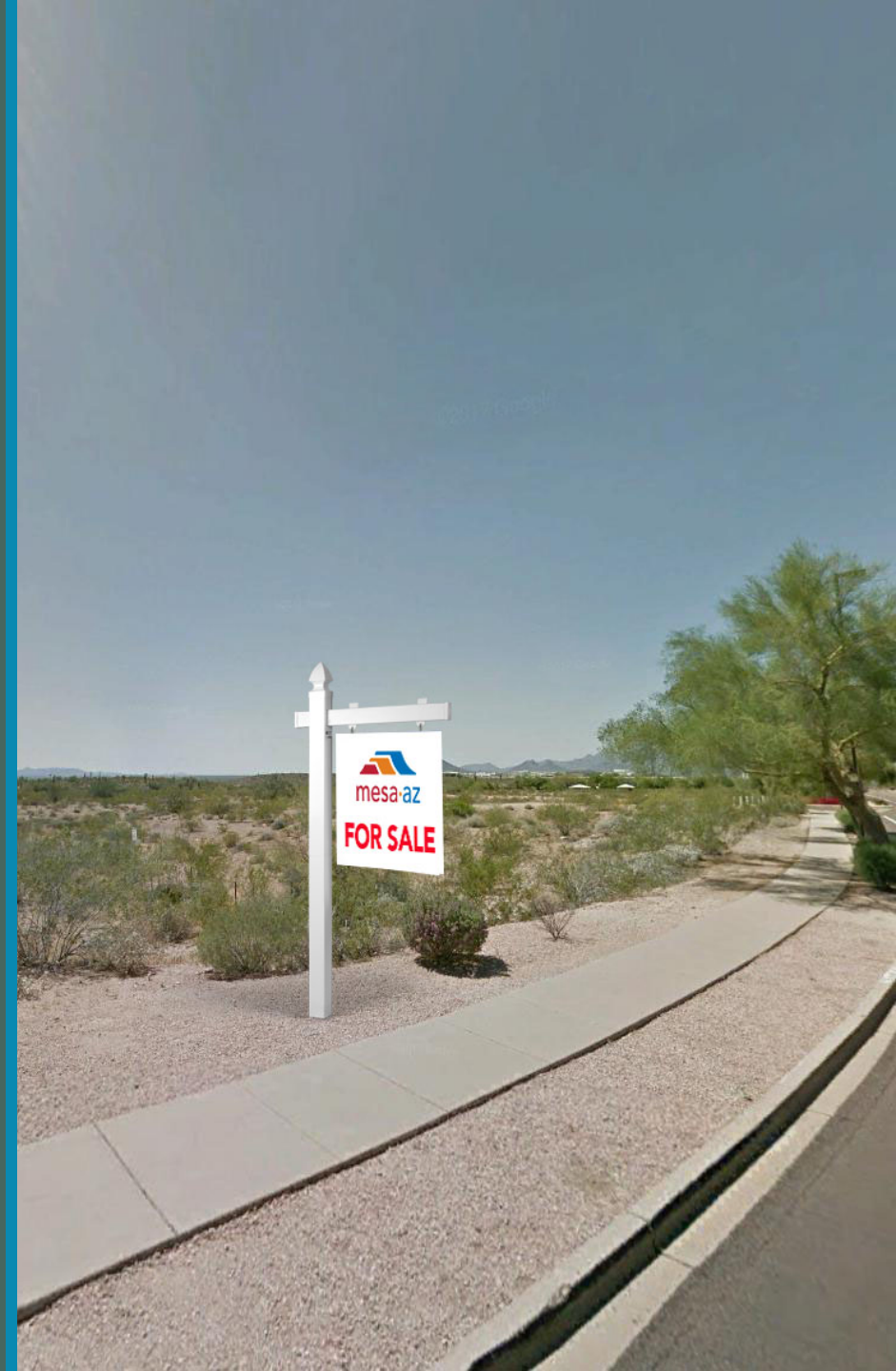


PROPOSED SALE OF CITY-OWNED LAND

Kim Fallbeck
Real Estate Administrator



