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OCT 22 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Real Estate Council Memo No. RE 10-056**

DATE: OCTOBER 22, 2009

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
R.J. ZEDER, PUBLIC WORKS DIRECTOR
DANIEL W. COOK, DEPUTY PUBLIC WORKS DIRECTOR
SHEINA HUGHES, ASSISTANT PUBLIC WORKS DIRECTOR/
CITY ENGINEER
MIKE MAH, TRANSPORTATION ENGINEER

FROM: ERICH KUNTZE, REAL ESTATE MANAGER

SUBJECT: ORDINANCE NO. 4187 AUTHORIZING AND APPROVING THE
ACCEPTANCE OF A PUBLIC ACCESS EASEMENT AND THE
VACATION OF A PORTION OF PUBLIC ROADWAY
ADJACENT TO THE CHANDLER VALLEY HOPE TREATMENT
FACILITY, LOCATED NEAR THE NORTHEAST CORNER OF
WASHINGTON STREET AND OAKLAND STREET.

RECOMMENDATION: Staff recommends introduction and tentative approval of Ordinance No. 4187 authorizing and approving the acceptance of a Public Access Easement and the vacation of a portion of public roadway adjacent to the Chandler Valley Hope Treatment Facility, located near the northeast corner of Washington Street and Oakland Street.

BACKGROUND/DISCUSSION: Previously, Ordinance No. 1574, recorded on December 27, 1985, Document #1985-0613216 (attached) indicates the City of Chandler vacated the south 125 feet of an alley right-of-way subject to the dedication of a public access easement and a public utility easement.

There have been several safety-related issues that have occurred on the premises of Chandler Valley Hope in the past few years. These events have prompted Chandler Valley Hope to request the vacation of an additional 127 feet of the alley right-of-way abutting and immediately north of the previously vacated 125 feet (see attached map).

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Page 2.

Chandler Valley Hope anticipates this action will reduce unauthorized access to the facility and help assure the safety of both their staff and patients.

In exchange for the City vacating the additional 127 feet of the existing alley, Chandler Valley Hope agrees to the following: (1) Grant a new Public Access Easement of approximately 160 feet x 34 feet on Lot 13 of their property to allow traffic of the remaining alley for ingress and egress onto Washington Street; (2) The existing public utility easement will remain in place after the vacation is approved; and (3) Maintain unrestricted access to utilities that are located in the portion of the alley to be vacated.

Real Estate has contacted the appropriate City Departments and outside utilities. Each has reviewed this request and there are no objections. City Staff have also reviewed and approved the Vacation Plat and the August 18, 2009 Architectural Drawing submitted by Chandler Valley Hope.

FINANCIAL IMPLICATIONS:

