CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, August 16, 2022 @ 6:00 PM
COUNCIL CHAMBERS

Amended agenda: Added item #12 on 8/15/22 at 8:30 AM

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

E. City Manager Report

F. City Clerk Report

G. Call To The Public

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins.
Download the Call to the Public form (PDF download requires Adobe Acrobat Reader)
Fill out the Call to the Public form online If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.
The Call to the Public form is also available at the front counter.

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

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

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

H. Regular City Council Meeting Agenda

CONSENT AGENDA:

1.	Internal	Consideration and action to approve the Regular City Council Meeting Minutes from August 1, 2022.	None Sherry Aguilar City Clerk
2.	District 3	Consideration and action pertaining to the Final Plat entitled, “Replat of Lot 1 of Village at Prasada” and dated June 28, 2022, a property generally located at the southeast corner of Waddell Road and SR 303; Case FS22-0178.	None Leslie Carnie Community Development
3.	District 3	Consideration and action pertaining to the Final Plat entitled, “Replat of Lot 5 of Village at Prasada” and dated June 7, 2022, a property generally located at the southeast corner of Waddell Road and SR 303; Case FS22-0249.	None Leslie Carnie Community Development
4.	District 3	Consideration and action pertaining to the Final Plat entitled, “Replat of Lot 4 of Village at Prasada” and dated June 3, 2022, a property generally located at the southeast corner of Waddell Road and SR 303; Case FS22-0248.	None Leslie Carnie Community Development
5.	District 3	Consideration and action pertaining to the Final Plat entitled, “Final Re-plat Toll at Prasada, Unit Q – Phase 3” and dated May 20, 2022, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS22-0387.	None Jessica Brinton Community Development
6.	District 1	Consideration and action pertaining to the Final Plat entitled, “Re-Plat No. 2 of Graham Ranch Estates Rural Subdivision” and dated April 16, 2022, a property generally located north of Tierra Buena Lane and east of Reems Road; Case FS21-696.	None Chris Sexton Community Development
7.	District 1	Consideration and action pertaining to the Final Plat entitled, “Paloma Creek Phase 5 & Enclave III” and dated May 6, 2022, a property generally located north of Happy Valley Road and east of 155th Avenue; Case FS22-0179.	None Chris Sexton Community Development
8.	District 1	Consideration and action pertaining to the Final Plat entitled, “Vukoder Property” and dated June 23, 2022, a property generally located at the northwest corner of Knudson Drive and 221st Avenue; Case FS22-0675.	None Tanner Wessel Community Development
9.	Citywide	Consideration and action pertaining to approval of the Independent Contract Agreement between the City of Surprise and Arizona Community Action Association DBA Wildfire; authorizing the City to accept grant funding for the Utility Assistance Program; and amending the Fiscal Year 2023 Budget by moving budget authority of $22,900 from Contingency within the Grants Fund; Resolution # 2022-78.	None Seth Dyson Human Svcs and Comm Vitality
10.	District 5	Consideration and action pertaining to approval of an amendment to the Fiscal Year 2023 budget by reallocating appropriations of $27,200 within the General Fund from Services in the Public Works Department to Services in the Parks and Recreation Department for	None Holly Osborn Parks and Recreation

		landscaping at the Northwest Regional Library; Resolution # 2022-87.	
	REGULAR AGENDA ITEM - PUBLIC HEARING:		
11.	District 3	Consideration and action pertaining to the Preliminary Development Plan for the Truman Ranch Marketplace PAD (PAD08-015); Case FS20-829; Ordinance # 2022-18.	None Trever Fleetham Community Development
	REGULAR AGENDA ITEM - NON-PUBLIC HEARING:		
12.	Internal	Consideration and action to approve a resolution of the Mayor and Council of the City of Surprise, Maricopa County, Arizona declaring and adopting the results of the Primary Election held on August 2, 2022, and ordering the recording of such resolution; Resolution #2022-86.	None Sherry Aguilar City Clerk

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S.§38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

The council may vote to hold an executive session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

L. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: August 11, 2022 at 9:45 AM

Amended agenda: Added item #12 on 8/15/22 at 8:30 AM

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

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

Consent: No Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:
Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Internal

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:
Consideration and action to approve the Regular City Council Meeting Minutes from August 1, 2022.

Motion:
I move to approve the Regular City Council Meeting Minutes from August 1, 2022.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 3
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:
Consideration and action pertaining to the Final Plat entitled, "Replat of Lot 1 of Village at Prasada" and dated June 28, 2022, a property generally located at the southeast corner of Waddell Road and SR 303; Case FS22-0178.

Motion:
I move to approve the Final Plat entitled, "Replat of Lot 1 of Village at Prasada" and dated June 28, 2022.

Background:
The subject request involves a Final Plat to replat Lot 1 of Village at Prasada. This replat will divide one lot into five in order to accommodate future commercial development as part of the Prasada Regional Shopping Center.

Objective Analysis:
The subject Final Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the Surprise Municipal Code. All city reviewing departments have reviewed the request and expressed no concerns.

Policy Compliant:
The requested Final Plat is consistent with the Prasada PAD and advances the goals and policies of the General Plan.

Financial Impact:
While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 00 - FS22-0178 Re-Plat of Lot 1 at the Village at Prasada - Staff Report 081622 CC
2. 01 – FS22-0178 Re-Plat of Lot 1 at the Village at Prasada – Vicinity Map
3. 02 – FS22-0178 Re-Plat of Lot 1 at the Village at Prasada – Zoning Map
4. 03 – FS22-0178 – Replat of Lot 1 the Village At Prasada - Final Plat
5. FS22-0178 Re-Plat of Lot 1 of The Village at Prasada - Presentation 081622 CC

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS22-0178**
Project Name:	Re-Plat of Lot 1 at the Village at Prasada
Council District:	3 - Mesquite
Meeting Date:	**August 16, 2022**
Planner:	Leslie Carnie

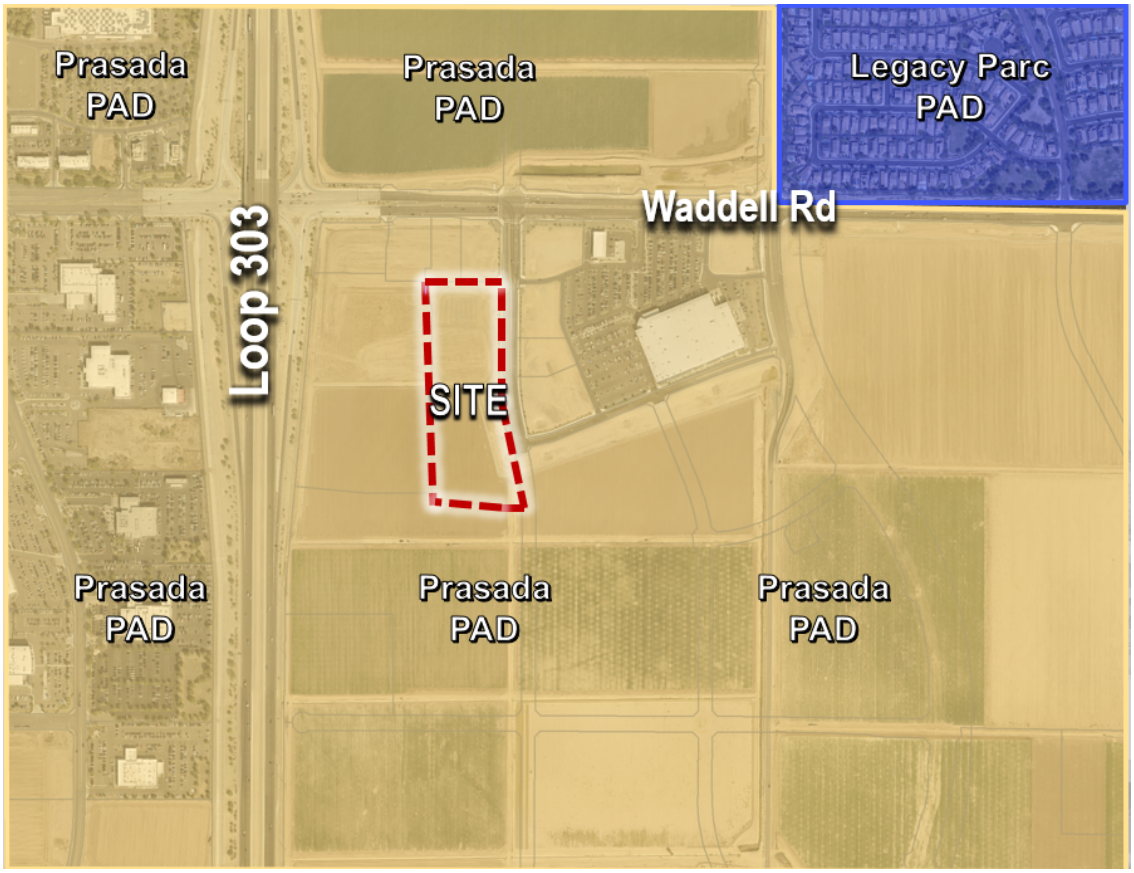
Owner:	Simon CRE UTE, LLC
Applicant:	Nic Schrader with Olsson Inc.
Request:	Re-Plat for Lot 1 at the Village at Prasada in the Prasada PAD.
Site Location:	Generally located at the southeast corner of Waddell Road and SR 303 in a portion of the northeast quarter of section 13, township 3 north, range 2 west of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
Area:	10.15 acres
Density:	N/A
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

Project Description:

The subject request involves a Final Plat to re-plat Lot 1 of the 'Village at Prasada' of Prasada Phase 1B north.

Surrounding Zoning:

