RESOLUTION NO. 05-18

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, ADOPTING A NOTICE OF INTENT TO INCREASE OR ESTABLISH NEW DEVELOPMENT USER FEES; TO MAKE AVAILABLE TO THE PUBLIC A WRITTEN REPORT IN SUPPORT OF THE PROPOSED NEW OR INCREASED DEVELOPMENT USER FEES; APPROVING MODIFICATIONS TO THE DEVELOPMENT USER FEES PREVIOUSLY ADOPTED BY MAYOR AND CITY COUNCIL ON DECEMBER 19, 2017; AND VACATING THE APRIL 1, 2018 EFFECTIVE DATE OF THE DEVELOPMENT USER FEES.

WHEREAS, pursuant to the provisions of A.R.S. § 9-499.15, the Mayor and City Council (collectively, the "City Council") of the City of Buckeye (the "City") may increase fees and charges within the City where (i) a schedule of the proposed new or increased fees or charges has been prepared that includes the amount of the proposed new or increased fee or charge, and (ii) a written report or data supporting the new or increased fee or charge has been prepared and made available to the public, (iii) a notice of intent to establish new or increased fees or charges has been adopted, and (iv) the schedule of the proposed new or increased fees or charges and the written report or data that supports the proposed new or increased fees or charges is posted on the home page of the City's website at least sixty (60) days before the date the proposed new or increased fees or charges are approved or disapproved by the City Council; and

WHEREAS, the City has prepared (1) a schedule of the proposed new or increased fees or charges for the Development User Fees and (2) a written report supporting the proposed new or increased Development User Fees dated February 7, 2018 (the foregoing schedule and written report hereinafter collectively referred to as the "February Report"); and

WHEREAS, City Council adopted Resolution No. 64-17 on December 19, 2017 establishing new or increased Development User Fees and, in addition to proposing additional new or increased fees or charges for the Development User Fees pursuant to the February Report, the City Council wishes to modify the Development User Fees previously adopted by City Council on December 19, 2017 which such modifications are also described in the February Report; and

WHEREAS, City Council wishes to vacate the effective date of April 1, 2018 of the Development User Fees set forth in Resolution No. 64-17; and

WHEREAS, the City Council desires to declare their intention to establish new or increased fees or charges for Development User Fees as described above consistent with the findings of the Report and to post and circulate the documents in support of the increase pursuant to A.R.S. § 9-499.15.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

Section 1. That this Notice of Intent to establish new or increased fees or charges for Development User Fees is hereby adopted.

Section 2. That a Council meeting on the proposed modifications and new or increased fees or charges for Development User Fees shall be held before City Council on May 15, 2018, at 6:00 p.m. in the Council Chambers, 530 East Monroe Avenue, Buckeye, Arizona.

Section 3. That the February Report in support of the proposed modifications and new or increased fees or charges for Development User Fees shall be available to the public beginning March 7, 2018, in the office of the City Clerk, 530 East Monroe Avenue, Buckeye, Arizona, on the homepage of the City's website, and shall be circulated by social media or other electronic communication tools.

Section 4. That this Notice of Intent shall be posted no later than March 7, 2018 on the homepage of the City's website and shall be circulated by social media or other electronic communication tools.

Section 5. That the effective date of April 1, 2018 for the Development User Fees adopted by City Council in Resolution No. 64-17 is hereby vacated and the current Development User Fees for the City of Buckeye shall remain in place until such time as City Council takes further action.

Section 6. That the Mayor, the City Manager, the City Clerk, the City Attorney, the City Engineer, and the Director of Development Services are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and Council of the City of Buckeye, Arizona, this 6th day of March, 2018.

Jackie A. Meck, Mayor

ATTEST:

Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

City Attorney

SBS:sbs 3179293.1 2/1/2018

February 7, 2018

The following are modifications to the Development User Fees adopted by Mayor and Council on December 19, 2017 pursuant to Resolution No. 64-17. The modifications include establishing new, or increased, Development User Fees as well as clarification of fees previously adopted, and in some instances reduction of fees.

1. The Permit Revision Fee is $100.00
    a. The Permit Revision fee will be reduced to $55.00
    b. Page 3 of the User Fee Schedule

2. The Cancellation Fee is $75.00
    a. The Cancellation Fee will be reduced to $55.00
    b. Page 3 of the User Fee Schedule

3. Currently, there is no fee for 8.5" by 11" color copy.
    a. The City is establishing a new fee for an 8.5" by 11" Color copy. This new fee will be $0.60
    b. The new fee is necessary to cover the City's cost of providing a color copy of this size.
    c. Page 3 of the User Fee Schedule

4. Currently, there is no fee for 8.5" by 14" color copy.
    a. The City is establishing a new fee for an 8.5" by 14" color copy. This new fee will be $0.60
    b. The new fee is necessary to cover the City's cost of providing a color copy of this size.
    c. Page 3 of the User Fee Schedule

5. Currently, there is no fee for 11" by 17" color copy.
    a. The City is establishing a new fee for an 11" by 17" color copy. This new fee will be $1.20
    b. The new fee is necessary to cover the City's cost of providing a color copy of this size.
    c. Page 3 of the User Fee Schedule

6. The current fee for 24" by 36" Black and White Bond copy is $5.17
    a. This fee is being removed from the fee schedule.
    b. The City does not have the ability to make these copies.

7. The current Landscape Permit fee is based on construction value
    a. The new Landscape Permit fee will be $0.05 per square foot of the landscape area.
    b. This will allow the landscaping permit to be issued with the other site development permits prior to any vertical construction.
    c. Page 13 of the User Fee Schedule

8. Currently, there is no inspection fee for Small Wireless Facilities
    a. The inspection fee for wireless facilities will be $140.00 per hour. This inspection fee will be the same as the inspection fee for building and engineering inspections that was adopted by the City on December 19, 2017 pursuant to Resolution No. 64-17.
    b. This fee will be used to cover the City's inspection costs during the construction of the Small Wireless Facilities.
    c. Page 16 of the User Fee Schedule

City of Buckeye, Arizona
Development User Fee Schedule

Effective Date: July 1, 2018

The City of Buckeye has adopted the following Development User Fee Schedule to provide clearly-described, value-added service to its residents and business partners. This new user fee schedule will assist in streamlining the City's processes and thereby provide a more cost effective way of meeting the public's needs for services.

The Development User Fee Schedule contains in-depth descriptions of what is included with fees collected and is broken down into seven (7) distinct elements for ease of use as follows. Each section describes the fee structure and services included with those fees.

Section 0: General Requirements

Section 1: Planning

Section 2: Civil Engineering Review

Section 3: Civil, Utilities, ROW, Horizontal Construction

Section 4: Building Safety, Vertical Construction

Section 5: Fire Safety

Section 6: Business Licenses

Section 7: Incentive District

NOTE: The City Council will review the User Fee Schedule on an annual basis and reserves the right to adjust fees based on the Consumer Price Index for Urban Communities (CPI-U). Additionally, the Council will undertake a user study every five (5) years to re-evaluate fees based on economic trends and the City's financial status.

SECTION 0: General Requirements

Section 0, General Requirements applies to Sections 2, 3, 4, 5, and 7 of this User Fee Schedule, unless otherwise specifically stated. Items 10, 11, 12 and 15 below shall also apply to Section 1.