Cost:	N/A
Savings:	Future Maintenance Costs
Long Term Costs:	N/A

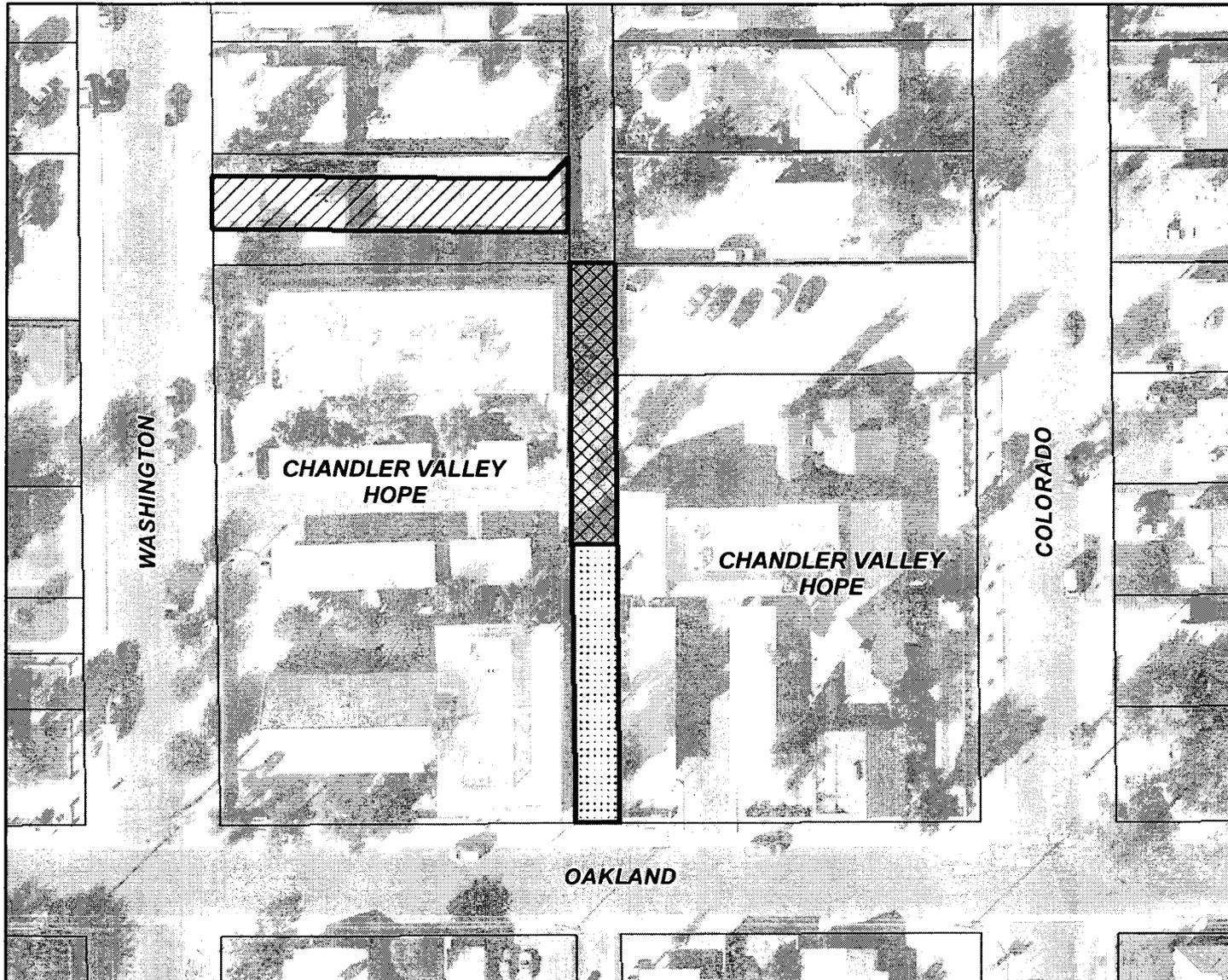
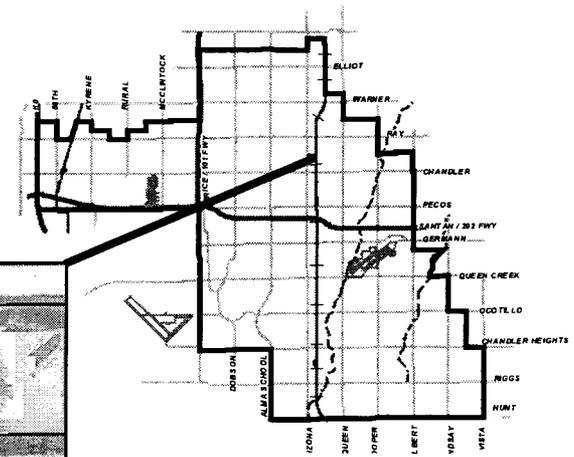
PROPOSED MOTION: Staff recommends introduction and tentative approval of Ordinance No. 4187 authorizing and approving the acceptance of a Public Access Easement and the vacation of a portion of public roadway adjacent to the Chandler Valley Hope Treatment Facility, located near the northeast corner of Washington Street and Oakland Street.

Attachments: Map
Ordinance 4187
Ordinance 1574
Vacation Plat
Ingress and Egress Easement
Architectural Drawing of 8/18/2009



Chandler • Arizona

CHANDLER VALLEY HOPE ALLEY VACATION AND ACCEPTANCE OF ACCESS EASEMENT



MEMO NO. RE10-056

ORDINANCE NO. 4187

-  NEW ACCESS EASEMENT
-  PROPOSED ALLEY VACATION
-  PREVIOUS ALLEY VACATION
ORDINANCE NO. 1574



NTS
CHANGIS

ORDINANCE NO. 4187

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING AND APPROVING THE ACCEPTANCE OF A PUBLIC ACCESS EASEMENT AND THE VACATION OF A PORTION OF PUBLIC ROADWAY ADJACENT TO THE CHANDLER VALLEY HOPE TREATMENT FACILITY, LOCATED NEAR THE NORTHEAST CORNER OF WASHINGTON STREET AND OAKLAND STREET.

WHEREAS, A.R.S. §28-7201 *et seq.*, provides for the disposition of unnecessary public roadways; and

WHEREAS, A.R.S. §28-7205 specifically provides for the vacating of unnecessary public roadway so as to allow title to vest according to law; and

WHEREAS, A.R.S. §28-7215 provides that a public roadway may be vacated without compensation if the person taking the public roadway agrees to assume the costs of maintaining the public roadway and the liability for the public roadway; and

WHEREAS, Valley Hope Association (“Chandler Valley Hope”) has requested the City of Chandler vacate a portion of public roadway; and

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

Section 1. The Roadway, which is generally described above and which is legally described in Exhibit “A”, attached hereto and incorporated herein by reference, is determined to be no longer necessary for public use as roadway, and has no public use or no market value.

Section 2. The City of Chandler accepts a Public Access Easement from Chandler Valley Hope as legally described in Exhibit “B”, attached hereto and incorporated herein by reference, for public ingress and egress.