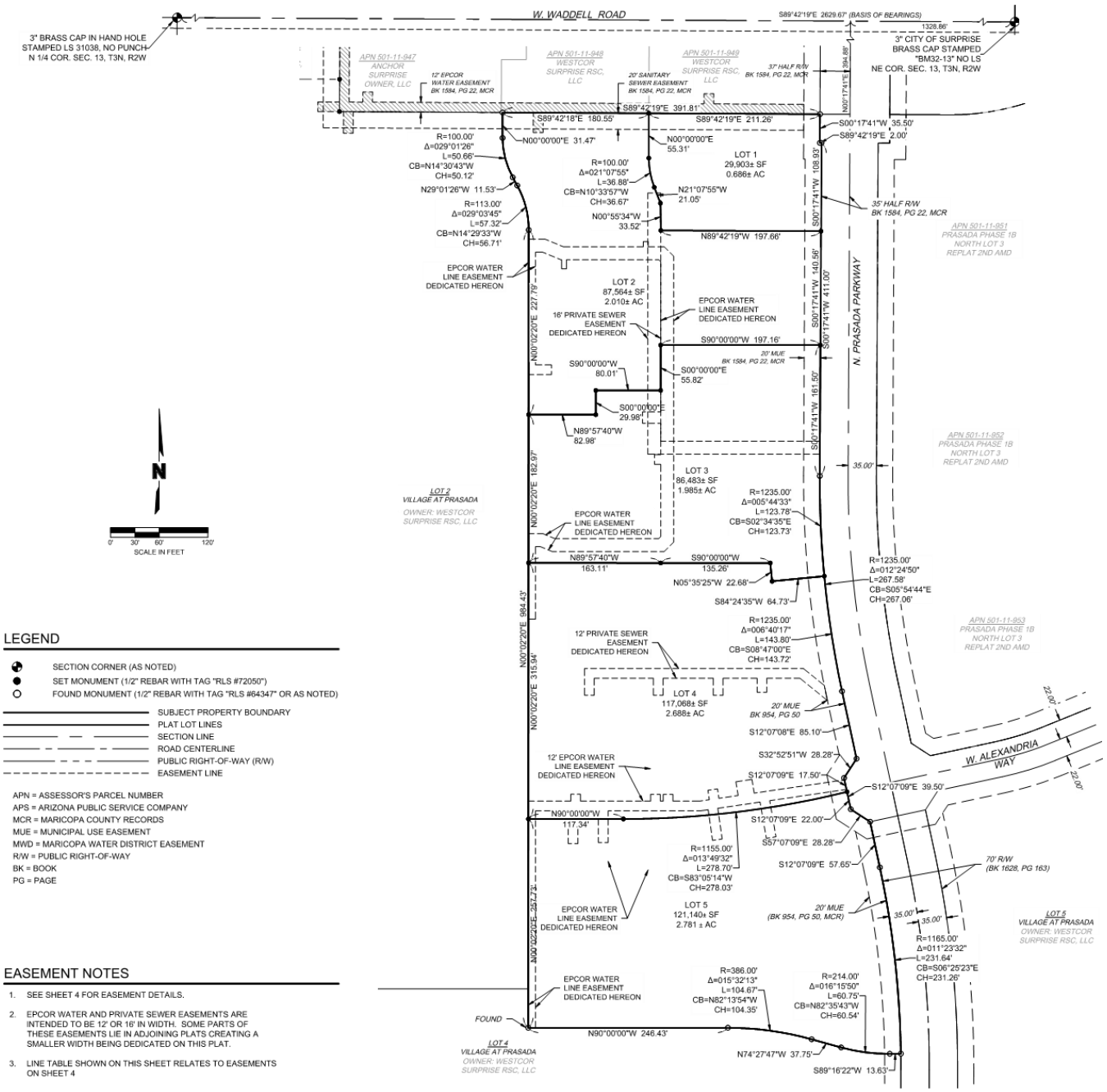
The following map depicts the existing zoning of the subject site and its surroundings.



PAD (Prasada)	PAD (Prasada)	PAD (Legacy Parc)
PAD (Prasada)	PAD (Prasada)	PAD (Prasada)
PAD (Prasada)	PAD (Prasada)	PAD (Prasada)

Analysis and Discussion:

The subject request subdivides a 10.15 acre parcel within the Prasada Gateway Village into five (5) lots to accommodate future commercial development, as well as associated infrastructure. See the Final Plat and Conceptual Master Site Plan Below.



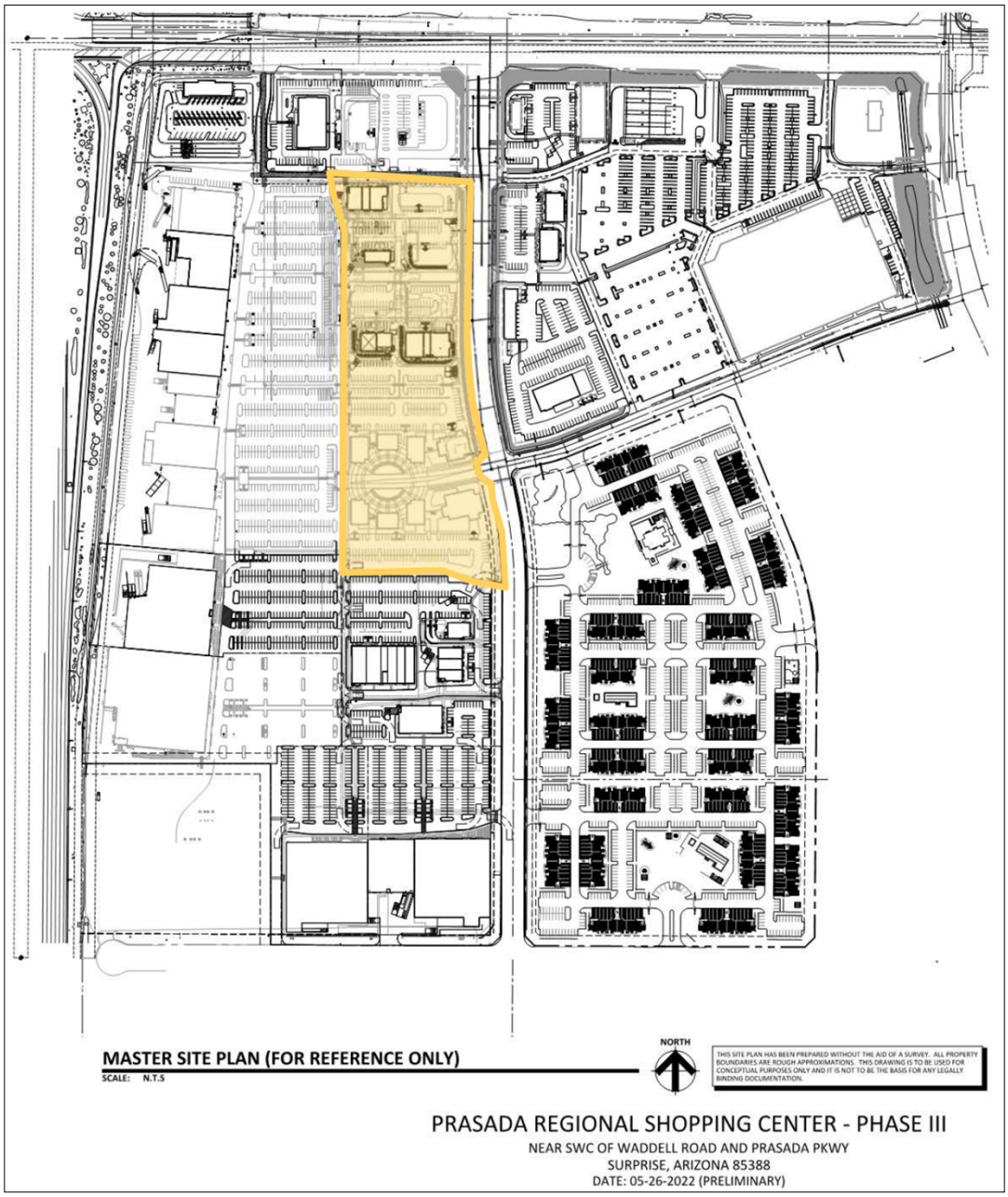
LEGEND

- SECTION CORNER (AS NOTED)
- SET MONUMENT (1/2" REBAR WITH TAG "RLS #72050")
- FOUND MONUMENT (1/2" REBAR WITH TAG "RLS #64347" OR AS NOTED)
- SUBJECT PROPERTY BOUNDARY
- PLAT LOT LINES
- SECTION LINE
- ROAD CENTERLINE
- PUBLIC RIGHT-OF-WAY (R/W)
- EASEMENT LINE

APN = ASSESSOR'S PARCEL NUMBER
APS = ARIZONA PUBLIC SERVICE COMPANY
MCR = MARICOPA COUNTY RECORDS
MUE = MUNICIPAL USE EASEMENT
MWD = MARICOPA WATER DISTRICT EASEMENT
R/W = PUBLIC RIGHT-OF-WAY
BK = BOOK
PG = PAGE

EASEMENT NOTES

1. SEE SHEET 4 FOR EASEMENT DETAILS.
2. EPCOR WATER AND PRIVATE SEWER EASEMENTS ARE INTENDED TO BE 12' OR 16' IN WIDTH. SOME PARTS OF THESE EASEMENTS LIE IN ADJOINING PLATS CREATING A SMALLER WIDTH BEING DEDICATED ON THIS PLAT.
3. LINE TABLE SHOWN ON THIS SHEET RELATES TO EASEMENTS ON SHEET 4



Conformance with Adopted Plans:

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

Reviewing Agencies:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District, and Maricopa County Flood Control District were included in the routing of this case. These agencies also indicate no objections.

Summary:

The subject Final Plat meets the requirements of the Prasada PAD, in addition to other applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

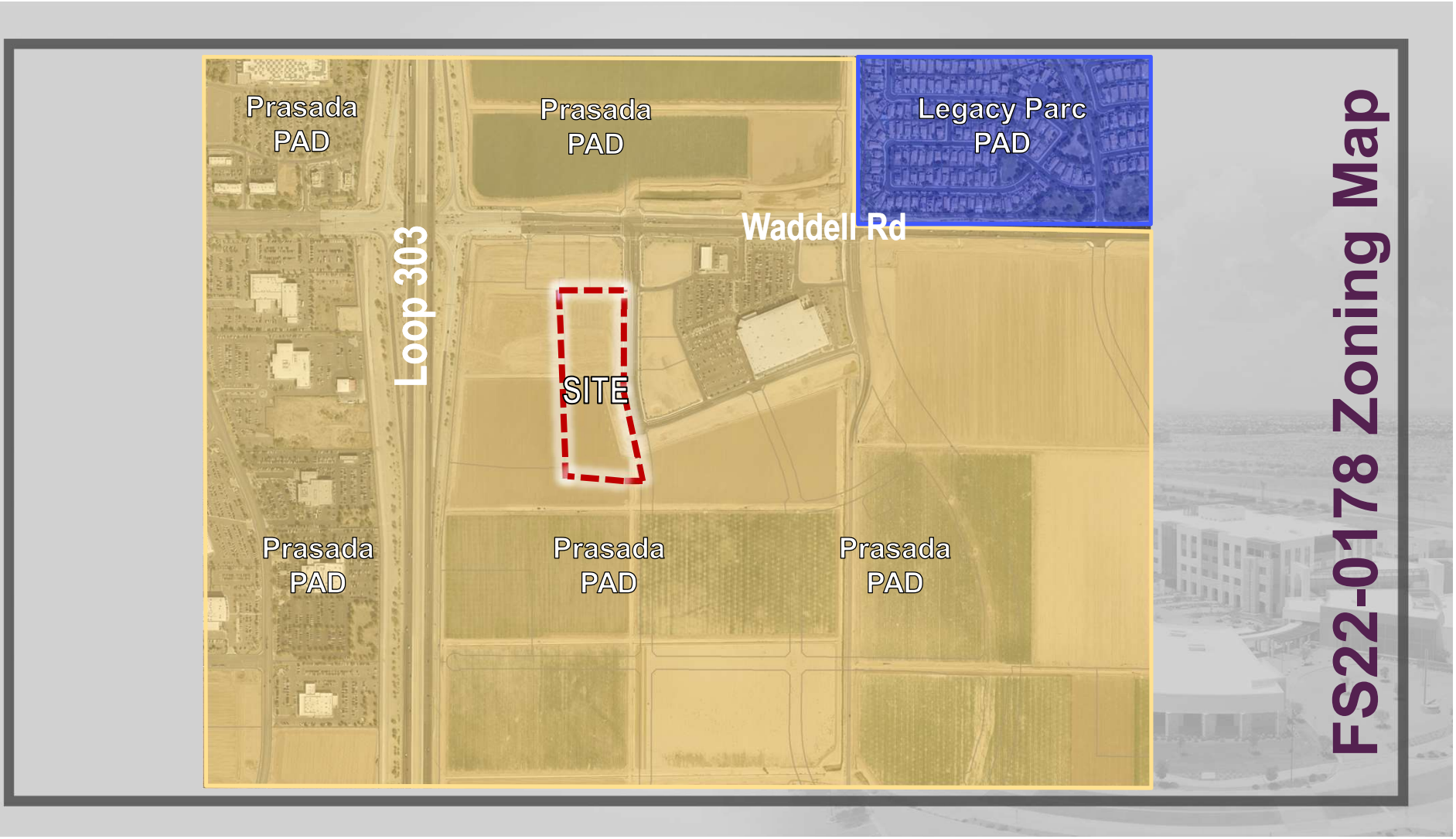
Findings:

- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
PPT

FS22-0178 Vicinity Map


Prasada
PAD
Prasada
PAD
Legacy Parc
PAD
Waddell Rd
Loop 303
SITE
Prasada
PAD
Prasada
PAD
Prasada
PAD
FS22-0178 Zoning Map

REPLAT OF LOT 1 OF VILLAGE AT PRASADA

A REPLAT OF LOT 1 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

THAT SIMONCRE UTE, LLC ("OWNER"), HAS SUBDIVIDED UNDER THE NAME: "REPLAT OF LOT 1 OF VILLAGE AT PRASADA", A REPLAT OF LOT 1 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "PRASADA REPLAT OF LOT 5 OF THE REPLAT OF LOT 5" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY TRIANGLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

OWNERS HEREBY GRANT TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

SIMONCRE UTE, LLC ("GRANTOR") HEREBY GRANTS TO THE CITY OF SURPRISE ("CITY"), SUBJECT TO THE RESTRICTIONS SET FORTH BELOW, A PERPETUAL NON-EXCLUSIVE EASEMENT (THE "MUNICIPAL USE EASEMENT") OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS "MUE" (THE "MUNICIPAL USE EASEMENT") FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, PREPARING, REPLACING, AND UTILIZING THE CERTAIN IMPROVEMENTS AND INFRASTRUCTURE FACILITIES ("MUNICIPAL USE FACILITIES"), INCLUDING, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITIES AND REQUIRED ABOVE GROUND APPURTENANCES (E.G., CABINETS, TRANSFORMERS, PADS, PEDESTALS, SWITCH GEAR, ETC.,), CONDUITS, SLEEVES, STUBS, METERS, PULL BOXES, TRAFFIC CONTROL DEVICES, DRAINAGE, RETENTION, PATHS, TRAILS, SIDEWALKS, HARDSCAPE, LANDSCAPE, IRRIGATION, CURBS, GUTTERS, BUS BAYS, DECELERATION LANES, RIGHT TURN LANES, DRIVEWAY ENTRANCES, STREET SIGNAGE, TRAFFIC SIGNALS, PROJECT SIGNAGE (PUBLIC AND PRIVATE), MONUMENTATION, SCREEN WALLS AND ENTRY FEATURES (IN ACCORDANCE WITH THE PRASADA GATEWAY VILLAGE ("PGV") COMMERCIAL DESIGN GUIDELINES). THE MUNICIPAL USE EASEMENT ALSO INCLUDES INGRESS AND EGRESS TO AND FROM THE MUNICIPAL USE EASEMENT AREAS IN ORDER TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR AND REPLACE ALL MUNICIPAL USE FACILITIES AS MAY FROM TIME TO TIME BE LOCATED WITHIN THE MUNICIPAL USE EASEMENT AREAS. THE MUNICIPAL USE EASEMENT IS FOR THE BENEFIT OF, AND THE TERM "GRANTEE" SHALL INCLUDE, THE CITY AND ALL PUBLIC UTILITY PROVIDERS AND OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITIES TO WHICH THE CITY GRANTS RIGHTS WITHIN THE MUNICIPAL USE EASEMENT AREAS.

SIMONCRE UTE, LLC ("GRANTOR") HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT A SEWER EASEMENT AS AND WHERE SHOWN ON THIS PLAT FOR THE PURPOSE OF CONTINUOUS AND UNINTERRUPTED USE OF THE PRIVATE SEWER SYSTEM FOR THE PURPOSE IF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE SEWER LINES, MANHOLES, AND ASSOCIATED EQUIPMENT.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE, SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION.

SIMONCRE UTE, LLC ("GRANTOR") HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AN AVIGATION EASEMENT OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER SUCH PROPERTY, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, LUBRICANT, PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE EASEMENTS GRANTED WITHIN THIS PLAT ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON GRANTORS AND THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

SIMONCRE UTE, LLC ("GRANTOR") HEREBY GRANT TO A PERPETUAL WATER EASEMENT ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO EPCOR WATER ARIZONA INC, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES, TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES, GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES, HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

DEDICATION (CONTINUED)

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER.

SIMONCRE UTE, LLC

BY: _____ DATE: _____

NAME: JOSHUA SIMON

TITLE: MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____ 20_____, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

LENDER

ZIONS BANCORPORATION, N.A. DBA NATIONAL BANK OF ARIZONA

BY: _____ DATE: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____ 20_____, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

NOTICE OF PRASADA PHASE 1B DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A PRASADA PHASE 1B DEVELOPMENT AGREEMENT DATED OCTOBER 8, 2007 (AGREEMENT) WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 9, 2007, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET #2007-1103870. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS. AS SUCH TERMS ARE DEFINED IN THE AGREEMENT. THEY ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT 5 TRIAD CENTER, SUITE 325, SALT LAKE CITY, UT 84180, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

ATTEST:

BY: _____
CHRISTINE CAIN

BY: _____
GLEN VORTHERMS

ITS: PROPERTY AND CONTRACTS MANAGER

ITS: ASSISTANT SECRETARY

SIMONCRE UTE, LLC

ATTEST:

BY: _____

BY: _____

NAME: _____

NAME: _____

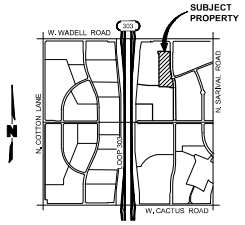
OWNER

SIMONCRE UTE, LLC
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251
PHONE: (480) 745-1956
CONTACT: BEN MILLICK

SURVEYOR

OLSSON
7878 N 16TH STREET, STE 105
PHOENIX, AZ 85020
PHONE: (602) 748-1000
CONTACT: NICHOLAS SCHRADER

LOT AREA TABLE		
LOT	SQUARE FEET ±	ACRES ±
1	29,903	0.686
2	87,564	2.010
3	86,483	1.985
4	117,068	2.688
5	121,140	2.781
TOTAL	442,158	10.150



VICINITY MAP
SEC 13, T3N, R2W
(NOT TO SCALE)

SURVEYOR'S NOTE

1. LEGAL DESCRIPTION, BASIS OF BEARINGS, FLOOD ZONE, INTERGOVERNMENTAL AGREEMENT, PUBLIC NOTICE, RELEASE OF LIABILITY, DEVELOPMENT AGREEMENT, PLAT NOTES AND ADDITIONAL SURVEY NOTES ARE LOCATED ON SHEET 2.

EPCOR EASEMENT

EPCOR UTILITIES, INC.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____ 20_____, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

CITY APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____ 20_____, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____ 20_____.

_____
MAYOR DATE

ATTEST:

_____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2022, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WERE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED. THE BOUNDARY SURVEY, AS SHOWN ON THIS PLAT, MEETS THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

NICHOLAS SCHRADER, R.L.S. 72050
EXPIRATION DATE: 12/31/2023
7878 N 16TH STREET, STE 105
PHOENIX, AZ 85020
602.748.1000

FS22-0178

olsson
7878 North 16th Street, Suite 210
Phoenix, AZ 85020-4282
TEL 602.748.1000
www.olsson.com

72050 NICHOLAS SCHRADER REGISTERED LAND SURVEYOR 12/31/2023

REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	7/25/2022	REVISED PER CITY COMMENTS RECEIVED 7/14/2022
2	8/29/2022	REVISED PER CITY COMMENTS RECEIVED 8/19/2022
3	10/5/2022	REVISED PER CITY COMMENTS RECEIVED 9/21/2022
4	11/7/2022	REVISED PER CITY COMMENTS RECEIVED 11/1/2022
5	7/7/2023	ADDITIONAL MW, WR & SEWER EASEMENTS

2022

REPLAT OF LOT 1
VILLAGE AT PRASADA

A REPLAT OF LOT 1 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SURPRISE, ARIZONA

drawn by:	HML / DMR
designed by:	
checked by:	NSS
project no.:	021-00015
date:	06/26/2023

SHEET
1 of 4

REPLAT OF LOT 1 OF VILLAGE AT PRASADA

A REPLAT OF LOT 1 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

LOT 1 OF VILLAGE AT PRASADA, ACCORDING TO THE PLAT RECORDED IN BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY,

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID NORTH LINE BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SAID SECTION 13 BY A 3-INCH BRASS CAP IN A HANDHOLE STAMPED "LS931038", AND MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 13 BY A 3-INCH CITY OF SURPRISE BRASS CAP STAMPED "BM32+13", HAVING A MEASUREMENT OF S89°42'19"E AT A DISTANCE OF 2629.87 FEET BETWEEN SAID MONUMENTS (AS MEASURED AND DESCRIBED ON THE REPLAT OF LOT 5 RECORDED IN BOOK 1584 OF MAPS, PAGE 22)

FLOOD ZONE

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "ZONE X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 04013C1660L, WITH AN REVISION DATE OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, SURPRISE, ARIZONA. ZONE X BEING DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

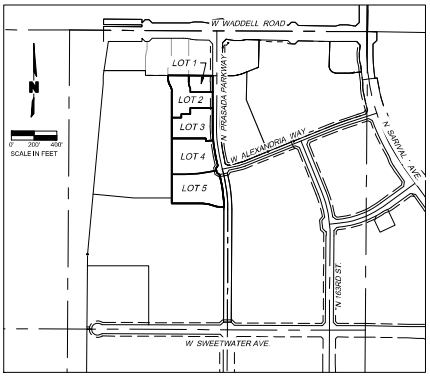
THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997 AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997 UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDERS' USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THIS IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THIS IGA.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE, A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.



KEY MAP

RELEASE OF LIABILITY

SIMONCRE UTE, LLC, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

SIMONCRE UTE, LLC, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PLAT NOTES

1. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
2. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
3. NO ON-SITE GRADING OR EXCAVATING SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
4. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
5. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
6. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

SURVEYOR'S NOTES

1. THIS SURVEY WAS BASED UPON THE COMMONWEALTH LAND TITLE INSURANCE COMPANY REPORT ORDER NO. 20000567-040-00-A98, AMENDMENT NO. 1, WITH THE AMENDMENT DATE OF APRIL 21, 2021.
2. ALL BEARINGS AND DISTANCES REPORTED ON THIS SURVEY ARE MEASURED TO THE MONUMENTS FOUND OR SET AS SHOWN, UNLESS OTHERWISE NOTED.
3. ALL CORNERS SHOWN WILL HAVE MONUMENTS SET WITHIN 90 DAYS OF APPROVAL OF THIS PLAT.