1. **Abandoned Plans**
   a. Any non-approved plan set not picked up from the City within 90 days of the City's first notification for pick-up to the applicant.
   b. Any approved plan set not permitted by the City within one (1) year from the approval date.
   c. Plans deemed abandoned will be destroyed according to the State Records Retention Schedule.
   d. The applicant will be required to reinitiate the plan review process and pay all associated review fees.
   e. Abandoned plans refers to any document submitted to the City for review and approval, (i.e. plans, reports, calculations, specifications, etc.).

2. **Expired Plans**
   a. Plans are deemed expired two (2) years after the City approval date.
   b. Plans are deemed expired if no City action has taken place in two (2) years. Expired plans are required to go through a comprehensive review of all sheets.
   c. In order to resubmit plans, the design engineer or architect shall bring the plans into conformance with the City's current codes, standards and requirements.
   d. All expired plans being resubmitted are subject to first review fees.

3. **City Re-Approval**
   a. The City approval expires one (1) year from the approval date.
   b. City re-approval can be requested if submitted prior to the expiration.
   c. The design will be reviewed against the current codes, standards and requirements for compliance.
   d. There are no fees for re-approval unless a compliance revision is required. The design engineer or architect shall bring the design into conformance with the City's current codes, standards and requirements.
   e. There are a maximum of two (2) design re-approvals per design.
   f. All re-approvals requiring a compliance revision shall be considered a revised design.
   g. Design refers to construction plans, reports, calculations, specification etc.`

4. **Revised Plans**
   a. Plans that have been approved, that require a design change and City re-approval.
   b. Non-approved plan with a major design change.
   c. All revised plans will be subject to the City's current fee schedule and shall require a comprehensive review.

5. **Expired Permit**
   a. Any permit that has not requested a required inspection within 180 days from the permit issuance date or the most recent inspection.
   b. Applicant may be required to resubmit plans for review and re-approval.
   c. All non-legitimate requested inspections are required to pay the re-inspection fee and the permit expiration date will not be extended.
   d. Pay all applicable fees.
   e. See individual sections for actual fees.

6. **Permit Extension**
   a. The Applicant can extend the permit expiration date when requested in writing before the permit expires.

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b. Permit Extension Fee is 10% of the original Permit Fee.
c. Each extension is 180 days from the date of request.
d. There are a maximum of two (2) permit extensions.

7. Revised Permit

a. Revised permits will be charged the permit revision fee of $55.

8. Work Commenced Prior to Permit Issuance.

a. The fee is one (1) times the amount of the original calculated permit fee (excludes plan review fees) and shall be in addition to the required permit fees.
b. Applies to any and all work or construction requiring a City permit.

9. Expedited Submittal Review

a. Expedited fees are two (2) times the amount of the original calculated fee.

10. Unclassified or Unspecified Services

a. The rate for any unclassified or unspecified fees shall be charged at User Fee hourly rate per fee Section. This includes, but is not limited to inspections, plan review, meetings, records investigation, etc. as determined by the City.

11. Refunds

a. All refund requests shall be made in writing within 180 days of payment date by the Permit Applicant stating the reason for the requested refund. All fees not refunded within 180 days will revert to the City with no exceptions.
b. Up to 80% of the original permit fee may be refunded if, no work has commenced, and no inspections have been conducted.
c. No Planning, Building, Fire or Civil Engineering plan review fees will be refunded once City review has commenced.

12. Legal Fees

a. Legal Fees incurred by the City are not included in the above schedule and are billed separately to the service user.

13. Cancellation Fee

a. Cancellation Fee will be $55.00
b. This fee shall apply to all cancellation requests.

14. Inspections

a. All non-legitimate requested inspections are required to pay the re-inspection fee and the permit expiration date will not be extended.

15. Print Services

a.	Size: 8.5" by 11", Black and White (per sheet fee)	$0.50
b.	Size: 8.5” by 14”, Black and White (per sheet fee)	$0.50
c.	Size: 8.5" by 11", Color (per sheet fee)	$0.60
d.	Size: 8.5” by 14”, Color (per sheet fee)	$0.60
e.	Size: 11” by 17”, Black and White (per sheet fee)	$1.00
f.	Size: 11” by 17”, Color (per sheet fee)	$1.20

g. All print service fees incurred by the City will be charged to the customer.

END OF SECTION 0

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SECTION 1: Planning Processes

1. Discovery Meetings and Due Diligence Meetings consist of requests for the current status of development projects. Information requested at these meetings generally include overall project completion status, utility service availability including water and sewer capacity, request for documents, and other due diligence items related to development. A Due Diligence meeting requires two (2) or less Department reviews where a Discovery Meeting requires three (3) or more department reviews.
2. Modification of Stipulation/s refers to a request for a change to one (1) or more approved stipulations. The process will include decision from the same body.
3. Amendment per acreage fee will be calculated on the impacted area only.
4. Concept Site Plan only applies in qualified zoning overlay districts
5. Please refer to the City Development Code and/or application guidelines for additional criteria, terms and definitions.

User Fee Description	User Fee ($)
ADMINISTRATIVE FEES	
Annexation	0
Pre Application Conference (PAC) Meeting	500
Due Diligence Meeting	500
Discovery Meeting: 1st Meeting	1,000
Discovery Meeting: 2nd Meeting and Each Subsequent Meeting	500
Zoning Verification Letter, (only zoning), per parcel, per request	350
Planning Consultation Meeting, per hour	160
Continuance Request	365
Modification of Stipulations	1,010
Time Extension: Administrative	240
Time Extension: Planning Commission/Council	470
Written Interpretation	500
APPEALS	
Appeal of Administrative or Planning Commission Decision	500
USE PERMITS AND SIGNS	
Conditional Use Permit	1,600
Conditional Use Permit with Site Plan	5,175
Temporary Use Permit	100
Temporary Sign Permit	50
Comprehensive Sign Plan: Administrative	1,095
Comprehensive Sign Plan: Planning Commission	1,690
Comprehensive Sign Plan: Amendment	665
DESIGN REVIEW	
Residential Design Review	780
Commercial or Single Residential Lot Design Review	460
Residential or Commercial Design Review Amendment	460
Planning Unit Plan: base fee, plus per acre	6,355
Planning Unit Plan: per acre	27
Planning Unit Plan Amendments base fee plus per acre	5,280

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User Fee Description	User Fee ($)
DEVELOPMENT CODE AMENDMENTS	
Development Code Amendment	2,500
GENERAL PLAN AMENDMENTS	
General Plan Amendments, Major base fee, plus per acre	4,710
General Plan Amendments: per acre	3
General Plan Amendments, Minor base fee, plus per acre	3,355
LANDSCAPE	
Landscape permit	
Native Plant Inventory and Native Plant Salvage Permit: base fee	60
Native Plant Inventory and Native Plant Salvage Permit: per acre	20
Landscape Plans, per sheet, per review	150
Native Plant Inventory and Native Plant Salvage Plan Review: per sheet	40
REZONE	
Rezone with overlay base fee (up to 160 acres)	6,560
Rezone with overlay: base fee plus per acre fee (for 161 + acres)	3
Rezone without overlay	2,780
Major amendments to Rezone with overlay base fee (up to 160 acres)	4,920
Major amendments to Rezone with overlay base fee plus per acre fee (for 161 + acres)	1
Minor Amendment to zoning overlay	1,750
Rezone from obsolete zoning district – from Planned Residential (PR) zoning to any new single family zoning district and from General Commerce (GC) to any industrial zoning district.	0
SITE PLAN	
Site Plan: Administrative (original and major) base fee, plus per acre	3,785
Site Plan (original and major): per acre	25
Site Plan: Planning Commission (original and major) base fee plus per acre	5,175
Concept Site Plan Review	970
Minor Amendment to Site Plan	1,605
DIVISION OF PROPERTY	
Abandonment of Right-of-Way	1,100
Map of Dedication	2,000
Corrective Plat or Affidavit	790
Lot Split/Lot Combination	1,000
Minor Subdivision: Administrative	1,520
Minor Subdivision: Council	1,870
PRELIMINARY PLAT	
Preliminary Plat: base fee, plus per lot	5,000
Preliminary Plat: per lot fee	25
FINAL PLAT	
Final Plat base fee, plus per lot	3,990
Final Plat: per lot fee	25

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User Fee Description	User Fee ($)
RE-PLATS	
Re-plat Administrative	1,520
Re-plat Council	1,870

VARIANCES	
Variance: Base Fee, Plus	915
Variance on same lot: per additional	700

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END OF SECTION 1

SECTION 2: Civil Engineering Review

Fee Structure: All civil engineering reviews are fee based as detailed below.