Section 3. The Roadway is hereby declared abandoned and vacated, so that title shall vest, subject to the same encumbrances, liens, limitations, restrictions and estates as exist on the land to which it accrues, in accordance with law.

Section 4. The vacating of the Roadway is not intended to vacate or extinguish any easements for existing water, sewer, gas or similar pipelines and appurtenances, and for existing canals, laterals or ditches and appurtenances, and for electric, telephone and similar lines and appurtenances, and the same, if there are any, shall continue as they existed prior to the vacating of the Roadway.

Section 5. The action taken herein to vacate the Roadway is done solely to dispose of the City’s interest, if any, in the Roadway, subject to the terms and conditions

stated in this Ordinance, and the City of Chandler does not warrant, either expressly or by implication, that it holds title or any other interest in the Roadway.

Section 6. Pursuant to A. R. S. § 28-7215, the vacation of the Roadway is done without any requirement for monetary compensation to the City, but is made in consideration for the owner of the property agreeing to assume responsibility for maintenance of and liability for the Roadway.

Section 7. The Mayor of the City of Chandler, Arizona, is hereby authorized to sign, on behalf of the City, this Ordinance and all other documents required and necessary to complete the abandonment and vacation of the Roadway.

Section 8. The City Clerk is directed to cause this Ordinance No. 4187 to be recorded in the office of the Maricopa County Recorder as directed by the Chandler City Attorney, but in no event earlier than thirty (30) days following the date that this Ordinance No. 4187 is passed and adopted. The vacation of the Roadway shall take effect upon recordation of this Ordinance No. 4187.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2009.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this ____ day of _____, 2009.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4187 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2009 and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

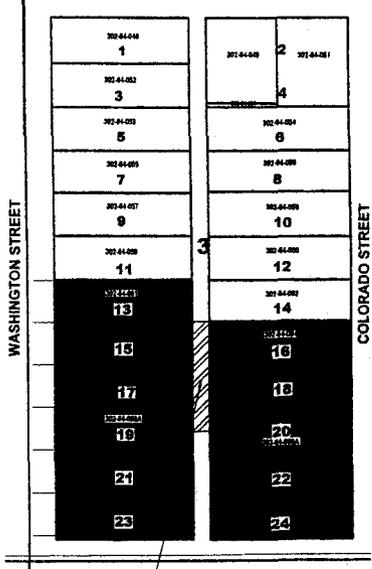
CITY ATTORNEY



VACATION PLAT

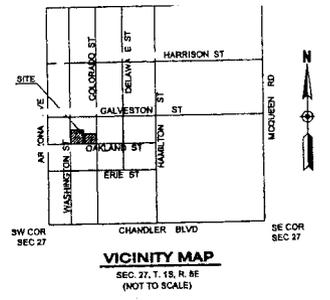
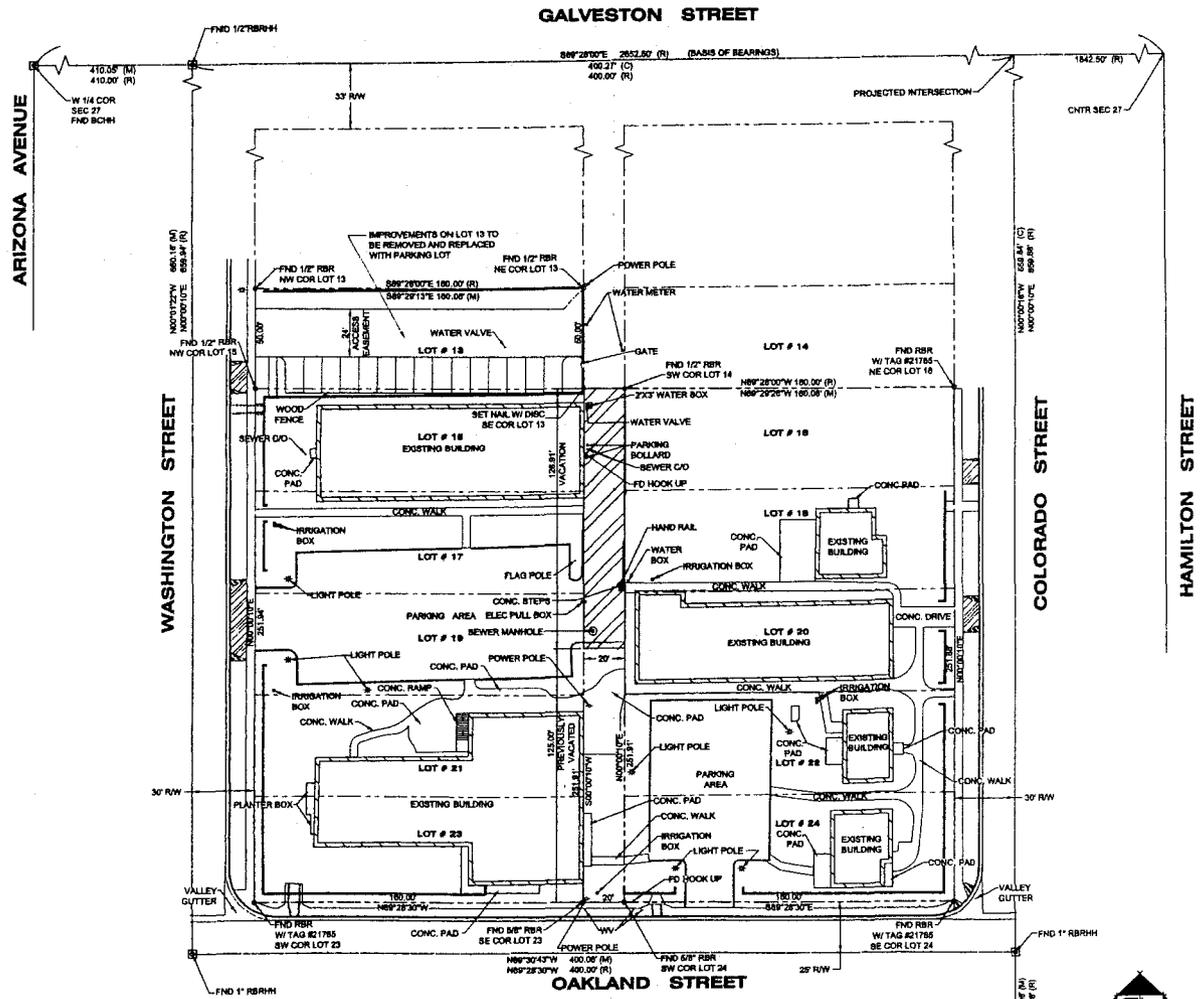
FOR