FS22-0178

olsson

7878 North 16th Street, Suite 210
Phoenix, AZ 85020-4282
TEL 602-748-1000
www.olsson.com

Registered Land Surveyor
72050
NICHOLAS SCHRADER
12/31/2022

NO.	DATE	REVISIONS DESCRIPTION
1	3/25/2022	PER 1ST CITY COMMENTS RECEIVED 1/14/2022
2	4/25/2022	PER 2ND CITY COMMENTS RECEIVED 3/11/2022
3	5/9/2022	PER 3RD CITY COMMENTS RECEIVED 5/1/2022
4	6/23/2022	PER 4TH CITY COMMENTS RECEIVED 6/21/2022
5	7/7/2022	ADDITIONAL MW, SRP, & SWEEP EASEMENTS

REVISIONS

REPLAT OF LOT 1
VILLAGE AT PRASADA

A REPLAT OF LOT 1 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

2022

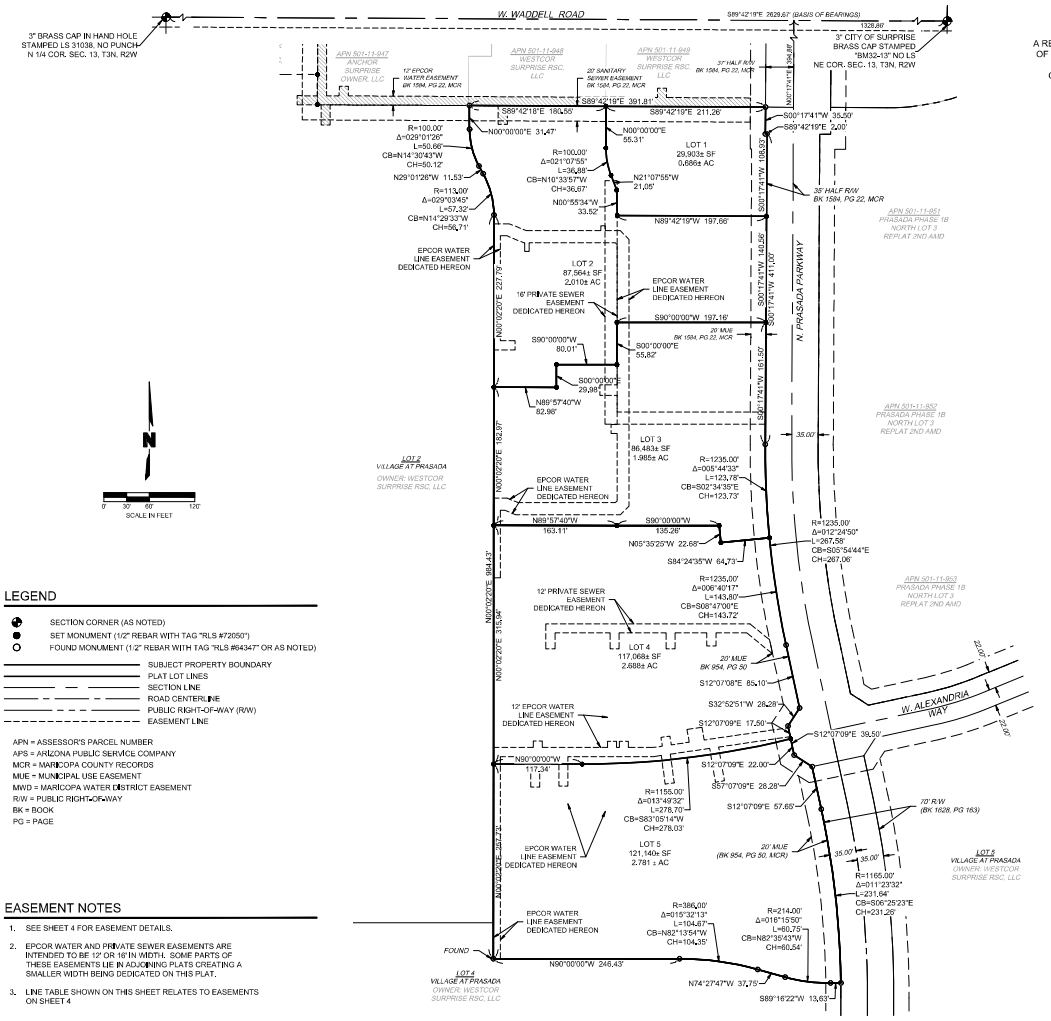
SURPRISE, ARIZONA

drawn by:	HML / DMM
designed by:	
checked by:	NSS
project no.	A21-0003.01
date	06/28/2022

SHEET
2 of 4

REPLAT OF LOT 1
OF THE VILLAGE AT PRASADA

A REPLAT OF LOT 1 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- SECTION CORNER (AS NOTED)
- SET MONUMENT (1/2" REBAR WITH TAG "RLS #72050")
- FOUND MONUMENT (1/2" REBAR WITH TAG "RLS #64347" OR AS NOTED)
- SUBJECT PROPERTY BOUNDARY
- PLAT LOT LINES
- SECTION LINE
- ROAD CENTERLINE
- PUBLIC RIGHT-OF-WAY (R/W)
- EASEMENT LINE

APN = ASSESSOR'S PARCEL NUMBER
APS = ARIZONA PUBLIC SERVICE COMPANY
MCR = MARICOPA COUNTY RECORDS
MUE = MUNICIPAL USE EASEMENT
MWD = MARICOPA WATER DISTRICT EASEMENT
R/W = PUBLIC RIGHT-OF-WAY
BK = BOOK
PG = PAGE

EASEMENT NOTES

1. SEE SHEET 4 FOR EASEMENT DETAILS.
2. EPCOR WATER AND PRIVATE SEWER EASEMENTS ARE INTENDED TO BE 12' OR 16' IN WIDTH. SOME PARTS OF THESE EASEMENTS LIE IN ADJOINING PLATS CREATING A SMALLER WIDTH BEING DEDICATED ON THIS PLAT.
3. LINE TABLE SHOWN ON THIS SHEET RELATES TO EASEMENTS ON SHEET 4

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S12°07'09"E	13.03'
L2	S80°10'32"W	12.09'
L4	S06°07'20"E	38.32'
L5	S81°52'40"W	12.00'
L6	N08°07'20"W	38.27'
L7	S81°39'04"W	10.21'
L8	N80°00'00"W	12.00'
L9	S89°59'59"W	25.20'
L10	N80°00'00"W	12.00'
L11	S89°59'59"W	40.39'
L12	N80°00'00"W	9.08'
L13	N00°02'20"E	21.00'
L14	N00°00'00"E	8.57'
L15	N89°00'00"E	12.00'
L16	S00°00'00"E	8.57'
L17	N00°50'54"W	8.46'
L18	N90°00'00"E	12.00'
L19	S00°50'54"E	8.46'
L20	N89°59'59"E	3.63'
L21	N00°00'00"E	8.46'
L22	N90°00'00"E	12.00'
L23	S00°00'00"E	8.46'
L24	N89°59'59"E	32.38'
L25	N81°39'04"E	12.50'
L26	N08°11'52"W	11.77'
L27	N81°48'08"E	12.00'
L28	S08°11'52"E	11.74'
L29	N81°39'04"E	23.99'
L30	N09°25'02"W	17.16'
L31	N81°39'04"E	20.00'
L32	S09°25'02"E	17.16'
L33	N80°00'00"W	8.73'
L34	N00°02'20"E	36.24'

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L35	N89°59'59"E	17.65'
L36	S67°30'00"E	15.71'
L37	N45°00'00"E	3.37'
L38	S90°00'00"W	7.68'
L39	N00°02'00"E	12.92'
L40	N90°02'00"E	7.68'
L41	N00°00'00"W	38.72'
L42	S90°00'00"W	22.58'
L43	N00°00'00"W	14.00'
L44	N90°00'00"E	22.58'
L45	N45°00'00"W	3.37'
L46	S00°00'00"E	11.21'
L47	S90°00'00"W	6.00'
L48	N00°00'00"W	11.21'
L49	S90°00'00"W	0.96'
L50	N87°30'00"W	24.20'
L51	S90°00'00"W	8.98'
L52	N89°59'36"E	19.76'
L53	S00°00'00"E	12.00'
L54	N89°59'47"W	28.22'
L55	N90°00'00"E	20.52'
L56	S67°30'00"E	24.20'
L57	N00°02'40"E	8.50'
L58	S89°59'20"E	6.00'
L59	S00°00'40"W	8.50'
L60	N90°00'00"E	19.74'
L61	S45°00'00"E	16.63'
L62	S45°00'00"W	16.63'
L63	N67°30'00"W	15.71'
L64	S89°59'58"W	6.01'
L67	S00°17'43"W	16.00'
L68	N90°00'00"E	16.00'

FS22-0178

olsson
7250 North 16th Street, Suite 310
Phoenix, AZ 85020-5282
TEL 602.748.1000
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Registered Land Surveyor
72050
NICHOLAS SCHRADER
12/31/2023

REVISIONS		
NO.	DATE	REVISIONS DESCRIPTION
1	3/25/2022	REVISED PER CITY COMMENTS RECEIVED 3/14/2022
2	4/5/2022	REVISED PER CITY COMMENTS RECEIVED 4/4/2022
3	4/8/2022	REVISED PER CITY COMMENTS RECEIVED 7/1/2022
4	7/7/2022	ADDITIONAL MINOR EASEMENTS

REPLAT OF LOT 1
VILLAGE AT PRASADA

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2022

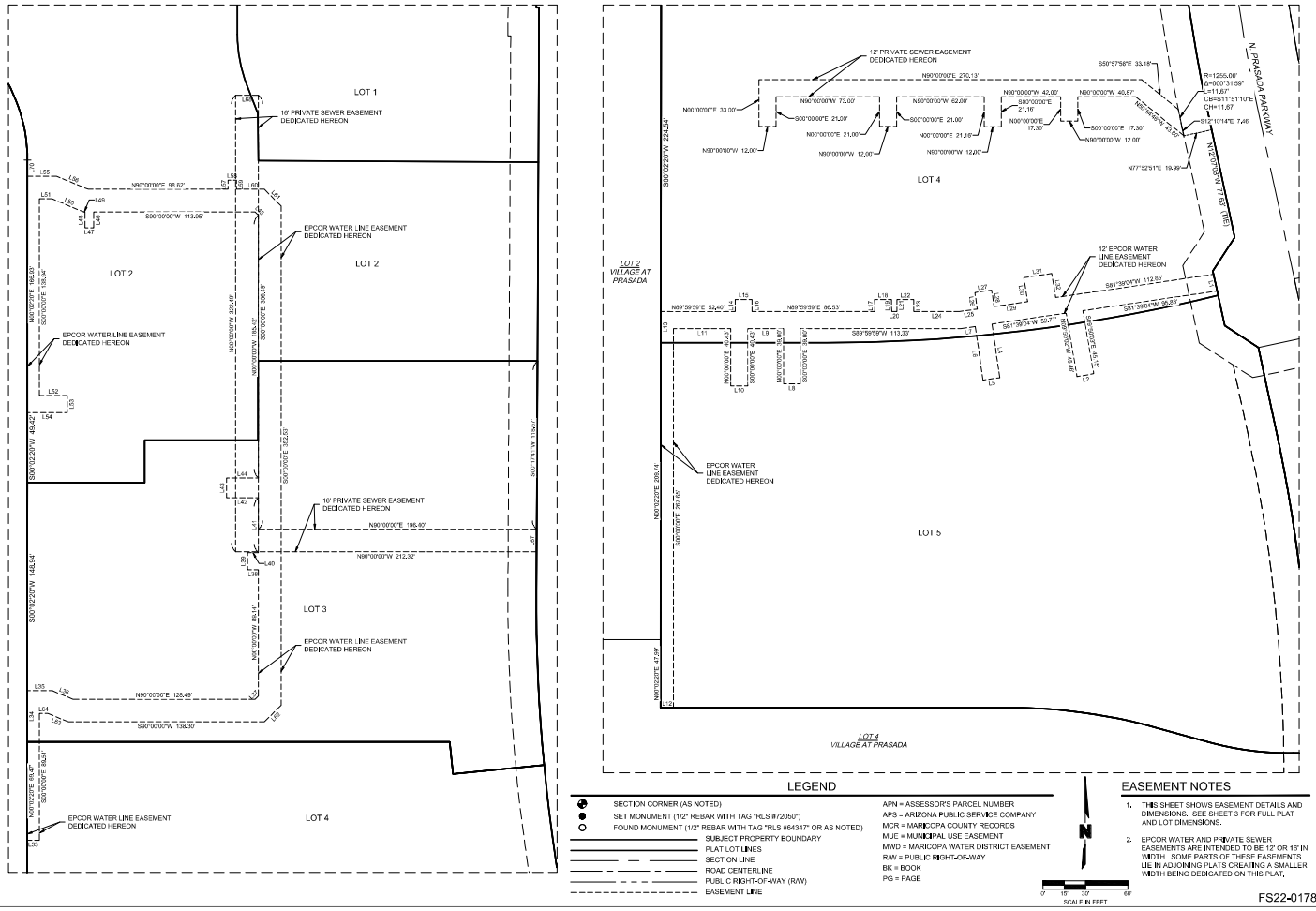
SURPRISE, ARIZONA

drawn by:	HML / DMH
designed by:	
checked by:	NSS
project no.:	021-00035
date:	06/28/2022

