

Project Submittal Application

City of Tempe
 Community Development Department
 31 E. 5th Street, Garden Level, Tempe, AZ 85281
 (480) 350-4311 Fax: (480) 350-8677
 Planning Fax: (480) 350-8872
 www.tempe.gov



Project Information - Required

Project Name: Knoell Ville Monaco HOA - Xeriscape Exterior Perimeter

Project Address: E. Baseline Rd + S. Kenwood Ave 5345 S. Kenwood Tempe AZ 85283

Proposed Use of Building/Suite: Suite No.:
 Existing Zoning:

Legal Description: Attached Parcel No.:
 ↑ an address in HOA

Description of Work/Request: Xeriscape Exterior Perimeter - along E. Baseline Rd. and S. Kenwood Ave

Valuation (for building plan review only):

Applicant Information - Required

Company or Firm Name: Knoell Ville Monaco HOA

Applicant: [Redacted] Telephone: [Redacted] Ext: _____

Applicant: [Redacted] () Ext: _____

Applicant: [Redacted] Fax: ()

City: Tempe **State:** AZ **Zip:** 85281 **Email Address(es):** [Redacted]

Date: 4/3/2017

For City Use Only

Planning	Fees	Building	Engineering	Submitted Materials:
<input type="checkbox"/> Recordation		<input type="checkbox"/> New Building	<input type="checkbox"/> Engineering	_____ Building _____ Fire
<input type="checkbox"/> SPR		<input type="checkbox"/> Com Add/Alt	<input type="checkbox"/> Revision	_____ Planning _____ Signs
<input type="checkbox"/> PL Dev Plan Review		<input type="checkbox"/> TI	Tracking Nos.:	_____ Engineering
<input type="checkbox"/> Sign Permit		<input type="checkbox"/> MF	DS _____	<input type="checkbox"/> Spec Book(s)
<input type="checkbox"/> Use Permit		<input type="checkbox"/> NRes	BP _____	<input type="checkbox"/> Soils Report
<input type="checkbox"/> Variance		<input type="checkbox"/> Res Remodel/Add	RA _____	<input type="checkbox"/> Structural Calcs
<input type="checkbox"/> General Plan Amend		<input type="checkbox"/> Pool	FR _____	<input type="checkbox"/> Report
<input type="checkbox"/> Zoning Amend		<input type="checkbox"/> Demo	RAF _____	<input type="checkbox"/> Truss Calcs
<input type="checkbox"/> Zoning Verification Letter		<input type="checkbox"/> Grading Only	EN _____	<input type="checkbox"/> Hydraulic Calcs
<input type="checkbox"/> Subdivision/Condo		<input type="checkbox"/> Phased Constr	RAE _____	<input type="checkbox"/> Parking Analysis
<input type="checkbox"/> PAD Overlay		<input type="checkbox"/> Phased Constr w/UG MEP	PL _____	<input type="checkbox"/> Lighting Cut Sheets
<input type="checkbox"/> Legal Posting Signs		<input type="checkbox"/> Structural Frame	SPR _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Administrative Decision		<input type="checkbox"/> MEP Only	SGN _____	Total Valuation:
<input type="checkbox"/> Abatement		<input type="checkbox"/> Mobile Home	GO _____	Total Submittal Fees:
<input type="checkbox"/> Shared Parking		<input type="checkbox"/> Factory Built Bldg	GOB _____	Validation:
<input type="checkbox"/> CCR Review		<input type="checkbox"/> Deferred submittal	SE _____	Date Stamp:
<input type="checkbox"/> Continuance		<input type="checkbox"/> Revision	ZP _____	
<input type="checkbox"/> Appeal		<input type="checkbox"/> New Standard	MCA Code:	
<input type="checkbox"/> Other _____		<input type="checkbox"/> Permits based on Standard #	File With:	
Fire		<input type="checkbox"/> Suiting	Received By:	
<input type="checkbox"/> Tanks		<input type="checkbox"/> Other _____		
<input type="checkbox"/> AFES (O/H)				
<input type="checkbox"/> Spray Paint Booth				
<input type="checkbox"/> Special Extinguishing				
<input type="checkbox"/> Fire Alarm				
<input type="checkbox"/> Kitchen Hood System				
<input type="checkbox"/> Rack Storage				
<input type="checkbox"/> Hazmat				
<input type="checkbox"/> Other _____				