1. All construction plans and reports required for project completion shall be submitted together as a "Complete Submittal". A Complete Submittal would include all civil plans and reports. The following is an example list of all plans and reports:
    a. Grading and Drainage Plans including SWPPP
    b. Drainage Report
    c. Sewer Plans
    d. Sewer Report
    e. Water Plans
    f. Water Report
    g. Paving and Storm Drain Plans
    h. Signing and Striping Plans
    i. Street Light Plan
    j. Landscape plan
    k. Address Map
    l. Final Plat
    m. Phase 1 Environmental
    n. Geotechnical Report
    o. Traffic Impact Analysis etc.
2. All per sheet fees are required to be paid at the time of submittal. No plans will be accepted without payment.
3. All hourly fees are required to be paid at the time of pickup. No hourly reviews will be returned prior to payment.
4. All master reports shall be charged hourly. Fees will be charged hourly at the adopted engineering hourly rate. Master Reports are reports that cover more than one parcel, plan set or large geographical area, for example:
    a. Master Drainage Reports
    b. Master Sewer Reports
    c. Master Water Reports
    d. CLOMR and/or LOMR
    e. Independent Design Reports
    f. Independent Design Letters
    g. Traffic Impact Analysis
    h. Regional Reports etc.
5. Civil Plan Review Fee
    a. All plan review fees are paid per plan sheet submitted.
    b. Per sheet fee includes the review of the plan set and the required supporting design report.
    c. Per sheet fee does not change if a report is not submitted or required.
    d. Includes 1st review of plans and supporting design report.
    e. 2nd review is included in the 1st review fees.
    f. 3rd and subsequent reviews charged per sheet for each review (per sheet fees charged on redlined sheets only).
    g. Signature submittal is included in fees paid.
    h. All plan review fees shall be paid at the adopted per sheet fee.

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6. "Redlined sheets" means that a comment has been added to the sheet requiring the Engineer to resubmit a new corrected set of plans and corresponding redlined plans.
7. Revised Civil Plans
    a. Any civil plan that has been changed after City approval.
    b. An approved plan that is one (1) to two (2) years past the approval date being resubmitted due to design change or plan expiration.
    c. Are required to be brought into conformance with the most recent standards.
    d. Chargeable sheets are only those sheets with revisions.
    e. Signature submittal is included in fees paid.
    f. Review fees shall be paid at the adopted revised plan review rate.
8. Civil Plan Re-Approvals
    a. Prior to the City approval expiring, (one (1) year from the date of the approval signature), plans can be resubmitted for re-approval; plans will be considered to be a revised plan.
    b. Are required to be revised to conform to recent updates in standards
    c. Shall be charged using the Revised Engineering Plan Fee.
    d. Chargeable sheets are only those sheets with revisions.
9. Expired Civil Plans
    a. Please refer to Section 0.2 Expired Plans
10. "Redlined sheets" means that a comment has been added to the sheet requiring the Engineer to re-submit a new corrected set of plans which includes attaching the previous redlined plans to the submittal.
11. Revised reports and expired reports are charged per hour.
12. Included in fees are all associated clerical costs for processing and maintaining city records and archiving, preparation of various correspondence from City Engineer's office, scheduling meetings regarding review comments and all other associated clerical fees associated with plan review.
13. Preparation of construction permit fee calculations, upon approval of plans.
14. Expired permit fee will be based upon an engineer's certification of remaining quantities to be constructed. An expired grading permit is based upon the original project acreage.

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User Fee Description Civil Engineering	Submittal	User Fee ($)
GENERAL FEES		
Expedited Turnaround Fees (2 Times Review Fees)	All Submittals	2X
PLAN REVIEW - CIVIL ENGINEERING		
Address Map / Street Name Exhibit	1st and 2nd	2,010 Flat Fee
Additional Submittals	3rd and beyond	550 Flat Fee
Engineering Plans, includes supporting report review	1st and 2nd	430 per Sheet
Additional Submittals, includes supporting report review	3rd and beyond	215 per Sheet
Revised Engineering Plans, includes supporting report review	All Submittals	215 per Sheet
Major Infrastructure Plan Review		
: Water and Sewer	All Submittals	160 per Hour
: Bridges, Signals, and all other Major Infrastructure	All Submittals	160 per Hour
REPORT REVIEW		
Master Reports (CLOMR, LOMR, Traffic Impact Analysis, Master Water, Master Sewer, any Regional Report, all design letters, any Revised Master Reports, Etc.)	All Submittals	160 per Hour
Phase 1 Environmental Studies / Geotechnical Studies	All Submittals	0
Other Report Review - Not Listed Above	All Submittals	160 per Hour
SPECIALIZED REVIEW		
Outsourced Specialized Engineering Review Reviews are by discipline	All Submittals	Actual Cost plus 10 %

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END OF SECTION 2

SECTION 3: Civil, Utilities, ROW, Horizontal Construction

Fee Structure: All fees charged as detailed below.

1. Construction Permit Type (i.e., water, sewer, grading, drainage, etc.).
2. Fees are paid at time of permit issuance.
3. Item/Quantity fee-based calculation. All plans shall show a quantity breakdown in accordance with this fee schedule and the sections shown below.
4. Class Descriptions are listed in the City Code.
5. Services described in Section 3 are for customary and usual inspection services and customary and usual inspection periods of time.

Services Included with Construction Permit Fee Payment:

1. Pre-Permit Meeting, Pre-Construction Meeting, project coordination, and project tracking.
2. Initial visit to site on first day of construction, construction coordination/management on behalf of City Engineer's office.
3. Approval of Maintenance and Performance Bonds and follow-up.
4. Inspections, Field Directives and subsequent approval, re-inspection of Removal and Replacement of Concrete, re-inspection of Removal and Replacement of Pavement, Field Testing Inspection and review.
5. Material Submittal Review and subsequent approval.
6. As-Built Plan Review:
    a. Two (2) reviews included in permit fee.
    b. Permit fee covers 1st and 2nd reviews of each of the "To Pave" and "Final" as-built reviews.
    c. 3rd and subsequent reviews charged on a per sheet basis for redlined sheets only (see Civil Engineering Review Fees).
7. Project Close-out Process:
    a. Meetings and communications regarding Close-out of Project, Final Walk, Punch List Inspection, Punch List Follow-up, Bond Reductions or Bond Exonerations, Distribution, and archiving Project Record Documents.
    b. Warranty Walk
    c. Conveyance
8. Clerical Services:
    a. Scheduling meetings, preparing/processing correspondence, and e-mail communications.
9. Public Infrastructure Assurance Agreements:
    a. Meetings with Developer, production, and processing.
10. Certificates of Insurance compliance review.
11. Project Stipulations tracking review and verification.
12. Private improvement reductions shown apply to private wet utilities and all onsite improvements.