SHEET
3 of 4

REPLAT OF LOT 1 OF VILLAGE AT PRASADA

A REPLAT OF LOT 1 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- SECTION CORNER (AS NOTED)
- SET MONUMENT (1/2" REBAR WITH TAG "RLS #72050")
- FOUND MONUMENT (1/2" REBAR WITH TAG "RLS #64347" OR AS NOTED)
- SUBJECT PROPERTY BOUNDARY
- PLAT LOT LINES
- SECTION LINE
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MWD = MARICOPA WATER DISTRICT EASEMENT
R/W = PUBLIC RIGHT-OF-WAY
BK = BOOK
PG = PAGE

N

0' 15' 30' 60'
SCALE IN FEET

EASEMENT NOTES

1. THIS SHEET SHOWS EASEMENT DETAILS AND DIMENSIONS. SEE SHEET 3 FOR FULL PLAT AND LOT DIMENSIONS.
2. EPCOR WATER AND PRIVATE SEWER EASEMENTS ARE INTENDED TO BE 12' OR 16' IN WIDTH. SOME PARTS OF THESE EASEMENTS LIE IN ADJOINING PLATS CREATING A SMALLER WIDTH BEING DEDICATED ON THIS PLAT.

FS22-0178

olsson
7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
www.olsson.com

Registered Land Surveyor
CERTIFICATE NO.
72050
NICHOLAS SCHRADER
Date Signed
ARIZONA, U.S.A.

REV. NO.	DATE	REVISIONS DESCRIPTION
1	3/25/2022	REVISED PER CITY COMMENTS RECEIVED 3/10/2022
2	4/28/2022	REVISED PER CITY COMMENTS RECEIVED 4/13/2022
3	6/3/2022	REVISED PER CITY COMMENTS RECEIVED 5/11/2022
4	6/28/2022	DRAWN TO LOT LINES ON LOTS 1 & 2
5	7/11/2022	ADDITIONAL WATER & SEWER EASEMENTS

REVISIONS

REPLAT OF LOT 1
VILLAGE AT PRASADA

A REPLAT OF LOT 1 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SURPRISE, ARIZONA

2022

drawn by:	WAS, CMM
designed by:	
checked by:	NSS
project no.:	A21-04024
date:	06/28/2022

SHEET
4 of 4

SURPRISE
ARIZONA

FS22-0178

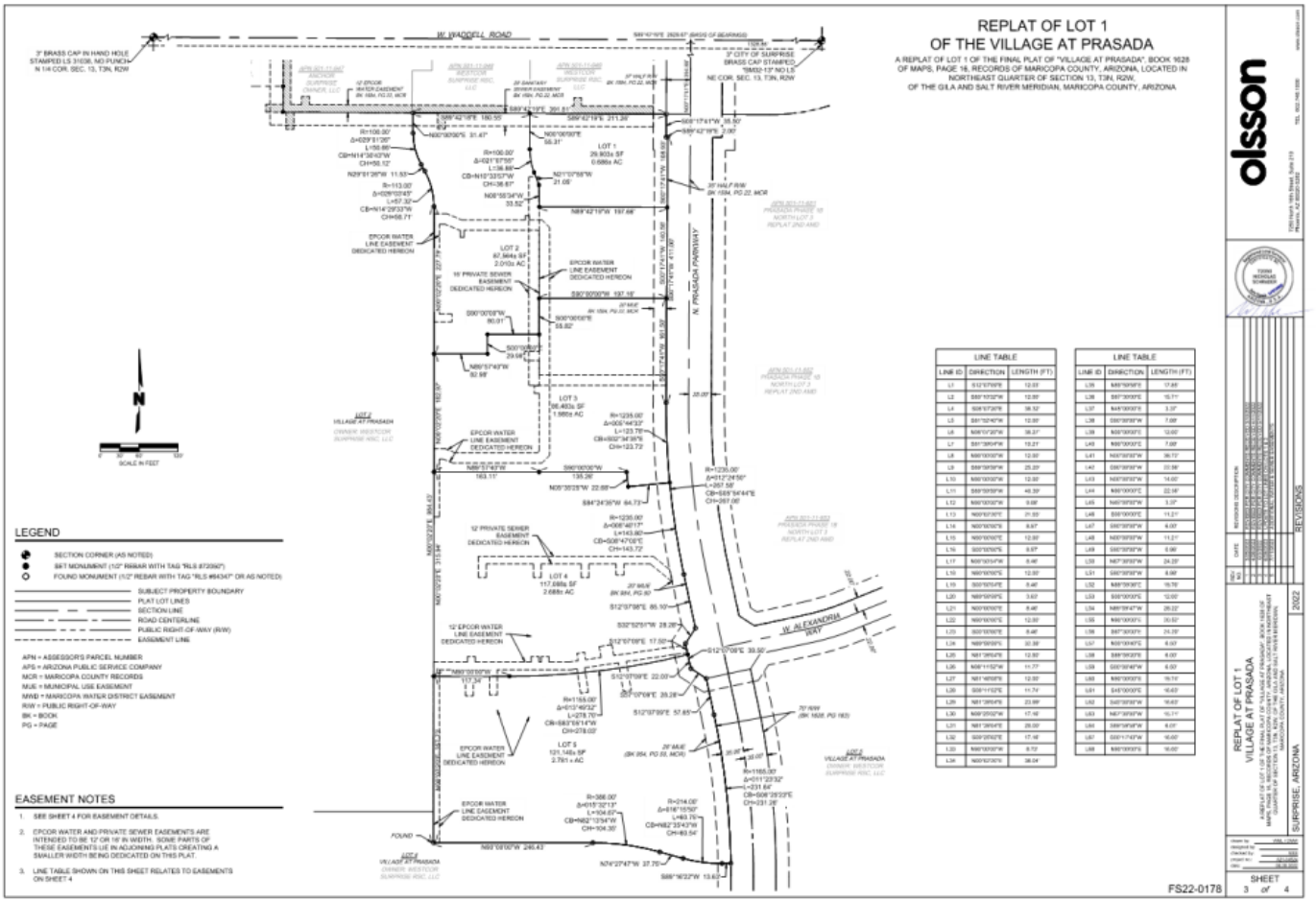
The Village at Prasada Lot 1 Re-Plat

City Council

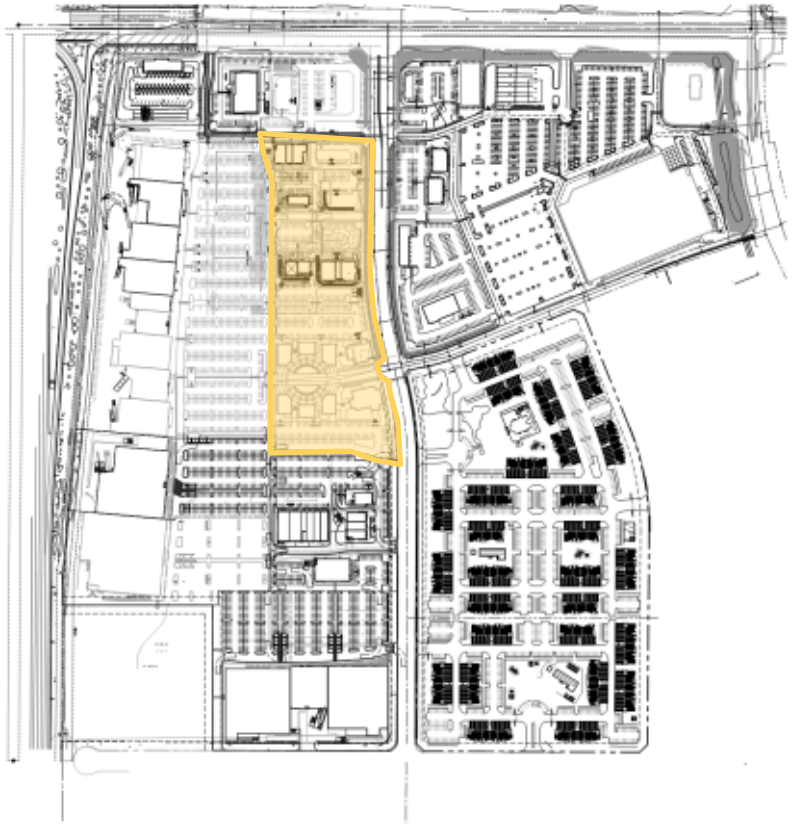
August 16, 2022

FS22-0178 Vicinity Map

FS22-0178 Zoning Map



FS22-0178 Final Plat



MASTER SITE PLAN (FOR REFERENCE ONLY)

PROJECT DIRECTORY

LEGAL DESCRIPTION

SITE DATA

PRASADA REGIONAL SHOPPING CENTER - PHASE III

NEAR SWC OF WADDELL ROAD AND PRASADA PKWY

SURPRISE, ARIZONA 85388

DATE: 05-26-2022 (PRELIMINARY)

MS

PHASE III

RKAA# 22030.00

PRJ13-564

SIMON CRE

RKAA ARCHITECTS, INC

FS22-0178 Master Site Plan

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 3
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:
Consideration and action pertaining to the Final Plat entitled, "Replat of Lot 5 of Village at Prasada" and dated June 7, 2022, a property generally located at the southeast corner of Waddell Road and SR 303; Case FS22-0249.

Motion:
I move to approve the Final Plat entitled, "Replat of Lot 5 of Village at Prasada" and dated June 7, 2022.

Background:
The subject request involves a Final Plat to replat Lot 5 of Village at Prasada. This replat will divide one lot into three in order to accommodate future commercial development as part of the Prasada Regional Shopping Center.

Objective Analysis:
The subject Final Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the Surprise Municipal Code. All city reviewing departments have reviewed the request and expressed no concerns.

Policy Compliant:
The requested Final Plat is consistent with the Prasada PAD and advances the goals and policies of the General Plan.