A PORTION OF BLOCK 3, GREATER CHANDLER ADDITION ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 31, PAGE 27.



PROPOSED VACATION AREA (NOT TO SCALE)

NOTE: CHANDLER VALLEY HOPE, OWNERS OF LOT 13 AND LOTS 15-24



- ### LEGEND
- SECTION LINE
 - - - PROPERTY LINE
 - - - PROPERTY LINE
 - ▨ REQUESTED VACATION AREA
 - ▣ EXISTING 2 BLOCK WALL
 - ⊕ FND BRASS CAP IN HAND HOLE (BCHM)
 - ⊙ FND BRASS CAP FLUSH (BCFL)
 - ⊗ FND MONUMENT AS NOTED
 - ⊕ FND 1" REBAR IN HAND HOLE (RBRH)
 - ⊕ SET 5/8" REBAR & CAP PLS 24532 (SET RFR)
 - ⊕ WATER VALVE (WV)
 - ⊕ WATER METER
 - ⊕ IRRIGATION BOX
 - ⊕ WATER BOX
 - ⊕ ELECTRICAL PULL BOX
 - ⊕ LIGHT POLE
 - ⊕ POWER POLE
 - ⊕ SEWER CLEAN OUT (CO)
 - ⊕ FIRE DEPARTMENT HOOK UP (FD HOOK UP)
 - ⊕ PARKING BOLLARD
 - (R) RECORDED
 - (M) MEASURED
 - (C) CALCULATED

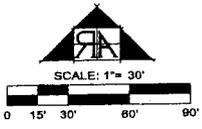
BASIS OF BEARING

BEING THE CENTERLINE OF GALVESTON STREET ALSO BEING THE EAST-WEST MID-SECTION LINE OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BEARING SOUTH 89°28'00" EAST

VACATION DESCRIPTION

THE NORTH 126.91 FEET OF THE SOUTH 261.91 FEET OF THE 20.00 FOOT ALLEYWAY IN BLOCK 3 OF GREATER CHANDLER ADDITION.



VACATION PLAT CHANDLER VALLEY HOPE APN#: 302-64-068a 501 NORTH WASHINGTON STREET CHANDLER, AZ 85225 MARICOPA COUNTY		DESIGN: PWR DRAWN: NRS/SC
ROSENDAHL MILLETT & ASSOCIATES, LLC ENGINEERING URBAN DESIGN		LAND SURVEYING CONSTRUCTION SURVEYING
252 N. STAPLEY DR. MESA, AZ 85203		(480) 969-5622 TEL (480) 969-3622 FAX

PROJECT NO. 091168
DATE: 04.06.2009
SHEET 6
PLAT
1 OF 1

When recorded, mail to:
City Clerk's Office
City of Chandler
Mail Stop 606
P.O. Box 4008
Chandler, AZ 85244-4008

APN #302-64-068A
Sec 27, T1S, R5E
DH 9/14/09

This document is exempt from Affidavit and Fee requirements pursuant to A.R.S. §11-1134(A)(2).