Maryanne Corder Neighborhood Grant Application

Name of Association Knoell Ville Monaco HOA

Project Xeriscape Outside Perimeter location: Baseline & Kenwood

Name of association contact: [REDACTED]

Email: P [REDACTED] Phone: [REDACTED]

Address (& city/state/zip) [REDACTED]

Name of authorizing individual (who can accept funds, sign contract - if different than above) [REDACTED]

Address (& city/state/zip) [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

1. Project description: Brief description of your grant project.

We currently have a narrow strip of grass between the curb of the street and the sidewalk on E Baseline Rd on the north side of our community. Watering this grass is difficult because the strip of grass is narrow, so much of the water wastefully goes onto the sidewalk or the street. We want to remove this grass and replace it with attractive exposed-aggregate concrete, thus widening the sidewalk and eliminating the wasteful water usage.

At the same time, we want to remove a small patch of grass on the east side of our community along S Kenwood Ln at the alley and replace that patch of grass with granite and plants that have low water usage from drip lines.

2. Project Budget

Expenses	Amount
Convert grass to exposed aggregate along Baseline	\$15,275.00
Convert grass on Kenwood at alley to granite and plants	\$1,564.00
	\$
	\$
	\$
Match (HOA and CFMH properties only)	\$8,419.50
TOTAL EXPENSES:	\$16,839.00

Maryanne Corder Neighborhood Grant Application

Please attach the following:

3. Narrative

Please submit a narrative providing a detailed description of your grant project and what you hope to accomplish through this grant if approved. Be sure to address how the project meets the provided evaluation criteria. Please limit your submission to two one-sided pages.

4. Bids

Please attach a minimum of two bids for the work outlined in the grant, including sales tax. Bids must be from licensed, insured contractors. The amount requested must match a bid amount. *If on city property, only one bid may be necessary if project is required to use city contractor. Staff will verify prior to submitting your application.*

5. Supporting Documents

Please attach any plans, drawings/sketches, site plans or maps, 'before' photos, product photos, etc. that are pertinent to the grant project.

ALL projects copies of neighborhood meeting notices, postcards, newsletters

Landscape projects must include any existing landscape plans (to scale) with dimensions, proposed plant list, irrigation source and proposed retention (black line drawing with symbols in legend, plant sizes and species).

Wall, fence, gate projects or street frontage improvements must include elevations/drawings, dimensions, details and site plans (to scale black line drawing). Label property lines, right-of-way lines, and sight distance lines.

Signage projects must include elevations/drawings of signs, dimensions, all text, what materials and colors will be used and whether lighting is involved. Label property lines, right-of-way lines, and sight distance lines.

Lighting projects must include lighting plans, light fixture schedules, light fixture cut sheets, bulb type and proposed source of electrical feed.

If project is in a public area or on City property, plan must show dimensions on sidewalks, playgrounds, etc. as well as how the project accommodates ADA accessibility.