Financial Impact:
While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 00 - FS22-0249 Re-Plat of Lot 5 at the Village at Prasada - Staff Report 081622 CC
2. 01 – FS22-0249 Re-Plat of Lot 5 at the Village at Prasada – Vicinity Map
3. 02 – FS22-0249 Re-Plat of Lot 5 at the Village at Prasada – Zoning Map
4. 03 -FS22-0249 - Re-Plat of Lot 5 of the Village at Prasada - Final Plat
5. FS22-0249 Re-Plat of Lot 5 of The Village at Prasada - Presentation 081622 CC

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS22-0249**
Project Name:	Re-Plat of Lot 5 at the Village at Prasada
Council District:	3 - Mesquite
Meeting Date:	**August 16, 2022**
Planner:	Leslie Carnie

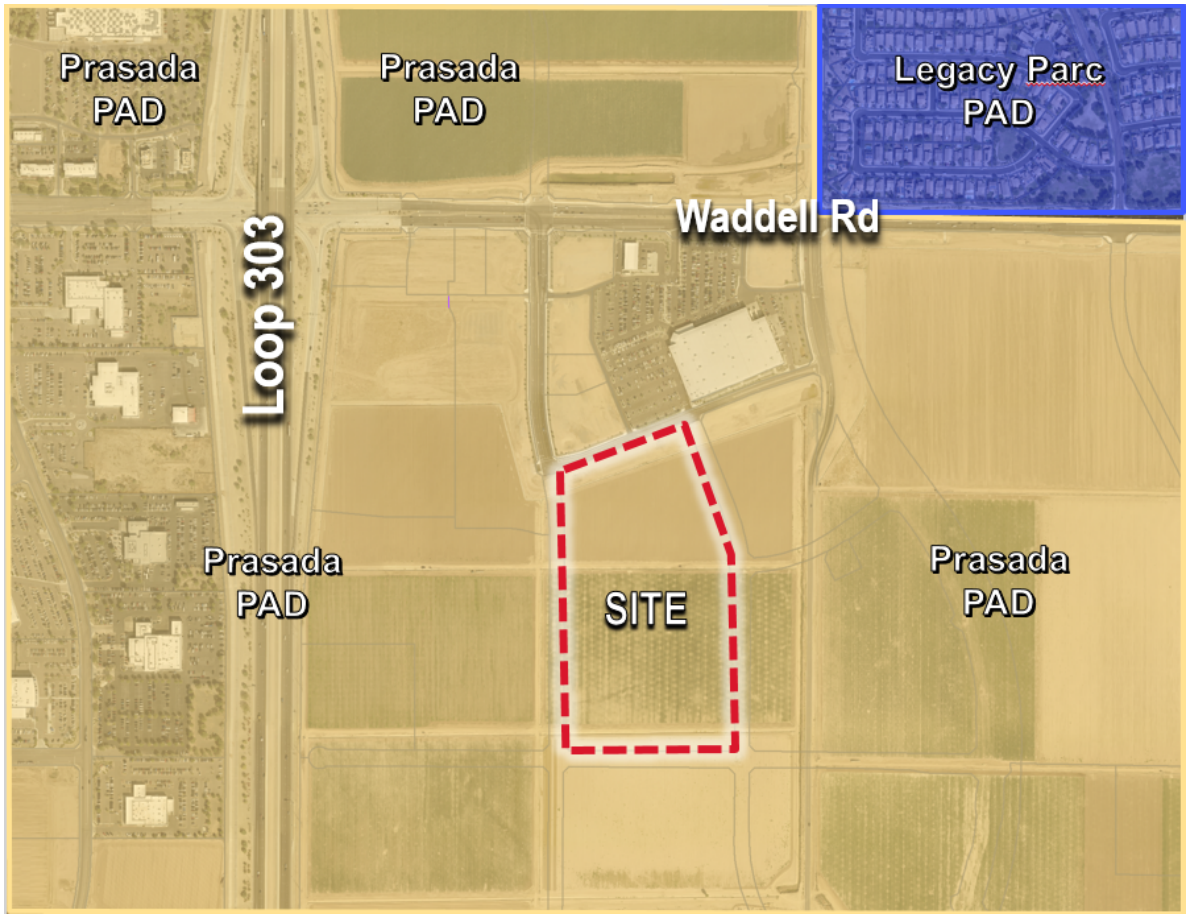
Owner:	Scott Wagner
Applicant:	Nic Schrader with Olsson Inc.
Request:	Re-Plat for Lot 5 at the Village at Prasada in the Prasada PAD.
Site Location:	Generally located at the southeast corner of Waddell Road and SR 303 in a portion of the northeast quarter of section 13, township 3 north, range 2 west of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
Area:	27.138 acres
Density:	N/A
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

Project Description:

The subject request involves a Final Plat to re-plat Lot 5 of the 'Village at Prasada' of Prasada Phase 1B north.

Surrounding Zoning:

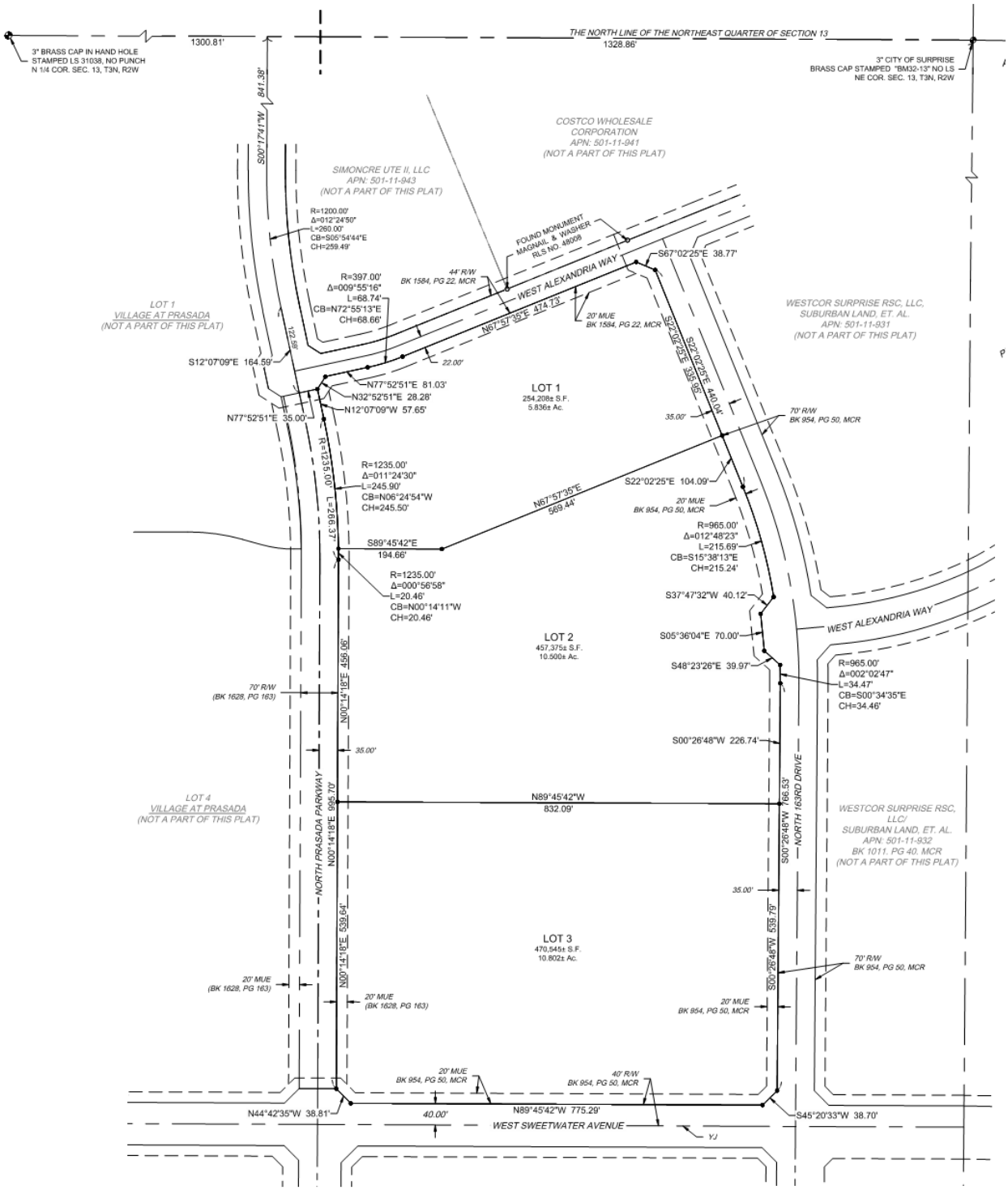
The following map depicts the existing zoning of the subject site and its surroundings.



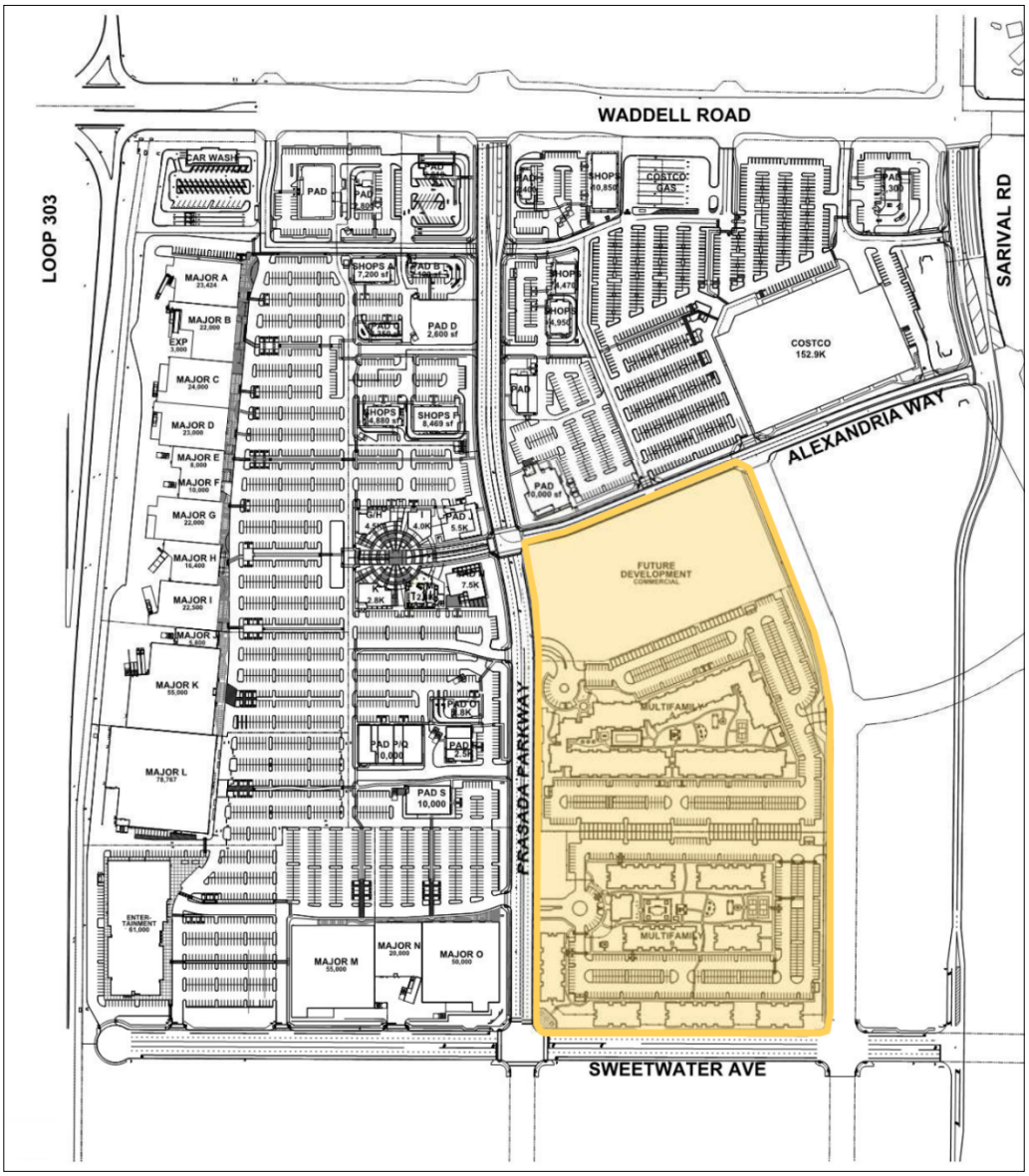
PAD (Prasada)	PAD (Prasada)	PAD (Legacy Parc)
PAD (Prasada)	PAD (Prasada)	PAD (Prasada)
PAD (Prasada)	PAD (Prasada)	PAD (Prasada)

Analysis and Discussion:

The subject request divides a 27.138 acre parcel within the Prasada Gateway Village into five (5) lots to accommodate future commercial and multi-family development, as well as associated infrastructure. See the Final Plat and Conceptual Master Site Plan below.