EASEMENT FOR INGRESS AND EGRESS

For and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged,

THE VALLEY HOPE ASSOCIATION, A KANSAS CORPORATION

("Grantor") do/does hereby grant and convey unto the **CITY OF CHANDLER, an Arizona Municipal Corporation** ("Grantee"), a permanent Easement for Ingress and Egress for Public Access over and across the real property situated in Maricopa County, Arizona and described in **Exhibit A** (Legal Description), attached hereto and made a part hereof (the "Property").

Dated this 24 day of SEP, 2009.

GRANTOR: The Valley Hope Association, a Kansas Corporation

By: 
Its: EXEC V.P. / COO

STATE OF ~~ARIZONA~~)
 KANSAS)ss
County of ~~Maricopa~~)
 Worton

The foregoing EASEMENT was personally acknowledged before me this 24 day of

Sept, 2009, by John Leipold as

Executive Vice President for THE VALLEY HOPE ASSOCIATION, who executed

the foregoing instrument for the purposes therein contained.

Barbara Brooks
Notary Public

My Commission Expires: 8/4/2013

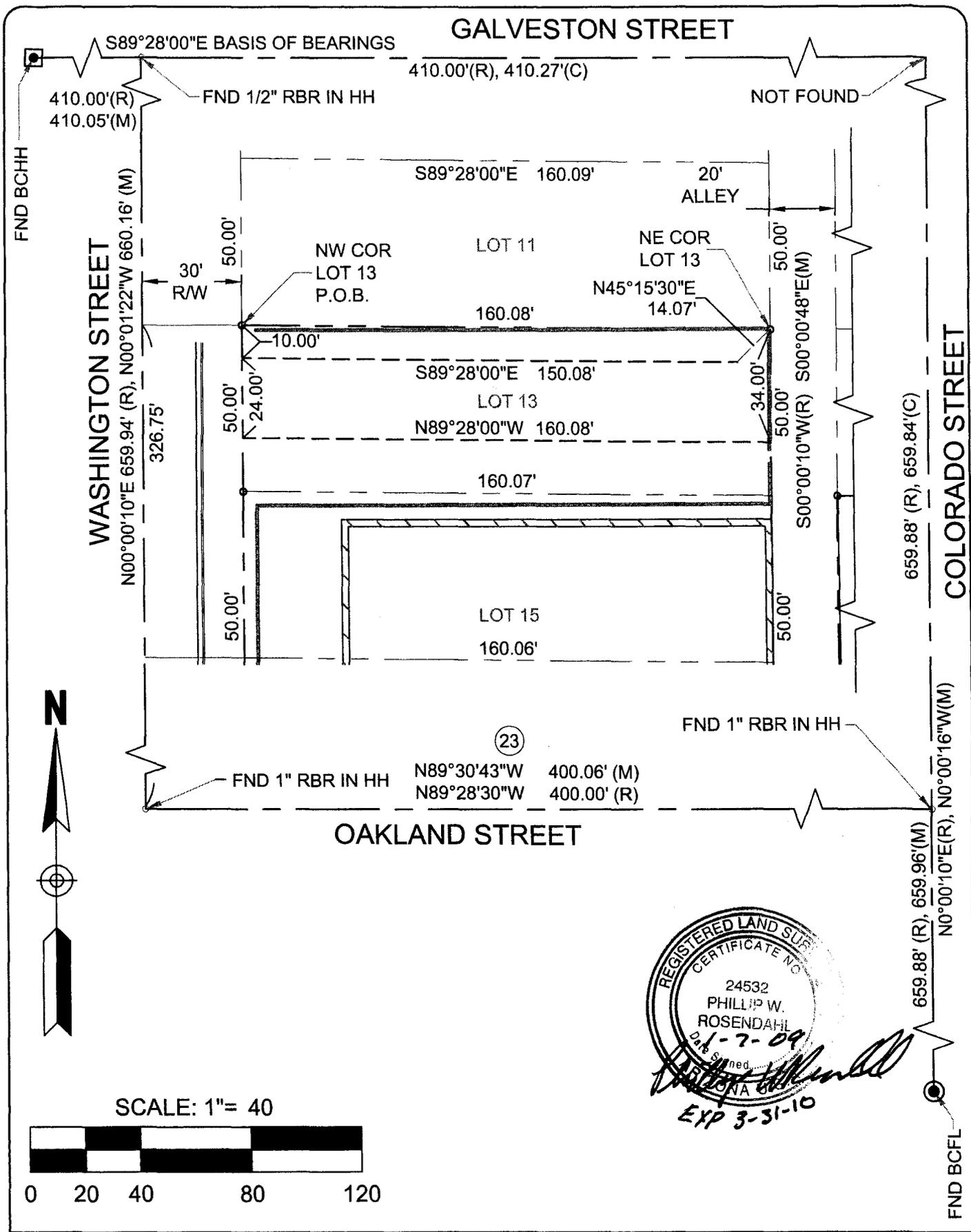
Notary Public State of Kansas
Barbara Brooks
My Appt Exp 8/4/2013



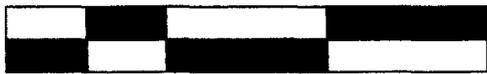
LEGAL DESCRIPTION OF AN ACCESS EASEMENT ACROSS LOT 13, BLOCK 3 OF THE GREATER CHANDLER ADDITION.