6. Completed Preliminary Site Plan Review submittal form (highlighted areas only)

7. Staff contacts Please check all staff that you have met with and/or contacted:

- Neighborhood Services staff (circle at least one): Shauna Warner, Elizabeth Thomas, Laura Kajfez
- Landscape/Walls/Signs/Lighting: Steve Abrahamson
- Projects on City Property: Gregg Kent
- Art: Maja Aurora
- Parks/Playground: Dave McClure
- Water Conservation: Richard Bond
- Traffic Calming: Steve Horstman
- ADA Accessibility: Michele Stokes
- Other: _____

Email, mail, or hand deliver your application with an original signature and attachments to Neighborhood Services by

Monday, April 3, 2017 at 5:00 p.m. This date is not a postmarked deadline, late or incomplete applications will not be accepted. Emailed version is preferred at neighborhoods@tempe.gov

Knoell Ville Monaco HOA

Grass Removal and Xeriscaping

Overview. Our community is at the SW corner of E Baseline Rd and S Kenwood Ln. The north side of our community has landscaped frontage along E Baseline Rd. Starting at the street there is a curb, a narrow grass strip, a concrete sidewalk, an attractive wider grass area, a concrete mowing curb, a landscaped planter area, and then the stuccoed wall that isolates the back patios of our homes from the street.

Watering the narrow strip of grass between the curb and the sidewalk is difficult because the strip of grass is so narrow (two feet to about four feet wide). In spite of our best efforts, much of the water wastefully goes onto the sidewalk or into the street. We want to remove this narrow strip of grass and replace it with exposed-aggregate concrete. The exposed aggregate will be durable and striking, and the exposed-aggregate surface of the new concrete will delineate it from the adjacent concrete sidewalk.

The neighboring properties along Baseline do not have the strip of grass that we have, so removing this grass will make our frontage more consistent with the other frontages. Instead of using crushed granite as the neighboring shopping center does, however, we want to use exposed aggregate so the sidewalk won't constantly be littered with gravel as it is in front of the shopping center.

While we are making this improvement, we also want to remove a small (about 380 square feet) patch of grass from our frontage onto S Kenwood Ln at the alley at the south end of our community. The location of this small patch of grass renders it unused, so we are consuming water with little benefit. We want to replace this small patch of grass with Madison Gold granite and seven low-water plants that we can water by extending our existing drip line. The granite and the new plants will complement the existing granite and plants along our Kenwood frontage.

Grant Evaluation Criteria. This project certainly provides a significant environmental benefit. We will completely eliminate the water usage for watering 2350 square feet in the narrow grass strip between the curb and the sidewalk along Baseline, and we will eliminate about 90% of the water usage for watering the 380 square feet of grass at the junction of Kenwood and the alley.

The exposed aggregate will be attractive and will effectively widen the sidewalk while the exposed-aggregate surface will still delineate the new exposed aggregate from the adjacent concrete sidewalk. By using exposed aggregate instead of crushed granite, we will avoid the problem that the adjacent shopping center has with gravel constantly littering the sidewalk.

The frontage areas on Baseline and Kenwood are, of course, accessible to all members of our community and to nearby residents as well. In particular, there is a bus stop on Baseline, and everyone using that bus stop will enjoy the long-lasting results of this project.

The exposed-aggregate concrete has a very long lifetime, so maintenance of the narrow strip will actually be far easier than it is now with the grass that we must water (somewhat unsuccessfully) and mow.

We have discussed this project at board meetings for some months, and we have solicited inputs from residents of our community. We have attached a copy of the meeting minutes from 10/25/16 when we first discussed this project. The meeting minutes go to all of our homeowners, and we have gotten positive feedback from several residents about this particular project.

We hope the city will approve this proposal because we are eager to start using less water while presenting an attractive frontage to the rest of the city.

Baseline Overhead View

As you can see in the overhead photograph below, there is a narrow strip of grass between the curb and the sidewalk along Baseline Road on the north side of our community. For reference, the property across the street doesn't have any grass between the sidewalk and the street. We propose to replace our narrow grass strip with exposed-aggregate concrete.



Baseline Street View

The picture below (looking west from Baseline and Kenwood) shows the narrow grass strip between the curb and the sidewalk. We want to replace that grass with exposed-aggregate concrete so we can save water, much of which currently goes onto the street and the sidewalk.