3" BRASS CAP IN HAND HOLE
STAMPED LS 31038, NO PUNCH
N 1/4 COR. SEC. 13, T3N, R2W
1300.81'
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13
1328.86'
3" CITY OF SURPRISE
BRASS CAP STAMPED "BM32-13" NO LS
NE COR. SEC. 13, T3N, R2W
841.38'
S00°17'41"W
COSTCO WHOLESALE
CORPORATION
APN: 501-11-941
(NOT A PART OF THIS PLAT)
SIMONCRE UTE II, LLC
APN: 501-11-943
(NOT A PART OF THIS PLAT)
R=1200.00'
Δ=012°24'50"
L=260.00'
CB=S06°54'44"E
CH=259.49'
FOUND MONUMENT
MAGNAIL & WASHER
RLS NO. 48008
S67°02'25"E 38.77'
44' R/W
BK 1584, PG 22, MCR
WEST ALEXANDRIA WAY
R=397.00'
Δ=009°55'16"
L=68.74'
CB=N72°55'13"E
CH=68.66'
N67°57'35"E 474.73'
20' MUE
BK 1584, PG 22, MCR
S22°02'25"E 335.95'
S22°02'25"E 440.04'
WESTCOR SURPRISE RSC, LLC,
SUBURBAN LAND, ET. AL.
APN: 501-11-931
(NOT A PART OF THIS PLAT)
LOT 1
VILLAGE AT PRASADA
(NOT A PART OF THIS PLAT)
122.68'
S12°07'09"E 164.59'
22.00'
N77°52'51"E 81.03'
N32°52'51"E 28.28'
N12°07'09"W 57.65'
LOT 1
254,208± S.F.
5.836± Ac.
N77°52'51"E 35.00'
35.00'
70' R/W
BK 954, PG 50, MCR
R=1235.00'
L=296.37'
R=1235.00'
Δ=011°24'30"
L=245.90'
CB=N06°24'54"W
CH=245.50'
S22°02'25"E 104.09'
N67°57'35"E
569.44'
20' MUE
BK 954, PG 50, MCR
S89°45'42"E
194.66'
R=965.00'
Δ=012°48'23"
L=215.69'
CB=S15°38'13"E
CH=215.24'
R=1235.00'
Δ=000°56'58"
L=20.46'
CB=N00°14'11"W
CH=20.46'
S37°47'32"W 40.12'
WEST ALEXANDRIA WAY
LOT 2
457,375± S.F.
10.500± Ac.
S05°36'04"E 70.00'
S48°23'26"E 39.97'
R=965.00'
Δ=002°02'47"
L=34.47'
CB=S00°34'35"E
CH=34.46'
70' R/W
(BK 1628, PG 163)
N00°14'18"E 456.06'
35.00'
S00°26'48"W 226.74'
LOT 4
VILLAGE AT PRASADA
(NOT A PART OF THIS PLAT)
N89°45'42"W
832.09'
NORTH PRASADA PARKWAY
N00°14'18"E 995.70'
S00°26'48"W 166.53'
NORTH 163RD DRIVE
WESTCOR SURPRISE RSC,
LLC/
SUBURBAN LAND, ET. AL.
APN: 501-11-932
BK 1011, PG 40, MCR
(NOT A PART OF THIS PLAT)
35.00'
LOT 3
470,545± S.F.
10.802± Ac.
N00°14'18"E 539.64'
S00°26'48"W 539.79'
70' R/W
BK 954, PG 50, MCR
20' MUE
(BK 1628, PG 163)
20' MUE
(BK 1628, PG 163)
20' MUE
BK 954, PG 50, MCR
20' MUE
BK 954, PG 50, MCR
40' R/W
BK 954, PG 50, MCR
N44°42'35"W 38.81'
40.00'
N89°45'42"W 775.29'
S45°20'33"W 38.70'
WEST SWEETWATER AVENUE
Y-J

56
57



Conformance with Adopted Plans:

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

Reviewing Agencies:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District, and Maricopa County Flood Control District were included in the routing of this case. These agencies also indicate no objections.

Summary:

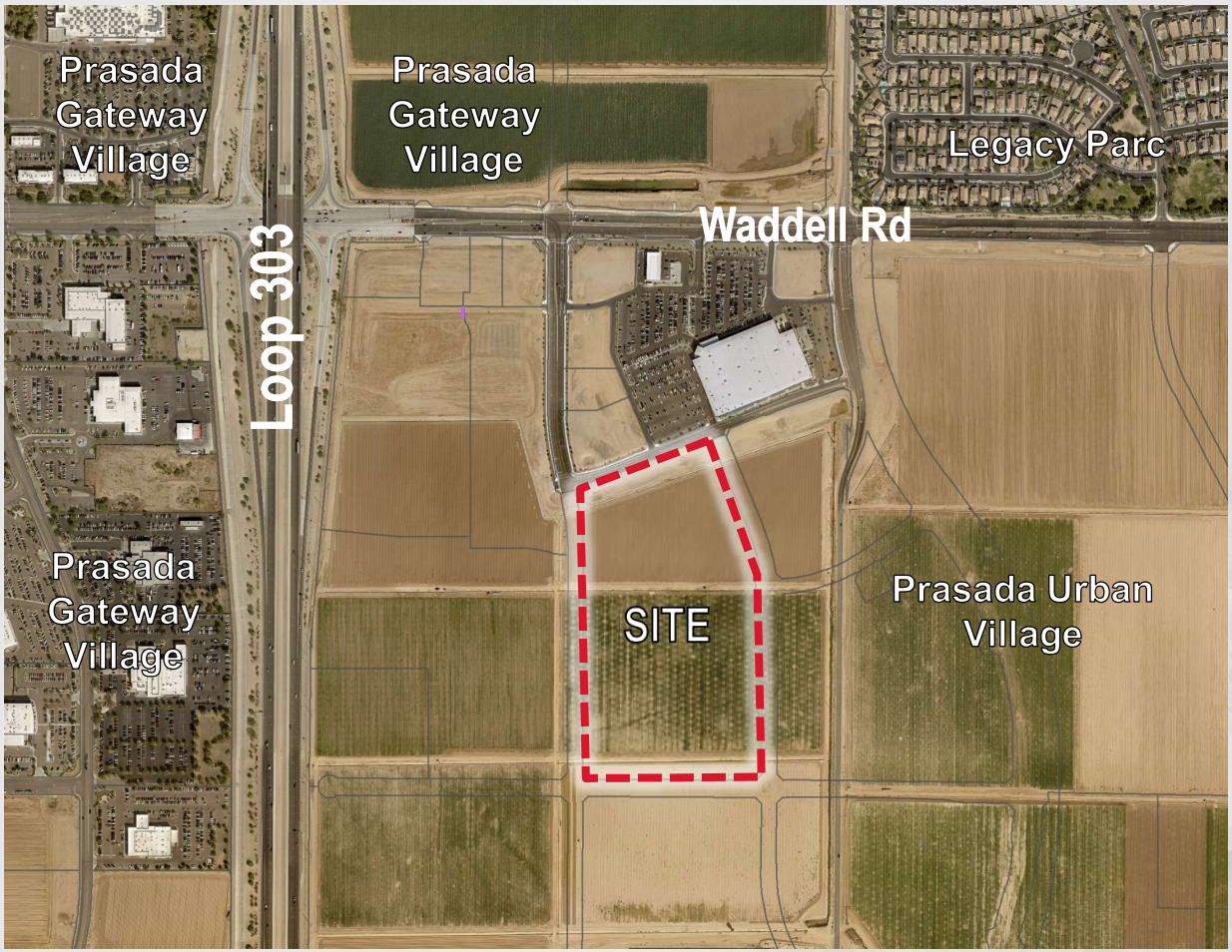
The subject Final Plat meets the requirements of the Prasada PAD, in addition to other applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
PPT



FS22-0249 Vicinity Map

Prasada
PAD
Prasada
PAD
Legacy Parc
PAD
Waddell Rd
Loop 303
Prasada
PAD
SITE
Prasada
PAD
FS22-0249 Zoning Map

REPLAT OF LOT 5 OF VILLAGE AT PRASADA

A REPLAT OF LOT 5 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

THAT PRASADA LAND JST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "REPLAT OF LOT 5 OF VILLAGE AT PRASADA", A REPLAT OF LOT 5 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "PRASADA REPLAT OF LOT 5 OF THE REPLAT OF LOT 5" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

PRASADA LAND JST, LLC ("GRANTOR") HEREBY GRANTS TO THE CITY OF SURPRISE ("CITY"), SUBJECT TO THE RESTRICTIONS SET FORTH BELOW, A PERPETUAL NON-EXCLUSIVE EASEMENT (THE "MUNICIPAL USE EASEMENT") OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS "MUE" (THE "MUNICIPAL USE EASEMENT") FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, PREPARING, REPLACING, AND UTILIZING THE CERTAIN IMPROVEMENTS AND INFRASTRUCTURE FACILITIES ("MUNICIPAL USE FACILITIES"), INCLUDING, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITIES AND REQUIRED ABOVE GROUND APPURTENANCES (E.G., CABINETS, TRANSFORMERS, PADS, PEDESTALS, SWITCH GEAR, ETC.), CONDUITS, SLEEVES, STUBS, METERS, PULL BOXES, TRAFFIC CONTROL DEVICES, DRAINAGE, RETENTION, PATHS, TRAILS, SIDEWALKS, HARDSCAPE, LANDSCAPE, IRRIGATION, CURBS, GUTTERS, BUS BAYS, DECELERATION LANES, RIGHT TURN LANES, DRIVEWAY ENTRANCES, STREET SIGNAGE, TRAFFIC SIGNALS, PROJECT SIGNAGE (PUBLIC AND PRIVATE), MONUMENTATION, SCREEN WALLS AND ENTRY FEATURES (IN ACCORDANCE WITH THE PRASADA GATEWAY VILLAGE ("PGV") COMMERCIAL DESIGN GUIDELINES). THE MUNICIPAL USE EASEMENT ALSO INCLUDES INGRESS AND EGRESS TO AND FROM THE MUNICIPAL USE EASEMENT AREAS IN ORDER TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR AND REPLACE ALL MUNICIPAL USE FACILITIES AS MAY FROM TIME TO TIME BE LOCATED WITHIN THE MUNICIPAL USE EASEMENT AREAS. THE MUNICIPAL USE EASEMENT IS FOR THE BENEFIT OF, AND THE TERM "GRANTEE" SHALL INCLUDE, THE CITY AND ALL PUBLIC UTILITY PROVIDERS AND OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITIES TO WHICH THE CITY GRANTS RIGHTS WITHIN THE MUNICIPAL USE EASEMENT AREAS.