COMMENCING AT THE NORTHWEST CORNER OF LOT 13, BLOCK 3 OF THE GREATER CHANDLER ADDITION;
THENCE SOUTH 0°00'10" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°28'00" EAST A DISTANCE OF 150.08 FEET;
THENCE NORTH 45°15'30" EAST A DISTANCE OF 14.07 FEET TO THE NORTHEAST CORNER OF LOT 13,
THENCE SOUTH 0°00'10" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF AN ALLEY, A DISTANCE OF 34.00 FEET;
THENCE NORTH 89°28'00" WEST A DISTANCE OF 160.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET;
THENCE NORTH 0°00'10" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

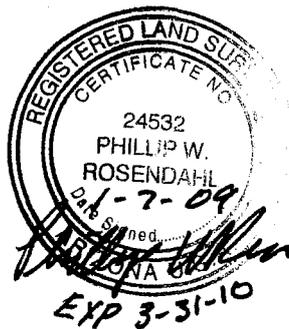




SCALE: 1" = 40



0 20 40 80 120



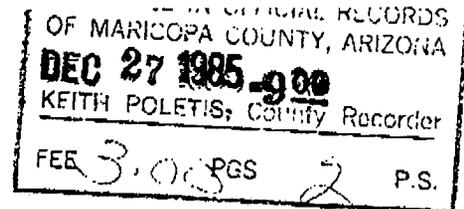
	ROSENDAHL MILLETT & ASSOCIATES, LLC	252 N. STAPLEY DR. MESA, AZ 85203 (480) 969-5822 TEL (480) 969-3682 FAX	EASEMENT EXHIBIT CHANDLER VALLEY HOPE	PROJECT NO. 061169
				DATE: 1/07/2009 SHEET 1 OF 1

RETURN TO:

City Clerk **85 613216**
Official File Copy **ORDINANCE (OR)**

CITY CLERK
CITY OF CHANDLER
CHANDLER, AZ 85225

ORDINANCE NO. 1574



AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, VACATING AND ABANDONING CERTAIN RIGHT-OF-WAY DEDICATED FOR ROADWAY PURPOSES AND DIRECTING THAT TITLE BE VESTED IN THE NAME OF ABUTTING PROPERTY OWNERS. (Z85-87 Valley Hope Association)

WHEREAS, Arizona Revised Statutes Section 28-1902 provides for the disposition of unnecessary public roadways, alleys and easements; and

WHEREAS, in the judgement of the City Council, it is in the best interests of the City of Chandler and of the property affected that said right-of-way and lot lines be vacated and abandoned and that title be vested in the name of the abutting property owners; and

WHEREAS, said right-of-way is unnecessary for access or circulation needs; and further, this roadway is not constructed or planned for public improvement.

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

SECTION 1. The City Council of the City of Chandler, Arizona, does hereby declare vacant and abandoned the following described roadway:

The South 125 feet of the alley right-of-way located within Block 1, Greater Chandler Addition, according to Book 31 of Maps, Page 27, Records of Maricopa County, Arizona.

SECTION 2. The City Council of the City of Chandler, Arizona, does hereby direct that title to the above described property be vested in the name of the abutting property owners, subject to dedication of a minimum 24-foot easement granted to the City of Chandler for public access through the parking lot located immediately west of said alley right-of-way, described as follows:

The South 153 feet of the West 160 feet of Block 1, Greater Chandler Addition, according to Book 31 of Maps, Page 27, Records of Maricopa County, Arizona, EXCEPT the South 129 feet thereof.

SECTION 3. Title of the vacated roadway shall be subjected to the same encumbrances, liens, limitations, restrictions and estates as exist on the land to which it accrues.

SECTION 4. That a 20-foot easement for existing sewer, water, gas, telephone or similar appurtenances not relocated shall be dedicated to the City of Chandler for these utilities as they existed prior to the vacation and abandonment, described as follows:

The South 125 feet of the alley right-of-way located within Block 1, Greater Chandler Addition, according to Book 31 of Maps, Page 27, Records of Maricopa county, Arizona.

ORDINANCE NO. 1574
Page 2

SECTION 5. The City Clerk is hereby directed to record this ordinance in the Office of the Maricopa County Recorder.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 5th day of December, 19 85.

ATTEST:

Carolyn Dunn DEPUTY CITY CLERK
John Beards MAYOR

PASSED AND ADOPTED by the City Council this 19th day of December, 19 85.