Kenwood Overhead View

As you can see in the overhead photograph below, there is a small patch of grass on our community's frontage to Kenwood Lane. The grass starts at the north end of the red car in the picture, and it extends to the north for about two car lengths. We propose to replace this patch of grass with Madison Gold granite and low-water plants just as we already have to the north and south of the grass strip.



Kenwood Street View

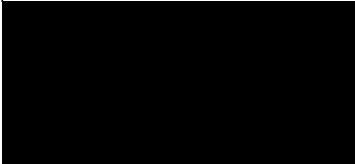
The picture below (looking south on S Kenwood Ln) shows the small patch of grass that we want to replace. In place of the grass, we want to install Madison Gold granite like the granite in the adjacent areas, and we want to install low-water plants that we can water with a drip line that we extend from our existing plants.



EMT CONTRACTING LLC.
 1914 W PORTOBELLO AVE
 Mesa, AZ.85202
 ROC # 288123

Estimate

Date	Estimate #
3/29/2017	157

Name / Address


			Project
Description	Qty	Rate	Total
exposed aggregate finish remove 5' of dirt in preparation for concrete 2,350 sq. ft. total	1	15,275.00	15,275.00
Total			\$ 15,275.00

CAPITAL PROPERTY

SPECIALISTS

Ville Monaco
[REDACTED]
[REDACTED]
[REDACTED]

Dear Ville Monaco,

We are pleased to provide the following pricing and specifications to convert the strip of grass along Baseline Rd to Concrete.

Pricing/Estimate is based on the following Scope of Work:

- Mobilization, Set-Up, Layout,
- Kill off existing grass
- Remove Grass and dig out the area 5" down to allow for concrete
- Remove excess dirt, haul away to dump
- Remove the existing sprinkler system and cap off the pipes going in there.
- Level off the area
- Pour new concrete approx. 2,350 sq ft in the old grass area
- Clean-Up
- Taxes, Insurances, Licensing

Total Price	\$ 18,787.00
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Exclusions:

- Permits or Fees

We greatly appreciate the opportunity to provide you with quality, personalized service. Please contact me with any questions you may have regarding this estimate or the process for delivering your project.

Thanks & Regards,

Jon Passey
Capital Property Specialists
Jon@Capitalpropertyspecialists.com
602.418.6749

CAPITAL PROPERTY SPECIALISTS

WORK AUTHORIZATION AND AGREEMENT

The undersigned (owner /authorized agent) authorizes Capital Property Specialists, Inc. to proceed to make repairs/perform work to the property located at :

_____.

The description of the work to be done and materials to be used or installed are described in the Estimate / Scope of Work attached hereto or to be attached hereto. That scope of work has been or will be submitted and approved by the Owner / Insurance Company. All finishes, where not otherwise specified in writing, shall match as closely as is reasonably possible the existing undamaged finishes where applicable.

The Undersigned owner hereby agrees to pay direct to Capital Property Specialists, Inc. as outlined in the Scope of Work or Estimate. Any changes or modifications not itemized in the Scope of Work or Estimate will be in writing and will result in additional expense to the Owner.

Payment in full is due upon completion of the work. Any attorney fees, court costs, or other costs incurred in collection of delinquent accounts shall be paid by Owner / Authorized agent. In the event the Owner / Authorized Agent shall fail to pay progress payments, the Contractor may cease work without breach of contract pending payment or resolution of any dispute.

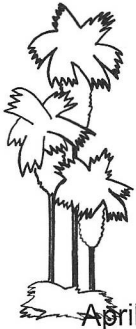
THE UNDERSIGNED ACKNOWLEDGES READING AND AGREEING TO THE TERMS AND CONDITIONS HEREIN.

Signature of Owner / Authorized Agent

Date

Capital Property Specialists, Inc.