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Pavement Cuts

1. All pavement cuts in taxation district streets or other financed streets require a mill and overlay as required by the City Engineer.
2. Pavement cuts in streets that have been over-laid or paved within the last four (4) years require a mill and overlay as required by the City Engineer.
3. All other pavement cuts are to pay the pavement restoration fees.

Offsite Hauling

1. All offsite hauling permits are to include some of all of the following documents; PM10 documents, SWPPP, sweeping schedule and routing, traffic control, uniformed officers, haul quantities, and truck types showing the number of loads as well as gross truck weights.

User Fee Description	Unit	User Fee ($)
GRADING CONSTRUCTION PERMITS		
Base Fee, Plus (Includes Clear and Grub)	EA	140
: Less than 5 Acres	AC	250
: 5 Acres or Greater, Less than 20 Acres		
Fee for the first 5 acres	EA	1,000
Fee for each additional acre over 5 acres	AC	245
: 20 Acres or Greater, Less than 50 Acres		
Fee for the first 20 acres	EA	4,670
Fee for each additional acre over 20 acres	AC	178
: 50 Acres or Greater, Less than 200 Acres		
Fee for the first 50 acres	EA	10,000
Fee for each additional acre over 50 acres	AC	144
: 200 Acres or Greater, Less than 500 Acres		
Fee for the first 200 acres	EA	31,580
Fee for each additional acre over 200 acres	AC	91
: 500 Acres or Greater		
Fee for the first 500 acres	EA	58,950
Fee for each additional acre over 500 acres	AC	17
Clear and Grub (only without Grading)	EA	71
DRAINAGE CONSTRUCTION PERMITS		
Base Permit Fee, Plus		50
: Storm Drain and Irrigation Pipe	LF	1.10
: Storm Drain and Irrigation Manhole	EA	80
: Underground Retention	CF	0.30
: Headwall / Handrail	EA	80
: Catch Basin	EA	120
: Scuppers (Includes Spillway / Handrail)	EA	120
: Spillway	EA	65
: Drywells or Trench Drains with Standard Treatment Chamber	EA	500
: Drywells with Specialized Treatment Chamber	EA	1,000
: Specialized Treatment Chamber (Stand-alone)	EA	500
: Slope Protection (Rip-Rap, Gabions, Gunnite, etc.)	SY	0.65

SY = Square Yard EA = Each LF = Linear Feet CF = Cubic Feet AC = Acre YR = Year

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User Fee Description	Unit	User Fee ($)
SEWER CONSTRUCTION PERMITS		
Base Permit Fee, Plus		50
: Sewer Line	LF	1.10
: Sewer Service (New Main)	EA	23
: Sewer Tap to Existing Main	EA	80
: Cleanout	EA	50
: Main Tie-in Fee	EA	350
: Manhole	EA	185
: Drop Connection	EA	60
: Air / Vacuum Release Manhole / Value	EA	400
: Force Main	LF	1.50
: Pipe Encasement	LF	30
: Monitoring Vault and Special Structures	EA	1,500
Private Improvements - 20% Reduction		
WATER CONSTRUCTION PERMITS		
Base Permit Fee, Plus		50
: Waterline	LF	1.10
: Water Service, (New Main)	EA	23
: Water Service Tap to Existing Main, less than 2 inch	EA	80
: Water Service Tap to Existing Main, greater than 2 inch – less than 6 inch	EA	160
: Tapping Sleeve and Valve / Tie-in	EA	300
: Flush / Curb Stop / Blow-off	EA	25
: Mainline / Lateral / Fire Hydrant Valve	EA	30
: Fire Line	LF	1.10
: Fire Hydrant	EA	60
: Backflow Device up to and including 3 inches	EA	80
: Backflow Device greater than 3 inches	EA	150
: Sampling Station / Air Release Valve	EA	90
Private Improvements - 20% Reduction		
STREET LIGHTING CONSTRUCTION PERMITS		
Base Permit Fee, Plus		50
: Street Light	EA	50
CONCRETE CONSTRUCTION PERMITS		
Base Permit Fee, Plus		50
: Sidewalk and Bicycle Path and Trail	SF	0.05
: Sidewalk Ramps and Truncated Domes - Per Ramp	EA	80
: Curb and Gutter / Ribbon Curb	LF	0.25
: Valley Gutter / Apron	SF	0.40
: Driveway / Alley Apron	EA	55
: Return Style Driveway, Commercial Driveway and Bus Bay	SF	0.30
: Cut-off Wall	LF	1.50
Private Improvements - 20% Reduction		

SY = Square Yard EA = Each LF = Linear Feet CF = Cubic Feet AC = Acre YR = Year

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User Fee Description	Unit	User Fee ($)
PAVING CONSTRUCTION PERMITS		
Base Permit Fee, Plus		50
: A/C Paving (Per Lift - Includes Striping)	SY	0.45
: Concrete Paving	SY	0.50
: Mill and Overlay	SY	0.30
: Slurry / Micro Seal	SY	0.10
: Adjustments: Manholes, Blow-offs, Water Valves, Gas Valves, Utility Adjustment, Clean-outs, Survey Monument Hand Holes, etc.	EA	60
: Survey Monument		
: Type A	EA	25
: Type B	EA	15
: Street Sign	EA	25
: Barricade / Guardrail	LF	4
: Pavement Utility Pothole	EA	65
Private Improvements - 20% Reduction		
LANDSCAPING PERMITS		
Base Permit Fee, Plus		50
: Landscaping	SF	0.05
Private Improvements - 20% Reduction		
DRY UTILITY PERMITS (RIGHT-OF-WAY ONLY)		
: Utility Vaults / Manholes	EA	95
: Utility Splice / Repair Pits	EA	75
: Utility Valves	EA	30
: Utility Trench	LF	0.80
OTHER (Includes Base Application Fee and Right-of-Way Permit Fee)		
Engineer Cost Estimate or Executed Construction Contract required for fee calculation.		
Structures (Bridges, Flood Retarding Structures, Flood Walls, Channel Energy Dissipation Structures, Box Culverts, Wing Walls, etc.)	Cost	3.0%
Water (Booster Stations, In-line Boosters, Wells, Pressure Reducing Stations, etc.)	Cost	3.0%
Sewer (Lift Station)	Cost	3.0%
Traffic Signal	Cost	3.0%
Other	Cost	3.0%
PAVEMENT RESTORATION FEES		
: 1 to 99 SY,, plus	SY	26
: 100 to 499 SY, plus	SY	7
: 500 to 1,759 SY, plus	SY	2
: 1,760 SY or greater	SY	0.80
NOTE: Other Utility Items - refer to individual utility fees for additional items		
OFFSITE HAULING		
Base Permit Fee, Plus		50
: Total Yards To Be Hauled	SY	0.25