ATTEST:

Carolyn Dunn DEPUTY CITY CLERK
John Beards MAYOR

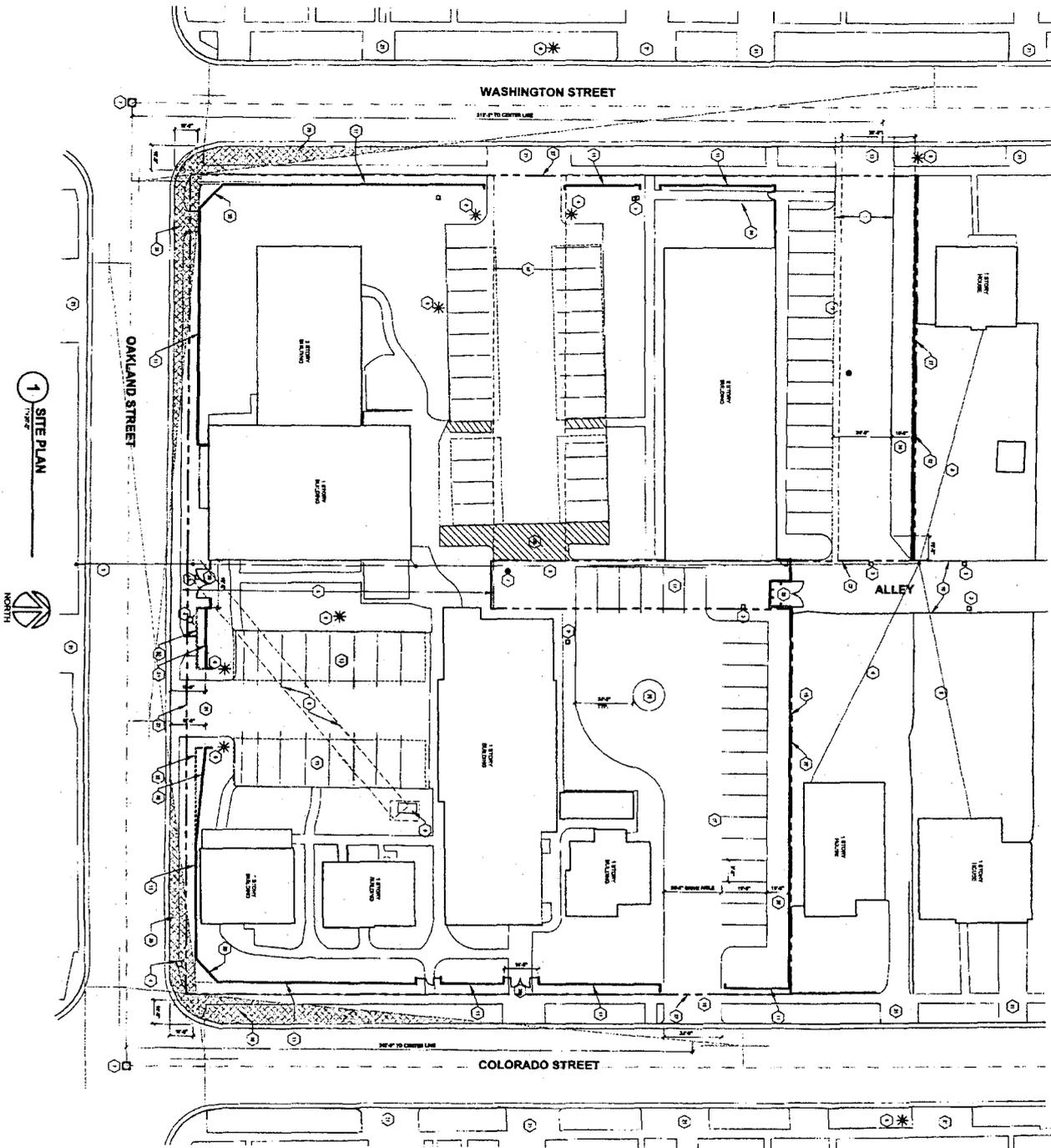
C E R T I F I C A T I O N

I HEREBY CERTIFY that the above and foregoing Ordinance No. 1574 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 19th day of December, 19 85, and that a quorum was present thereat.

APPROVED AS TO FORM:

William J. Pearlina Asst. CITY ATTORNEY
Carolyn Dunn DEPUTY CITY CLERK

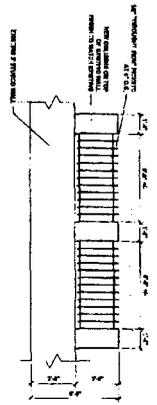
PUBLISHED: 12/27 & 1/3



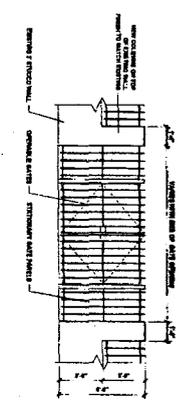
KN KEY NOTES

- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
- 2. EXISTING CONCRETE FOUNDATION WALLS TO REMAIN.
- 3. EXISTING CONCRETE FOUNDATION WALLS TO BE DEMOLISHED.
- 4. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED.
- 5. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH.
- 6. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS.
- 7. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH.
- 8. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING.
- 9. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING AND NEW MECHANICAL SYSTEMS.
- 10. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING AND NEW MECHANICAL SYSTEMS AND NEW ELECTRICAL SYSTEMS.
- 11. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING AND NEW MECHANICAL SYSTEMS AND NEW ELECTRICAL SYSTEMS AND NEW PLUMBING SYSTEMS.
- 12. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING AND NEW MECHANICAL SYSTEMS AND NEW ELECTRICAL SYSTEMS AND NEW PLUMBING SYSTEMS AND NEW HVAC SYSTEMS.
- 13. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING AND NEW MECHANICAL SYSTEMS AND NEW ELECTRICAL SYSTEMS AND NEW PLUMBING SYSTEMS AND NEW HVAC SYSTEMS AND NEW INSULATION.
- 14. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING AND NEW MECHANICAL SYSTEMS AND NEW ELECTRICAL SYSTEMS AND NEW PLUMBING SYSTEMS AND NEW HVAC SYSTEMS AND NEW INSULATION AND NEW PAINT.
- 15. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING AND NEW MECHANICAL SYSTEMS AND NEW ELECTRICAL SYSTEMS AND NEW PLUMBING SYSTEMS AND NEW HVAC SYSTEMS AND NEW INSULATION AND NEW PAINT AND NEW LANDSCAPING.
- 16. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING AND NEW MECHANICAL SYSTEMS AND NEW ELECTRICAL SYSTEMS AND NEW PLUMBING SYSTEMS AND NEW HVAC SYSTEMS AND NEW INSULATION AND NEW PAINT AND NEW LANDSCAPING AND NEW SIGNAGE.
- 17. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING AND NEW MECHANICAL SYSTEMS AND NEW ELECTRICAL SYSTEMS AND NEW PLUMBING SYSTEMS AND NEW HVAC SYSTEMS AND NEW INSULATION AND NEW PAINT AND NEW LANDSCAPING AND NEW SIGNAGE AND NEW SECURITY SYSTEMS.
- 18. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING AND NEW MECHANICAL SYSTEMS AND NEW ELECTRICAL SYSTEMS AND NEW PLUMBING SYSTEMS AND NEW HVAC SYSTEMS AND NEW INSULATION AND NEW PAINT AND NEW LANDSCAPING AND NEW SIGNAGE AND NEW SECURITY SYSTEMS AND NEW ACCESSIBILITY.
- 19. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING AND NEW MECHANICAL SYSTEMS AND NEW ELECTRICAL SYSTEMS AND NEW PLUMBING SYSTEMS AND NEW HVAC SYSTEMS AND NEW INSULATION AND NEW PAINT AND NEW LANDSCAPING AND NEW SIGNAGE AND NEW SECURITY SYSTEMS AND NEW ACCESSIBILITY AND NEW ENERGY EFFICIENCY.
- 20. EXISTING CONCRETE FOUNDATION WALLS TO BE RECONSTRUCTED WITH NEW FINISH AND NEW INTERIOR PARTITION WALLS AND NEW EXTERIOR FINISH AND NEW ROOFING AND NEW MECHANICAL SYSTEMS AND NEW ELECTRICAL SYSTEMS AND NEW PLUMBING SYSTEMS AND NEW HVAC SYSTEMS AND NEW INSULATION AND NEW PAINT AND NEW LANDSCAPING AND NEW SIGNAGE AND NEW SECURITY SYSTEMS AND NEW ACCESSIBILITY AND NEW ENERGY EFFICIENCY AND NEW SUSTAINABILITY.

2 PROPOSED FENCE ELEVATION



3 PROPOSED GATE ELEVATION



EVERYTHING SHOWN IS EXISTING UNLESS IT IS SPECIFICALLY NOTED AS NEW.

M+O+A ARCHITECTURAL PARTNERSHIP ARCHITECTS & PLANNERS 1000 NORTH WASHINGTON STREET, SUITE 111 CHANDLER, ARIZONA 85226		VALLEY HOPE ASSOCIATION CHANDLER VALLEY HOPE 501 North Washington Street - Chandler, Arizona		PROJECT NO. 051063.00
DRAWN BY: ALI/AV CHECKED BY: JE DATE: 6/10/2009	SHEET TITLE: SITE PLAN	REVISION/RECORD:	PROJECT LOCATION:	PROJECT NO. 051063.00
M+O+A ARCHITECTURAL PARTNERSHIP ARCHITECTS & PLANNERS 1000 NORTH WASHINGTON STREET, SUITE 111 CHANDLER, ARIZONA 85226				

DATE: A1.0