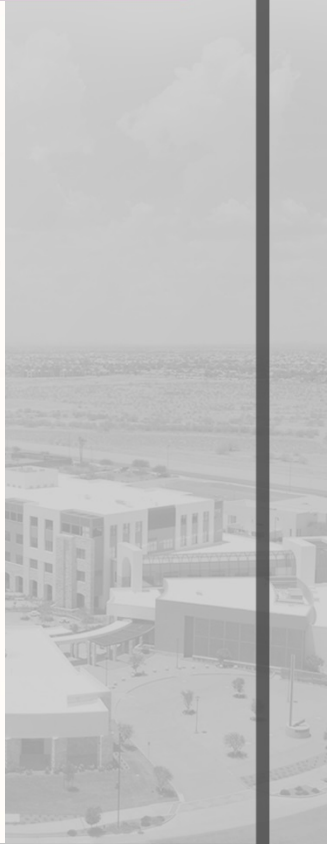
A ENTRY SIGN ELEVATION

SYMBOL	BOTANICAL/COMMON NAME
--------	-----------------------

PLANT SPECIES		SIZE	SHOOT, STEM, LEAF, CROWN NAME	SIZE
Trees				
	Pinus strobus	11-16'	Many pine	1-2'
	Quercus alba	11-16'	Age white	1-2'
	Acer rubrum	11-16'	Hardy Red Oak	1-2'
	Betula papyrifera	20-30'	Manitowish Lake Noval	1-2'
	Alnus incana	11-16'	Manitowish Lake Noval	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'
	Decid. Quercus	20-30'	Quercus repens	1-2'

CONCEPTUAL LANDSCAPE PLAN





Bell Pointe II - North

CONCEPTUAL LANDSCAPE PLAN





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

June 15, 2017 @ 6:00:00 PM

[Back](#) [Print](#)

Board Meeting Date:	June 15, 2017	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
---------	---------	----------------	-------------------

Agenda Wording:

Discussion and direction pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):