SY = Square Yard EA = Each LF = Linear Feet CF = Cubic Feet AC = Acre YR = Year

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User Fee Description	Unit	User Fee ($)
OVERSIZED LOAD HAULING		
Permit Fee	EA	500
MISCELLANEOUS INSPECTION FEES		
After Hours Inspection fee minimum of 4 hours	EA	560
Hourly Inspection Fees	HR	140
CLASS PERMITS		
Class 1 Permit: Minor Encroachment Permit (Block Party - Police Department)		
: Permit Process Fee		Free
: Road Side Memorials		Free
Class 1 Permit: Minor Encroachment Permit (Public Telephones, News Racks, Placing Temporary Traffic Barricades in Street, Placing Merchandise on Sidewalk for Temporary Sale, Curb Address Painting)		
: Permit Fee	EA	50
Class 2 Permit: Encroachment Permit for Sidewalk Furniture (Tables, Chairs, Umbrellas, Benches, Planters, Flower Pots)		
: Permit Fee	EA	50
Class 3 Permit: Encroachment Permit for Landscape Maintenance		
: Permit Fee, Annual Fee	EA, Annually	175
Class 4 Permit: Encroachment Permit for Telecommunications		
: License Application Fee	EA	3,500
: Telecommunication, Annual Use Rate (Without Franchise Agreement)	LF, Annually	3.18
: Permit Fee	EA	175
: All Other Permit Fees	See Section 3 Fee Tables	
Class 5 Permit: Encroachment Permit for Fiber Optic Cable, Interstation Services and Other Communication Facilities Excluded from the Definition of "Telecommunications"		
: License Application Fee	EA	3,500
: All Other " Not Telecommunications", Annual Use Rate (Without Franchise Agreement)	LF, Annually	3.18
: Permit Fee	EA	175
: All Other Permit Fees	See Section 3 Fee Tables	
Class 6 Permit: Encroachment Permit for Cable Television		
: License Application Fee	EA	3,900
: Cable TV, Annual Use Rate (Without Franchise Agreement)	LF, Annually	3.18
: Permit Fee	EA	175
: All Other Permit Fees	See Section 3 Fee Tables	

SY = Square Yard EA = Each LF = Linear Feet CF = Cubic Feet AC = Acre YR = Year

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User Fee Description	Unit	User Fee ($)
Class 7 Permit: Encroachment Permit for Utilities		
: License Application Fee	EA	3,900
: Utility, Line Fee, Annual Use Rate (Without Franchise Agreement)	LF, Annually	3.18
: Permit Fee	EA	175
: All Other Permit Fees	See Section 3 Fee Tables	

Class 8 Permit: Encroachment Permit for Street Excavation		
: Permit Application Fee	EA	175
: All Other Permit Fees	See Section 3 Fee Tables	

NOTE: Application and permit fees for class permits apply to all work within the City ROW unless otherwise governed by a franchise agreement.

MISCELLANEOUS		
Street Light Improvement District (SLID) Per Ordinance 43-05, Chapter 20 of Buckeye City Code	EA	3,900
Street Light Improvement District (SLID) Modification	EA	3,900
Maintenance Improvement District (MID) Per Ordinance 42-06, Chapter 20 of Buckeye City Code	EA	3,900
Advertising Fee for those MIDs and SLIDs that have more than one property owner and are required to be posted	EA	$1,500
Posting Fee for those MIDs and SLIDs that have more than one property owner and are required to be posted	EA per 300 LF of right of way	$100
Legal fees outside of the MID and/or SLID application fee for those MIDs and SLIDs that have more than one property owner and are required to be posted	EA	As Billed by City Attorney
Other Public Works Services	Per Hour	100
Street Clean-up Fee [20-7-3]	Per Hour	100
Streetlight Back-shield	EA	250

SY = Square Yard EA = Each LF = Linear Feet CF = Cubic Feet AC = Acre YR = Year

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User Fee Description	Unit	User Fee ($)
WIRELESS FACILITIES, IN ROW; FEES AND RATES, (PER HB 2365)		
Annual use fees		
ROW use fee, ($50 per year x number of SWFs)	YR	50
ROW use fee for monopoles and associated wireless facilities	Limited to not more than the direct and actual cost of managing the ROW	
Application for collocating SWFs, (existing with no modifications)		
SWF collocation,		
: 1 to 5 applications, per batch	EA	100
: 6 through 25 applications, per batch	EA	50
SWFs can be batched up to 25 SWFs per batch. : The first 5 are charged at $100 each to equal $500 : The next 20 are charged at $50 each to equal $1,000 : The total for a batch of 25 applications will be $1,500		
Application for utility pole and monopole, (new or existing with modifications)		
New, replacement or modified utility poles **NOT** subject to zoning review	EA	750
New, replacement or modified monopoles and utility poles and collocation or wireless facilities subject to zoning review	EA	1,000
Inspection Fees		
:Inspection fees for small wireless facilities	HR	140

SY = Square Yard EA = Each LF = Lineal Feet CF = Cubic Feet AC = Acre YR = Year HR = Hour

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END OF SECTION 3

SECTION 4: Building Safety, Vertical Construction

Fee Structure: All fees charged as detailed below.

1. Per services listed in Building Safety section.
2. Various fees classified as Based on Valuation (BOV) are based on valuation tables as required by international building codes (See Valuation Chart and Table 1-A).
   a. All BOV Plan Review Fees shall be 65% of the calculated Permit Fee and are in addition to the Permit Fee.
   b. Plan Review Fee payment is required at time of submittal for all BOV permits.
   c. Revised BOV permits will be charged a permit revision and a plan review fee of $130 per hour.
3. All Subsequent Reviews, 3rd review and beyond, will be charged on an hourly basis at $130 per hour.
4. Expired permit fees are calculated as new permit fees.

Services Included under User Fee Schedule

1. Associated clerical costs for processing and maintaining City records and archiving, preparation of various correspondences, scheduling meetings, etc.

User Fee Description	User Fee ($)
ADMINISTRATIVE FEES	
Building Board of Appeals, Per Appeal	1,575
Building Code Modifications, Per Request	150
Inspections (Outside Normal Business Hours {$140 per hour, 4 hour minimum})	560
Permit Revision Fee	55
Re-inspection Fees (minimum 24 hour wait prior to request for re-inspection)	140
Permit Cancellation Fee - Processing Fee	55
Stamping of Additional Approved Plans (After Two Initial Sets), Each	70
PLAN REVIEW FEES - FEE-BASED OR BASED ON VALUATION	
Plot (Site) Plan Review for Residential Homes, Per Plot Plan	55
Preliminary Fee for Review of Standard Residential Plans, Per Standard Plan (65% of Building Permit Fee per ICC - $1,000 Initial Submittal Fee due at submission with remaining balance due at permit issuance)	BOV*
Photovoltaic System - Residential Standard Plan Review	155
Wall Standard Plan Review	185
Swimming Pool Standard Plan Review	200
SINGLE FAMILY RESIDENCE	
: Tract Homes (65% of Building Permit Fee per ICC), 1st and 2nd Review	BOV*
: Truss Calculation Review, Residential, 1st and 2nd Review, Per Standard	280
: Custom Homes (65% of Building Permit Fee per ICC), 1st and 2nd Review	BOV*
: Truss Calculation Review, Residential, 1st and 2nd Review, Per Structure	280

*NOTE: *BOV: Based on Valuation (See Table 1-A)*

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User Fee Description	User Fee ($)
COMMERCIAL BUILDING	
Commercial Building (65% of Building Permit Fee per ICC), 1st and 2nd Review	BOV*
Racking (Deferred) Review, Commercial, 1st and 2nd Review, Per Facility	BOV*
Truss Calculation Review, Commercial, 1st and 2nd Review, Per Structure	320
Tenant Improvements	BOV*