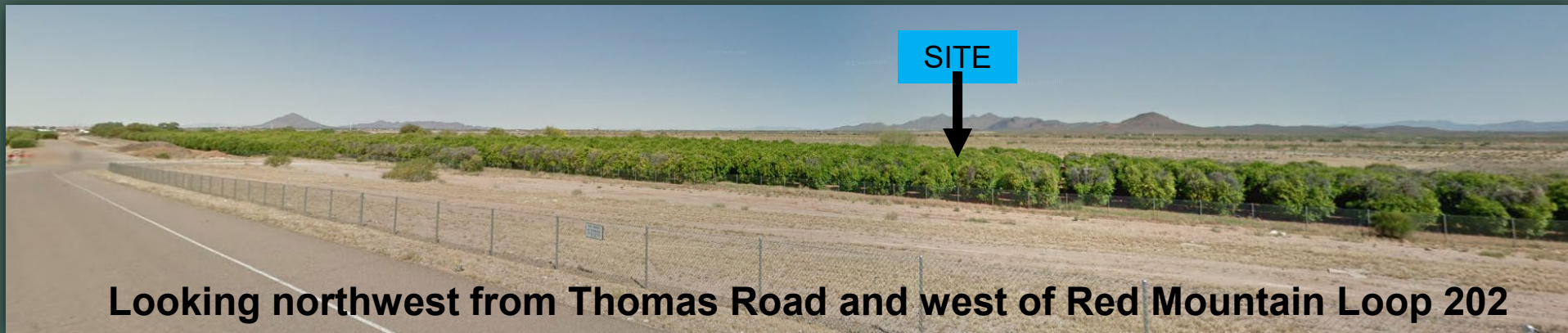
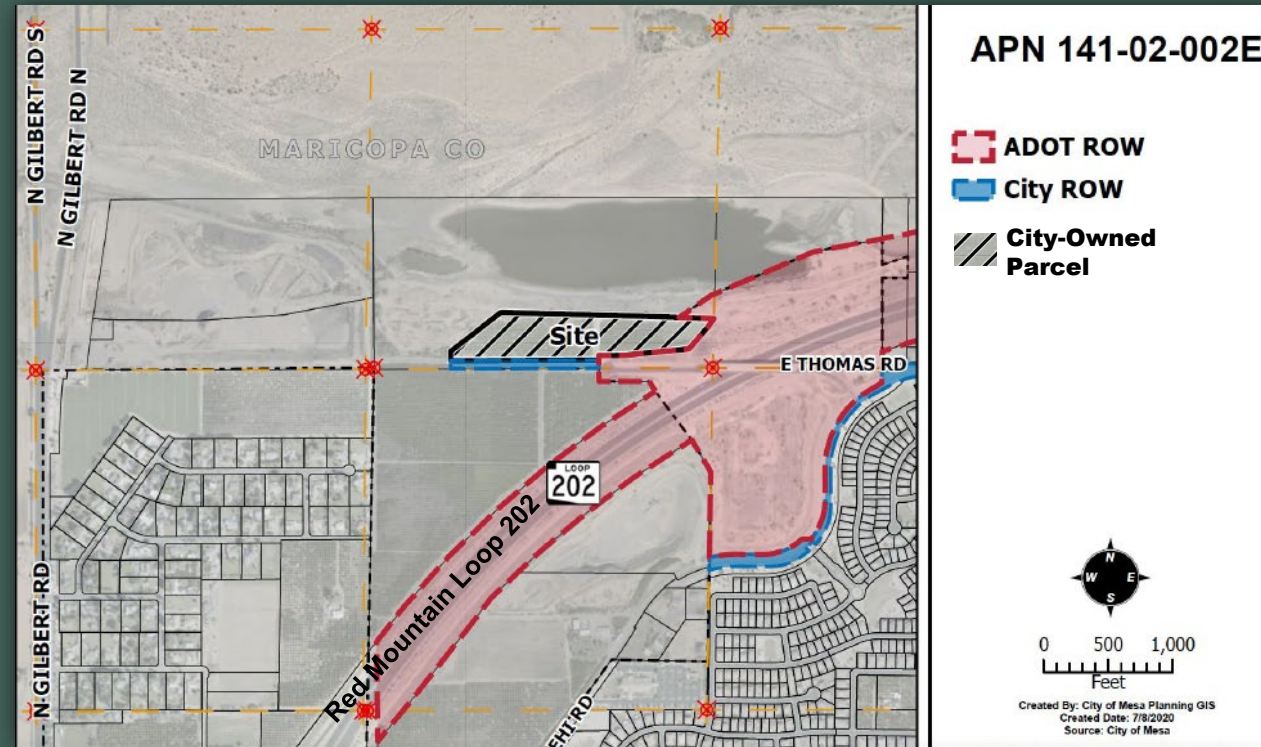
SALES PRACTICES