Date



AZTEC

LANDSCAPE MAINTENANCE
& ANGUS CATTLE



Terry Van Hilsen
2467 E. Arrowhead Trail
Gilbert, AZ 85297
(480) 963-6324

April 2, 2017

Villa Monaco



Subject: Villas Monaco
Landscape Renovations
Kenwood at the South end of the

Spray and Remove Existing Grass	\$450.00
Remove Existing Irrigation and Curbing	\$200.00
Deliver and Spread four (4) tons of Madison Gold Rock to match existing rock.	\$400.00
Install seven (7) new plants and water to each.	\$320.00
Install curbing along sidewalk to hold in the new rock.	\$350.00
Total Cost for all labor and materials.	\$1,720.00

Respectfully,

Terry Van Hilsen
Aztec Landscape Maintenance

*Note- If proposal is accepted, 1/2 of total is due in advance.

Irrigation Specialties, LLC
 22248 E. Riggs Rd.
 Queen Creek, AZ 85142
 602-386-6708
 ROC 289705

Estimate

Date	Estimate #
3/30/2017	1450

Name / Address
Knoell Ville Monaco

Project

Description	Qty	Cost	Total
On Kenwood at the far south end of property			
Spray and kill approx. 380 sf of existing grass	1	100.00	100.00
Remove 380 sf of existing lawn and haul off	1	285.00	285.00
Remove 6 ea. existing sprinkler heads and cap off @ \$10.00/head	6	10.00	60.00
Remove approx. 57' of existing concrete curbing and haul off @ \$2.00/lf	1	114.00	114.00
Install approx. 4 tons of 3/4" Madison Gold Granite to match existing granite includes delivery fee	1	425.00	425.00
Tie into existing drip system and run 7 ea. new spaghetti lines for new plants	1	70.00	70.00
Install 7 ea. 5 gal. assorted plants	7	30.00	210.00
Install 100' minimum of Gray block concrete curbing to contain granite along sidewalk	1	300.00	300.00
*** Note - a 50% down payment is due upon acceptance of bid and the balance +/- any changes will be due upon completion of job ***			
		Total	\$1,564.00

Customer Signature _____

**KNOELL VILLE MONACO
HOMEOWNER'S MEETING
BOARD OF DIRECTOR'S MEETING
October 25, 2016**

The meeting was called to order at 7:03 pm by President [REDACTED]. Board members present [REDACTED] [REDACTED] from Heywood Realty & Investments was in attendance.

Attending Homeowner's – None

Approval of the September 2016 Board of Director's Meeting Minutes - A motion was made to accept the Minutes, seconded, motion passed.

Review of the September 2016 Financial Statements - A report of the General Financial Statements was provided by D [REDACTED] [REDACTED]. A motion was made to accept the Financial Statements seconded, motion passed.

Old Business

A. Landscaping

- **Plants:** The Board is compiling a list of “approved” plants the Landscaper can choose from.
- **Irrigation Lines:** The Board reviewed several bids to replace the irrigation lines on Kenwood (south and north of Duke)
- **Winter grass:** Board member mentioned there were several bare spots that need attention. This will be addressed with the Landscaper.
- **Tempe Grant Idea:**
 - i. **Remove grass on boulevard (aka, tree lawn) on Baseline. Initial bids reviewed.**
 - ii. **The Board is interested in any ideas from the community. If you have an idea, please contact Leah at Heywood Realty, her phone number is 480-820-1519.**
- Pine tree on Baseline will need trimming – Heywood Realty & Investments will work with tree trimming service.
- If you notice [REDACTED] 20 [REDACTED]

B. Overdue Insurance – the Board reviewed the monthly financial statements and there are a few community members who have not paid off their 2016 insurance balance.

New Business

C. Additions to the Inspections/Violations – Discussion

D. Next Meeting – November 29th

Executive Session

A. Additions to the Inspections/Violations – Discussion

B. Delinquencies - Update by David Heywood, discussion.

Adjournment of general session 8:11pm

[REDACTED]
[REDACTED]
[REDACTED]