UTILITY PERMIT FEES (ELECTRICAL, MECHANICAL, HVAC, PLUMBING, GAS, ETC.)	
AC Unit, Replace or Upgrade, Commercial or Residential (per unit)	75
Backflow Preventer, Commercial	135
Electrical, (Includes Clearance)	
: Meter Clearance (Up to 200 AMP)	200
: Meter Clearance (201 to 400 AMP)	260
: Service Entrance Section (Up to 400 AMP), Per Meter	260
: Service Entrance Section (400 AMP and Above), Per Meter	BOV*
: Electrical Panel	260
: Panel De-rate, Residential	260
: Power Pedestal, Per Meter	260
Electrical	
: Commercial, Misc.	BOV*
: Residential, Misc.	BOV*
: Residential, Individual Run	50
: Temporary Service	260
: Temporary, Overhead Service	260
Plumbing	
: Commercial, Misc.	BOV*
: Residential, Misc.	BOV*
Gas Line	
: Commercial, Misc.	BOV*
: Commercial, Meter Clearance	100
: Residential, Misc.	BOV*
: Residential, Meter Clearance	100
Generators	
: Permanent, Per Generator	BOV*
: Temporary (10,000 Watts and Above), Per Generator	190
Photovoltaic System, Residential	150
Water Heater	
: Per Unit	25

OCCUPANCY PERMIT FEES	
Certificate of Occupancy, Residential and Commercial, Per Residence or Building	100
Change of Occupancy Permit, Each	200

*NOTE: *BOV: Based on Valuation (See Table 1-A)*

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User Fee Description	User Fee ($)
MISCELLANEOUS PERMIT FEES - BASED ON VALUATION (SEE TABLE 1-A AND VALUATION CHART BY OCCUPANCY GROUP)	
(Work Commenced Prior to Permit Issuance), - 100% of Permit Fee - Applies to all Permits	Equal to the Calculated Permit Fee
Patios, Decks, Ramadas, etc.	BOV*
Remodel Fee	BOV*
Sign Permit	BOV*
Walls - Themed, Retaining and Perimeter	BOV*
Water Damage	BOV*
MISCELLANEOUS PERMIT FEES - FEE-BASED	
Building Demolitions	
: Residential Accessory, Per Structure	160
: Structures Other than Single Family Residence, Per Structure	260
: Single Family Residence, Per Structure	230
Building Moving, Per Structure	3,000
Fences	
: Block, Privacy, Wrought Iron, Chain-link, Vinyl, Wood, etc.	190
: Pool Barrier	50
Fire Repair / Restoration , Per Inspection Trip	140
Manufactured Home Set (Per Office of Manufactured Housing Intergovernmental Agreement)	350
Community Flag pole (per pole)	200
Model Home Complex, Per Application (Fee Combined with Planning Fee)	300
Model Home Sales Trailer/Other Sales Trailers, Per Trailer	260
: Garage Conversion	200
: Garage Conversion Restoration	310
Roof Replacement (Single Family Residence) All other: BOV*	180
Spas/Hot Tubs/Pools (Single Family Residence) All other: BOV*	
: Above-Ground (Pool or Spa)	190
: In-Ground Spa	
: Pre-Fabricated	260
: Site Built	330
: In-Ground Pool (With Approved Standard Plan)	330
: In-Ground Spa / Pool Combination (With Approved Standard Plan)	340
Stucco (Single Family Residence) All other BOV*	260
Trailers, Temporary (example, Construction Trailers)	260
Window Replacement	BOV*
Miscellaneous Inspections or Service for which no fee is specifically indicated (hourly rate)	140

*NOTE: *BOV: Based on Valuation (See Table 1-A)*

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TABLE 1-A	
Total Valuation	Fee
Total Valuation $1.00 to $500.00	$50
Total Valuation $500.01 to $2,000.00	$50 for the first $500 plus $5 for each additional $100 or fraction thereof, to and including $2,000
Total Valuation $2,000.01 to $25,000.00	$125 for the first $2,000 plus $18.35 for each additional $1,000 or fraction thereof, to and including $25,000
Total Valuation $25,000.01 to $50,000.00	$547 for the first $25,000 plus $13.33 for each additional $1,000 or fraction thereof, to and including $50,000
Total Valuation $50,000.01 to $100,000.00	$880 for the first $50,000 plus $12.17 for each additional $1,000 or fraction thereof, to and including $100,000
Total Valuation $100,000.01 to $500,000.00	$1,489 for the first $100,000 plus $8.03 for each additional $1,000 or fraction thereof, to and including $500,000
Total Valuation $500,000.01 to $1,000,000.00	$4,699 for the first $500,000 plus $7.26 for each additional $1,000 or fraction thereof, to and including $1,000,000
Total Valuation $1,000,000.01 and up	$8,329 for the first $1,000,000 plus $5 for each additional $1,000 or fraction thereof

Valuation chart may be updated in accordance with Building Standards Magazine or as published
Updated July 1, 2018

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END OF SECTION 4

SECTION 5: Fire Safety

Fee Structure: All fire fees listed are flat fees unless otherwise indicated.

Services Included under User Fee Schedule

1. Associated clerical costs for processing and maintaining City records and archiving, preparation of various correspondences, scheduling meetings, etc.
2. Expired permit fees are calculated as new permit fees.

User Fee Description	User Fee ($)
FEE TYPE	
Alarms, Per Facility	590
Alarms, Tenant Improvements	305
Alarm Modification	305
Sprinklers, Per Facility	
: Tenant Improvements	330
: Residential	315
Sprinkler Standard Plan Review	160
Sprinklers, Per Facility	
: Commercial – Less than 30,000 sq. ft.	590
: Commercial - 30,000 sq. ft. or greater and up to 90,000 sq. ft.	775
: Commercial - 90,000 sq. ft. or greater and up to 120,000 sq. ft.	945
: Commercial - 120,000 sq. ft. or greater	1,460
Sprinklers Modification	350
Flow Test	100
Automatic Kitchen Hood System	340
Propane Tank	
: Tank Cage (Each)	260
: Commercial and Residential LPG (Propane) Above Ground (Per Tank)	305
: Commercial and Residential LPG (Propane) Underground (Per Tank)	420
Tent / Canopy, Temporary, Per Tent greater than 200 sq. ft.	275
Fire Access Gates, Knox Box, Knox Locks, Knox Key Switch or Opticom	100
Alternative Fire Extinguishing System	510
Fire Pump Inspection (Each)	680
Fire Pump Modification	500
Annual Hazardous Materials Operational Permit	410
License Inspections	
: Educational Facilities	340
: Daycare - Residential	270
: Daycare - Commercial	340
: Licensed Adult Care Facilities - Commercial	340
: Licensed Adult Care Facilities - Residential	270
: Outpatient Services	305
Blasting Operations (Per Blasting - 30 Day Permit Expiration)	560
Fireworks	
: Fireworks (0 to 30 Shells, per show - shell diameter less than 3 inches)	100
: Fireworks (31 Shells and up, per show)	250
Consumer Fireworks Retail Sales – 30 Day	410
Residential Compressed Gas	340
Temporary Fuel Tank, (permit issued for 180 days)	330

END OF SECTION

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SECTION 6: Business Licenses