(Management Policy 208)



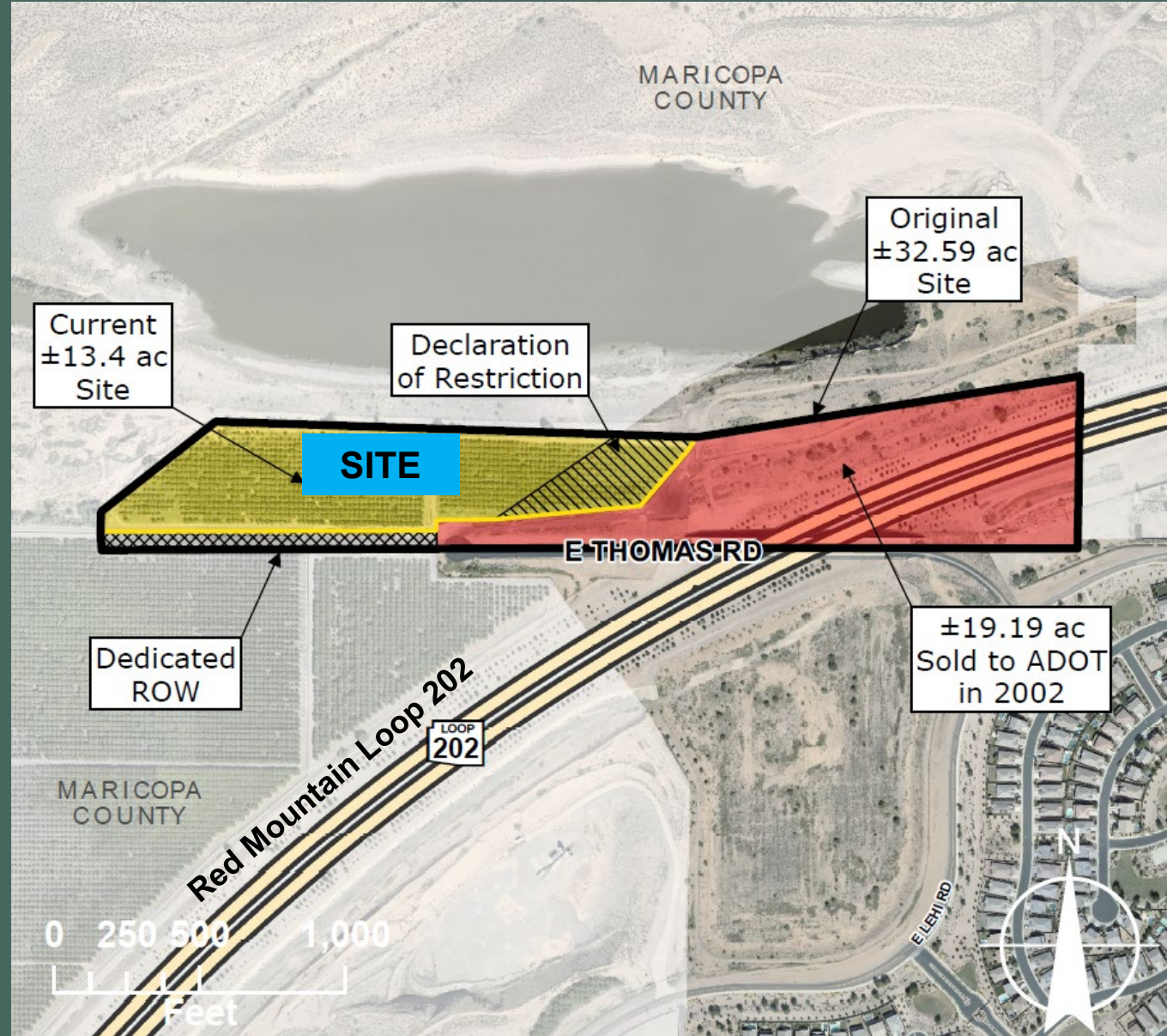
13-ACRE CITY-OWNED PARCEL

- North of Thomas & West of Red Mountain 202 Freeway



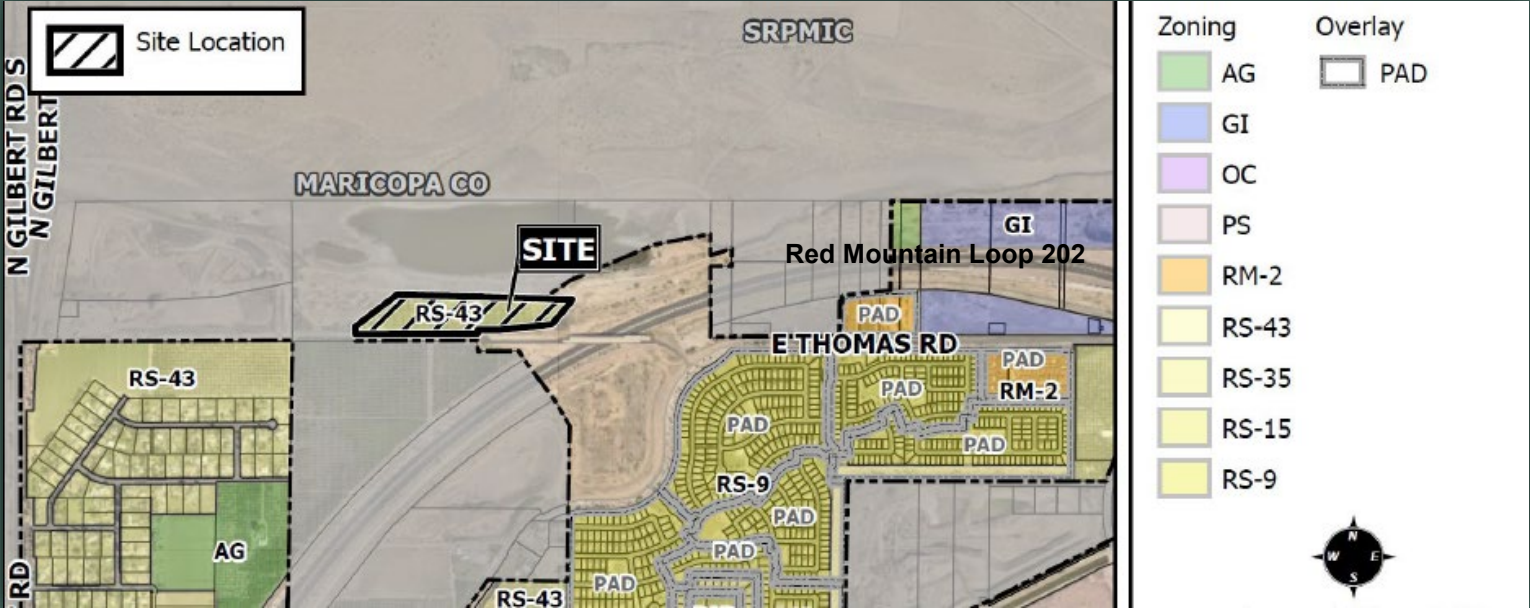
SITE HISTORY

- **1989**-Purchased 32.59-acres for a potential water reclamation plant
- **2002**-Sold 19.19-acres to Arizona Department of Transportation (ADOT) for the Red Mountain 202 Freeway