User Fee Description	User Fee ($)
FEE TYPE	
Alarm Agent	
Application Fee (Fingerprinting Fee Applicable)	100
Agent Fee	100
Alarm Business	
Application Fee (Fingerprinting Fee Applicable)	100
Annual Fee	100
Care Facilities	
Application Fee (Fingerprinting Fee Applicable)	25
Annual Fee	40
Carnivals, Circus and Road Shows	
Application Fee	25
Daily Fee	100
Contractors and Builders	
Application Fee	25
Annual Fee	100
Digital Billboard	
Application Fee	0
Monthly Fee	0
Marijuana Dispensaries	
Application Fee (Fingerprinting Fee Applicable)	1,000
Investigation Fee	1,000
Annual License Fee	100
Employee Application Fee	200
Massage Parlor	
Application Fee (Fingerprinting Fee Applicable)	100
Annual License Fee	100
Employee Application Fee	100
Mercantile Business – Wholesale and Retail	
Application Fee	25
Annual Fee	40
Mobile Food Vendors	
Application Fee (Fingerprinting Fee Applicable)	25
Monthly Fee	50
Annual Fee	150
Mobile Vendors	
Application Fee (Fingerprinting Fee Applicable)	25
Monthly Fee	50
Annual Fee	100
Professional & Personal Services	
Application Fee	25
Annual Fee	40
Restaurants and Bars	
Application Fee	25
Annual Fee	40

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Sexually Oriented Business	
Application Fee (Fingerprinting Fee Applicable)	1,000
Investigation Fee	1,000
Annual License Fee	100
Employee Application Fee	200
Solicitors and Peddlers – Fixed Base Business in Buckeye	
Application Fee (Fingerprinting Fee Applicable)	25
Annual Fee	100
Solicitors & Peddlers – No Business Location in Buckeye	
Application Fee (Fingerprinting Fee Applicable)	25
Annual Fee	250
Special Event – Sponsors - Each Event	100
Tattoo and/or Body Piercing Establishment	
Application Fee (Fingerprinting Fee Applicable)	100
Annual Fee	100
Employee Application Fee	100
Background and Fingerprinting Fee (Per Applicant)	50
Late Fee	25
Reinstatement or Replacement Fee	25

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END OF SECTION

SECTION 7: Incentive District

Fee Structure: All fees charged as detailed below.

1. Downtown Incentive District
    a. This district is to incentivize the downtown Buckeye area for redevelopment and growth.
    b. The incentive for this area is a 75% reduction on all **User Fees as identified in this document** with the exception of item (c) below.
    c. The incentive does not apply to the following;
        i. The Office of Manufactured Housing Set Fee
        ii. Business License Fees
        iii. All Class Permits, (Section 3)
        iv. MIDS and SLIDS, (Section 3)
        v. Annual Fees as listed under the Class Permits, (Section 3)
        vi. All fees adopted under other council action or other fees schedules such as;
            1. Development Impact Fees
            2. Water Fees
    d. The pictorial area for the Downtown Incentive District is identified on the following map.
    e. The Legal Description for the Downtown Incentive District is on pages 24, 25, and 26.

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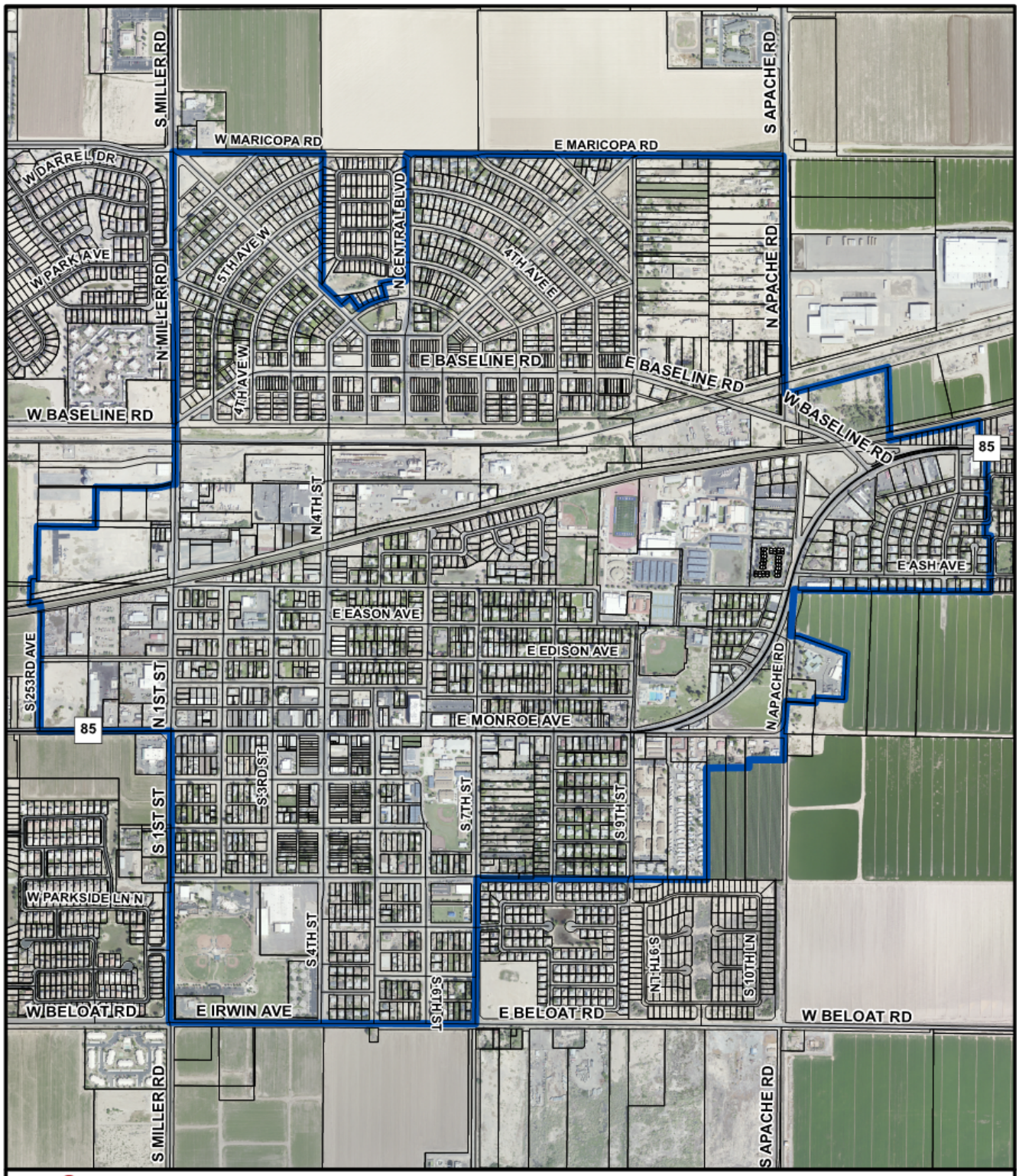

BUCKEYE, AZ

Downtown Incentive District

While every effort has been made to ensure the accuracy of this information, the City of Buckeye makes no warranty, expressed or implied, as to its absolute accuracy and expressly disclaims liability for the accuracy thereof.

0 500 1,000 2,000 Feet

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Downtown Incentive District

Date: 9/20/2017
Document Name: DowntownIncentiveDistrict_8x11

LEGAL DESCRIPTION
FOR
CITY OF BUCKEYE
DOWNTOWN INCENTIVE DISTRICT

A PARCEL OF LAND SITUATED IN A PORTION OF SECTIONS 4, 5 AND 6, TOWNSHIP 1 SOUTH, RANGE 3 WEST AND SECTIONS 32 AND 33, TOWNSHIP 1 NORTH, RANGE 3 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 5;

THENCE EAST, ALONG AND WITH THE SOUTH LINE OF SAID SECTION 15, TO THE SOUTH QUARTER CORNER THEREOF;

THENCE DEPARTING SAID SOUTH LINE, NORTH ALONG AND WITH THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 5, SAME BEING THE CENTERLINE OF SOUTH 7TH STREET, TO ITS INTERSECTION WITH THE CENTERLINE OF EAST CENTRE AVENUE;

THENCE EAST, ALONG AND WITH THE CENTERLINE OF EAST CENTRE AVENUE, TO ITS INTERSECTION WITH THE CENTERLINE OF SOUTH 9TH STREET;

THENCE CONTINUING EAST, ALONG AND WITH THE NORTH LINE OF MOUNTAIN VIEW ESTATES, A SUBDIVISION RECORDED IN BOOK 828 OF MAPS ON PAGE 34, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT 1997-0311804, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH, ALONG AND WITH THE EAST LINE OF SAID PARCEL, 1010 FEET, MORE OR LESS, TO THE CENTERLINE OF AN IRRIGATION DITCH;

THENCE EASTERLY, ALONG AND WITH SAID IRRIGATION DITCH, 361 FEET, MORE OR LESS;

THENCE NORTHERLY, ALONG AND WITH SAID IRRIGATION DITCH, 64 FEET, MORE OR LESS;

THENCE EASTERLY, ALONG AND WITH SAID IRRIGATION DITCH, 305 FEET, MORE OR LESS, TO THE EAST LINE OF THE AFORSAID SECTION 5;

THENCE NORTH, ALONG AND WITH SAID EAST LINE, TO THE EAST QUARTER CORNER OF SAID SECTION 5;

THENCE CONTINUING NORTHERLY, ALONG AND WITH SAID EAST LINE, TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 5040 ON PAGE 179, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE EASTERLY, ALONG AND WITH THE SOUTH LINE OF SAID PARCEL, 250 FEET TO ITS SOUTHEAST CORNER;

THENCE NORTHERLY, ALONG AND WITH THE EAST LINE OF SAID PARCEL, TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT 2007-1118860, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE EASTERLY, ALONG AND WITH THE SOUTH LINE OF SAID PARCEL, TO ITS SOUTHEAST CORNER;

THENCE NORTHERLY, ALONG AND WITH THE EAST LINE OF SAID PARCEL, TO THE NORTHEAST CORNER THEREOF;

THENCE NORTHWESTERLY, ALONG AND WITH THE NORTH LINE OF SAID PARCEL, TO ITS INTRESECTION WITH THE EAST LINE OF THE AFORESAID SECTION 4;

THENCE NORTH, ALONG AND WITH THE EAST LINE OF SAID SECTION 4, TO THE SOUTHWEST CORNER OF LOT 4 OF SAID SECTION 4;

THENCE EAST, ALONG AND WITH THE SOUTH LINE OF SAID LOT 4, TO THE SOUTHEAST CORNER OF SHEPARD ESTATES UNIT ONE, A SUBDIVISION RECORDED IN BOOK 81 OF MAPS ON PAGE 13, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTHERLY, ALONG AND WITH THE EAST LINE OF SAID SUBDIVISION, TO THE NORTHEAST CORNER THEREOF IN THE NORTH LINE OF SAID SECTION 4;

THENCE WESTERLY, ALONG AND WITH THE NORTH LINE OF SAID SECTION 4, TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 4 OF EAST SUNLAND, A SUBDIVISION RECORDED IN BOOK 42 OF MAPS ON PAGE 24, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH, ALONG AND WITH THE EAST LINE OF SAID LOT 4, TO THE NORTHEAST CORNER THEREOF IN THE NORTH LINE OF SAID SUBDIVISION;

THENCE WESTERLY, ALONG AND WITH THE NORTH LINE OF SAID SUBDIVISION, TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 896 FEET OF THE AFORESAID SECTION 33;

THENCE NORTHERLY, ALONG AND WITH SAID EAST LINE, TO THE SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY;

THENCE SOUTHWESTERLY, ALONG AND WITH SAID SOUTH RIGHT OF WAY LINE, TO THE WEST LINE OF THE AFORESAID SECTION 33;

THENCE NORTH, ALONG AND WITH SAID WEST LINE, TO THE WEST QUARTER CORNER OF SAID SECTION 33;

THENCE DEPARTING SAID WEST LINE, ALONG AND WITH THE EAST-WEST MID-SECTION LINE OF THE AFORESAID SECTION 32, TO THE NORTHEAST CORNER OF BUCKEYE PARK, A SUBDIVISION RECORDED IN BOOK 565 OF MAPS ON PAGE 15, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH, WESTERLY AND NORTH, ALONG AND WITH AND CIRCUMVENTING THE PERIMETER OF SAID BUCKEYE PARK, WITH THE FINAL BEARING OF NORTH 00 DEGREES 08 MINUTES 11 SECONDS WEST, 1187.28 FEET TO THE SAID EAST-WEST MID-SECTION LINE;

THENCE WEST, ALONG AND WITH SAID EAST-WEST MID-SECTION LINE TO THE WEST QUARTER CORNER OF THE AFORESAID SECTION 32;

THENCE SOUTH, ALONG AND WITH THE WEST LINE OF SAID SECTION 32, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH, ALONG AND WITH THE WEST LINE OF THE AFORESAID SECTION 5, TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 10 OF VALENCIA, A SUBDIVISION RECORDED IN BOOK 21 OF MAPS ON PAGE 44, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE WESTERLY, ALONG AND WITH THE NORTH LINES OF LOTS 10, 9 AND 8, TO THE NORTHWEST CORNER OF LOT 8 OF SAID VALENCIA;

THENCE SOUTH, ALONG AND WITH THE WEST LINE OF SAID LOT 8, TO THE SOUTH RIGHT OF WAY LINE OF INDUSTRIAL STREET PER SAID MAP OF VALENCIA;

THENCE WEST, ALONG AND WITH SAID SOUTH RIGHT OF WAY LINE, TO THE WEST LINE OF SAID VALENCIA;

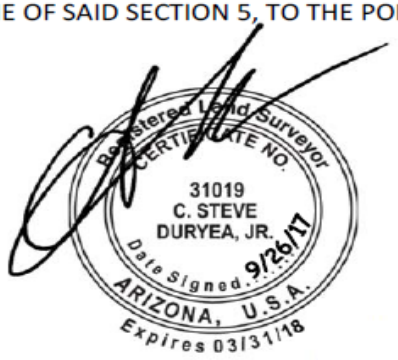
THENCE SOUTH, ALONG AND WITH SAID WEST LINE, TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE CANAL;

THENCE NORTHEASTERLY, ALONG AND WITH SAID NORTH RIGHT OF WAY LINE, TO ITS INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST RIGHT OF WAY LINE OF SOUTH 253RD AVENUE;

THENCE SOUTH, ALONG AND WITH SAID EAST RIGHT OF WAY LINE, TO THE EAST-WEST MID-SECTION LINE OF THE AFORESAID SECTION 6, SAME BEING THE CENTERLINE OF EAST MONROE AVENUE;

THENCE EAST, ALONG AND WITH SAID EAST-WEST MID-SECTION LINE, TO THE WEST QUARTER CORNER OF THE AFORESAID SECTION 5;

THENCE SOUTH, ALONG AND WITH THE WEST LINE OF SAID SECTION 5, TO THE POINT OF BEGINNING.



END OF SECTION