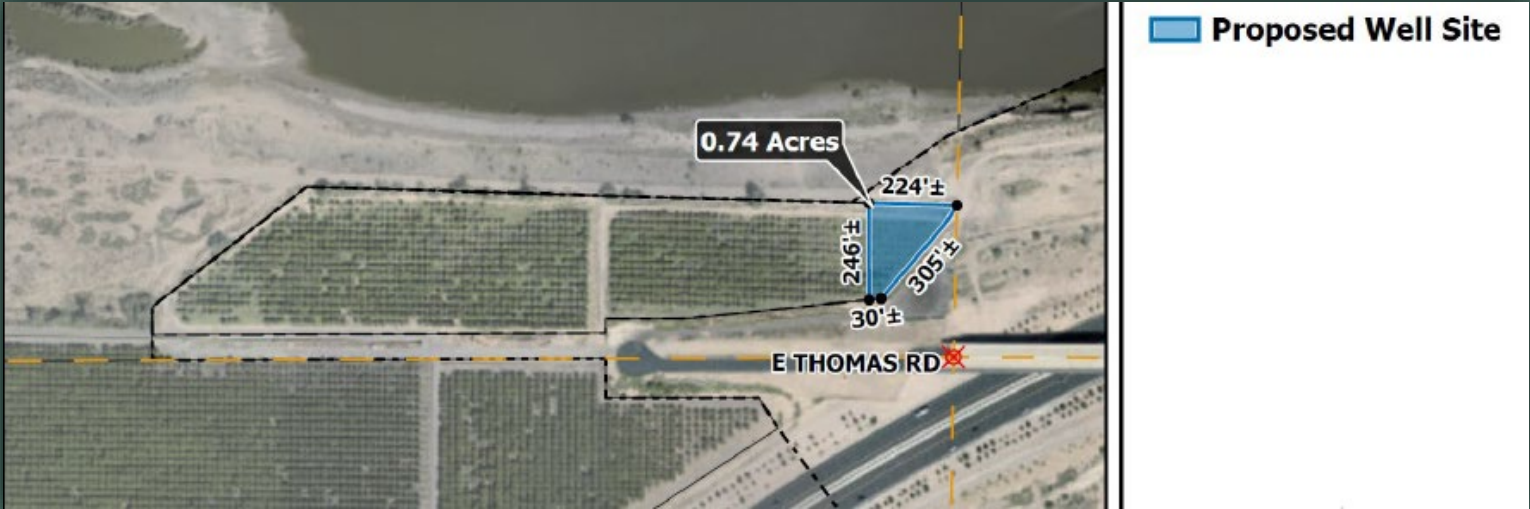


DEVELOPMENT REQUIREMENTS

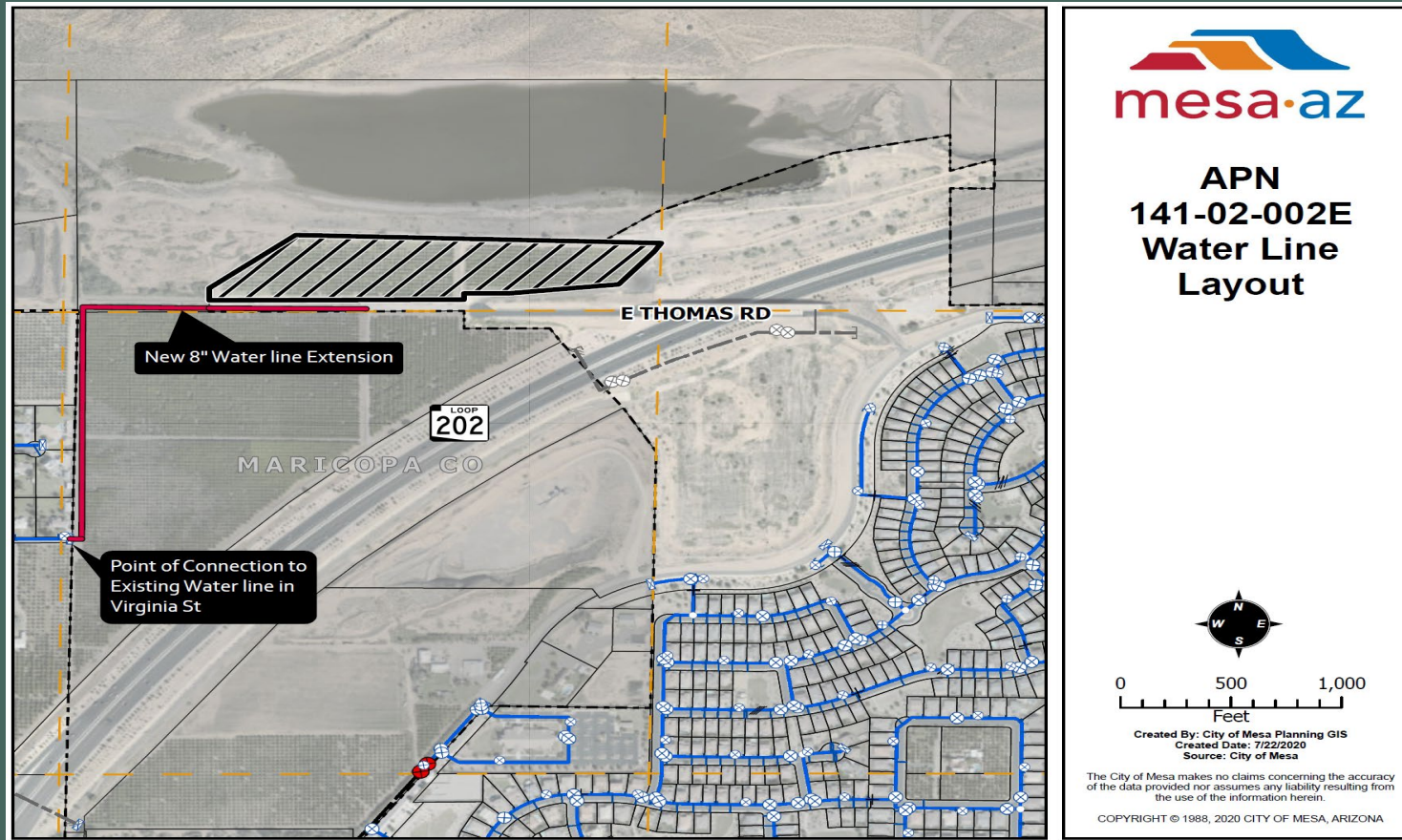
- Remain zoned Single Residence-43 (RS-43) and develop with one (1) acre lots



- The City will retain land at the northeast corner of the property for a future well site



DEVELOPMENT REQUIREMENTS:



- Water line extension required
- Septic systems will be allowed for the 10 ± homes

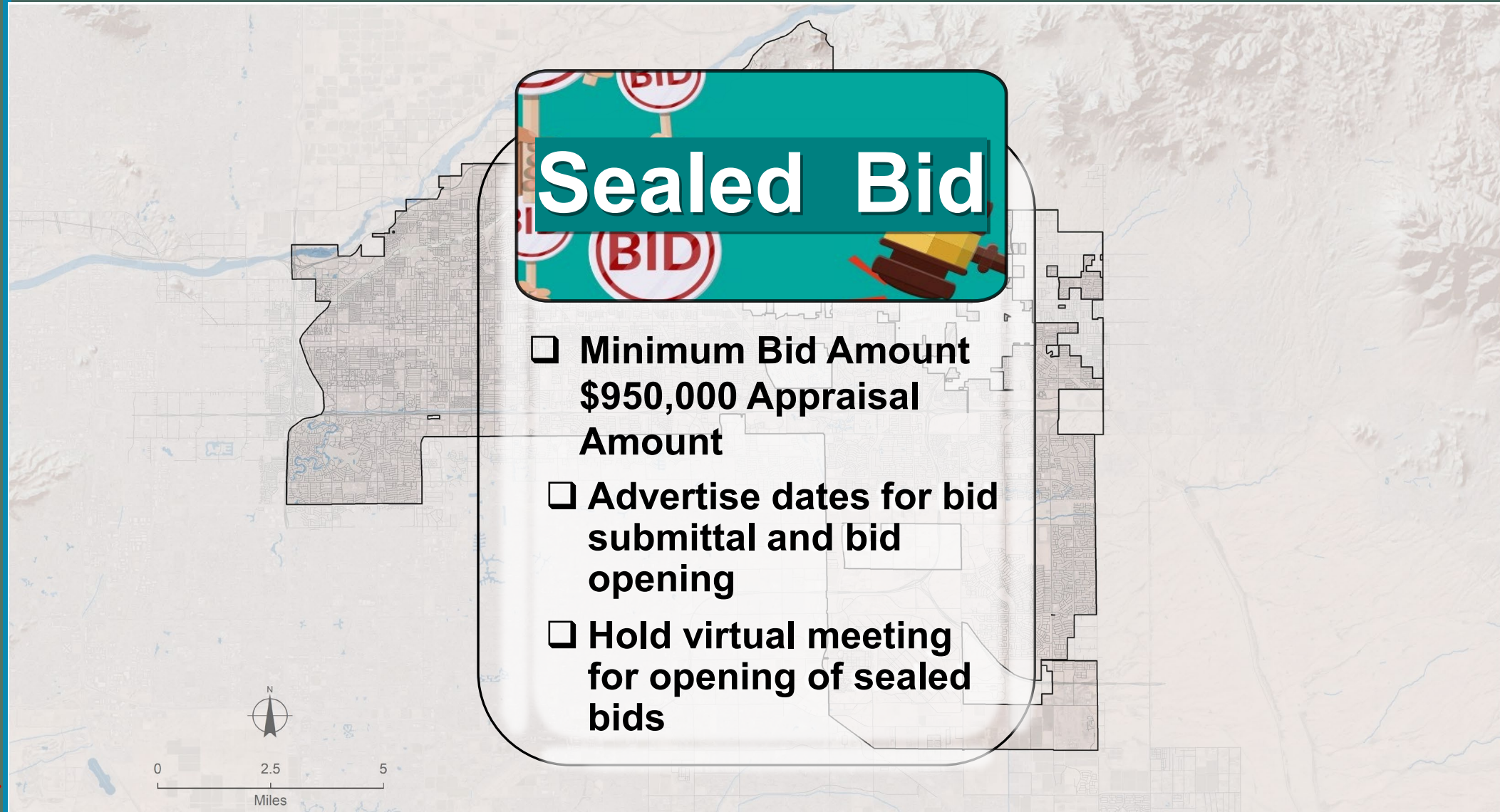


DEVELOPMENT REQUIREMENTS:

- Provide street access to site
- Flood Control District Clearance required
- Successful bidder to work with City on existing city-owned monitoring wells
- Comply with all City development codes, regulations, guidelines, standards etc.



RECOMMENDED SALE PRACTICE



DISCUSSION AND DIRECTION