PRASADA LAND JST, LLC ("GRANTOR") HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT A SEWER EASEMENT AS AND WHERE SHOWN ON THIS PLAT FOR THE PURPOSE OF CONTINUOUS AND UNINTERRUPTED USE OF THE PRIVATE SEWER SYSTEM FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE SEWER LINES, MANHOLES, AND ASSOCIATED EQUIPMENT.

OWNERS HEREBY GRANT TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE, SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION, HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE EASEMENTS GRANTED WITHIN THIS PLAT ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON GRANTORS AND THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

DEDICATION (CONTINUED)

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER.

PRASADA LAND JST, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,

BY: _____ DATE: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

NOTICE OF PRASADA PHASE 1B DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A PRASADA PHASE 1B DEVELOPMENT AGREEMENT DATED OCTOBER 8, 2007 (AGREEMENT) WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 9, 2007, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET #2007-1103870. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT, THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS. AS SUCH TERMS ARE DEFINED IN THE AGREEMENT. THEY ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT 5 TRIAD CENTER, SUITE 325, SALT LAKE CITY, UT 84180, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

BY: _____
CHRISTINE CAIN

ITS: _____
PROPERTY AND CONTRACTS MANAGER

ATTEST:

BY: _____
GLEN VORTHERMS

ITS: _____
ASSISTANT SECRETARY

PRASADA LAND JST, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

ATTEST:

BY: _____

NAME: _____

OWNER

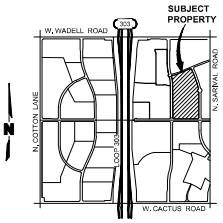
PRASADA LAND JST,LLC
6900 E.,2ND STREET
SCOTTSDALE, AZ 85251
PHONE: (480) 745-1956
CONTACT: JOSHUA SIMON

SURVEYOR

OLSSON
7878 N 16TH STREET, STE 105
PHOENIX, AZ 85020
PHONE: (602) 748-1000
CONTACT: NICHOLAS SCHRADER
EMAIL: NSCHRADER@OLSSON.COM

LOT AREA TABLE

LOT	SQUARE FEET ±	ACRES ±
1	254,208	5.836
2	457,375	10.500
3	470,545	10.802
TOTAL	1,182,128	27.138



VICINITY MAP
SEC 13, T3N, R2W
(NOT TO SCALE)

SURVEYOR'S NOTE

1. LEGAL DESCRIPTION, BASIS OF BEARINGS, FLOOD ZONE, INTERGOVERNMENTAL AGREEMENT, PUBLIC NOTICE, RELEASE OF LIABILITY, DEVELOPMENT AGREEMENT, PLAT NOTES AND ADDITIONAL SURVEY NOTES ARE LOCATED ON SHEET 2.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20_____, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED_____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS ___ DAY OF _____, 20_____.

_____
MAYOR DATE

ATTEST:

_____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2022 THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WERE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED. THE BOUNDARY SURVEY, AS SHOWN ON THIS PLAT, MEETS THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

72050
NICHOLAS SCHRADER
Registered Land Surveyor
ARIZONA U.S.A.

NICHOLAS SCHRADER R.L.S. 72050
EXPIRATION DATE: 12/31/2023
7878 N 16TH STREET, STE 105
PHOENIX, AZ 85020
602.748.1000

FS22-0249

olsson
7878 North 16th Street, Suite 310
Phoenix, AZ 85020-4282
TEL 602.748.1000
www.olsson.com

72050
NICHOLAS
SCHRADER
Registered Land Surveyor
ARIZONA U.S.A.

NO.	DATE	REVISIONS DESCRIPTION
1	4/26/2022	RESUBMIT PER CITY COMMENTS
2	6/6/2022	RESUBMIT PER COMMENTS RECEIVED 5/31/2022

REVISIONS

REPLAT OF LOT 5
VILLAGE AT PRASADA

A REPLAT OF LOT 5 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

2022

SURPRISE, ARIZONA

drawn by:	ANL / DMH
designed by:	
checked by:	NSS
project no.	047-00101
date	06/06/2022

SHEET
1 of 3

DWG: F:\2021\04501-05000\021-04524-A\40-Design\Survey\SRVY\Sheets\V-FPLT_A21-04524_Replat_Lot5.dwg
DATE: Jun 06, 2022 10:51am
USER: nschrader
XREFS: V_SBMT_A21033125 V_PPKP_A21042524_LOT5

REPLAT OF LOT 5 OF VILLAGE AT PRASADA

A REPLAT OF LOT 5 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

LOT 5 OF VILLAGE AT PRASADA, ACCORDING TO THE PLAT RECORDED IN BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID NORTH LINE BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SAID SECTION 13 BY A 3-INCH BRASS CAP IN A HANDHOLE STAMPED "LS913038", AND MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 13 BY A 3-INCH CITY OF SURPRISE BRASS CAP STAMPED "BM32+13", HAVING A MEASUREMENT OF S89°42'19"E AT A DISTANCE OF 2629.87 FEET BETWEEN SAID MONUMENTS (AS MEASURED AND DESCRIBED ON THE REPLAT OF LOT 5 RECORDED IN BOOK 1584 OF MAPS, PAGE 22)

FLOOD ZONE

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "ZONE X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 04013C1660L, WITH AN REVISION DATE OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, SURPRISE, ARIZONA. ZONE X BEING DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

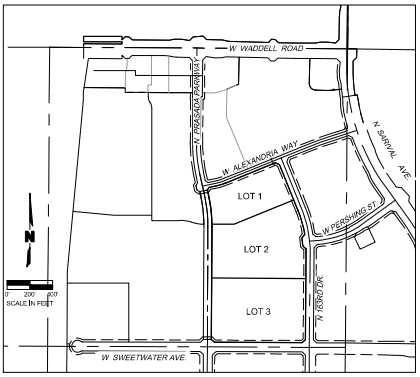
THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997 AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997 UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDERS' USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THIS IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THIS IGA.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.



KEY MAP

RELEASE OF LIABILITY

PRASADA LAND JST, LLC ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORDINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

WESTCOR SURPRISE RSC LLC, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PLAT NOTES

1. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
2. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
3. NO ON-SITE GRADING OR EXCAVATING SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
4. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
5. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
6. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

SURVEYOR'S NOTES

1. THIS SURVEY WAS BASED UPON THE COMMONWEALTH LAND TITLE INSURANCE COMPANY REPORT ORDER NO. 20000567-040-OO-A98, AMENDMENT NO. 1, WITH THE AMENDMENT DATE OF APRIL 21, 2021.
2. ALL BEARINGS AND DISTANCES REPORTED ON THIS SURVEY ARE MEASURED TO THE MONUMENTS FOUND OR SET AS SHOWN, UNLESS OTHERWISE NOTED.
3. ALL CORNERS SHOWN WILL HAVE MONUMENTS SET WITHIN 90 DAYS OF APPROVAL OF THIS PLAT.

FS22-0249

SHEET 2 of 3

REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	4/6/2022	PER 1ST CITY COMMENTS
2	4/20/2022	RESUBMITTED PER COMMENTS RECEIVED 5/17/2022

REPLAT OF LOT 5
VILLAGE AT PRASADA

A REPLAT OF LOT 5 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SURPRISE, ARIZONA

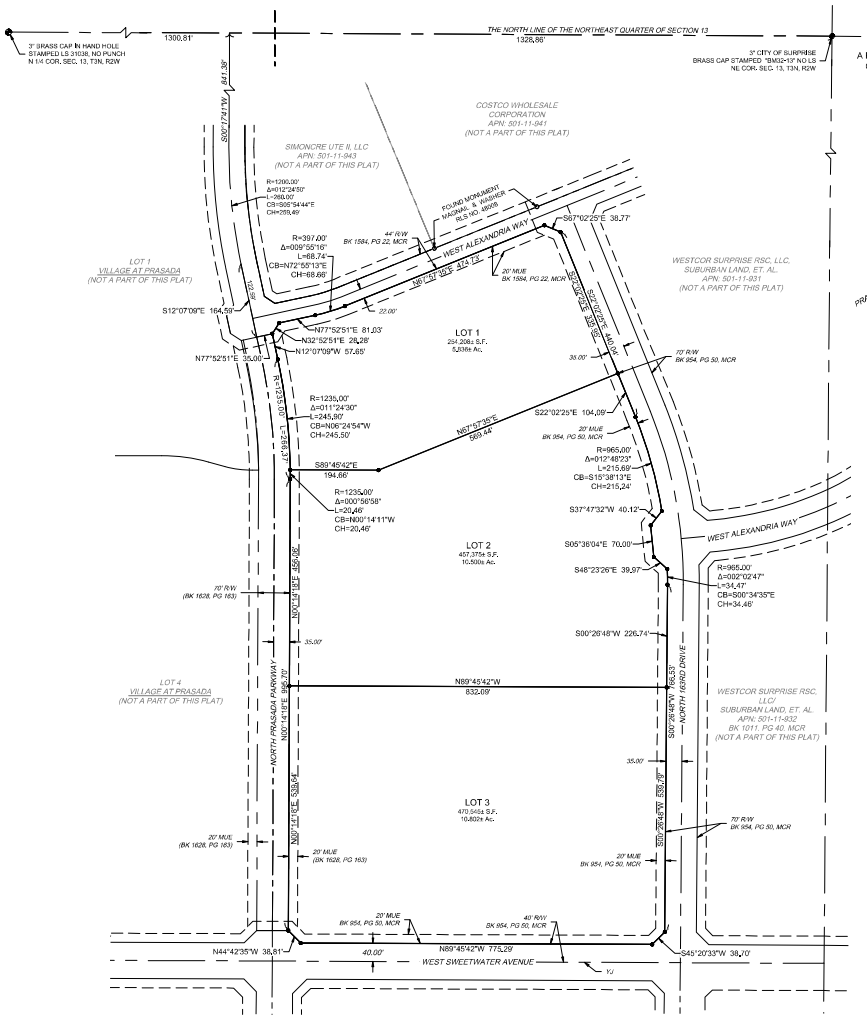
2022

drawn by: ANL / DMH
designed by: ---
checked by: RSM
project no. 047-00525
date 04/06/2022

olsson
7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602-748-1000
www.olsson.com

REGISTERED LAND SURVEYOR
72050
NICHOLAS SCHRADER
12/31/2022

DWG: F:\2021\04501-05000\021-04524-AVD-Design\Survey\SRVY\Sheets\V-FPLT_421-04524_Replat_Lot5.dwg USER: nschrader
DATE: Jun 03, 2022 7:48am XREFS: V_DIMNT_02103725 V_PROP_A21042A_L01S



REPLAT OF LOT 5 OF VILLAGE AT PRASADA

A REPLAT OF LOT 5 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- SECTION CORNER (AS NOTED)
- SET MONUMENT (1/2" REBAR WITH TAG "RLS #72050")
- FOUND MONUMENT (AS NOTED)
- SUBJECT PROPERTY BOUNDARY
- PLAT LOT LINES
- CALCULATED LINES OR TIES
- SECTION LINE
- ROAD CENTERLINE
- PUBLIC RIGHT-OF-WAY (R/W)
- EASEMENT LINE

APN = ASSESSOR'S PARCEL NUMBER
APS = ARIZONA PUBLIC SERVICE COMPANY
MCR = MARICOPA COUNTY RECORDS
MUE = MUNICIPAL USE EASEMENT
MWD = MARICOPA WATER DISTRICT EASEMENT
R/W = PUBLIC RIGHT-OF-WAY
BK = BOOK
PG = PAGE

FS22-0249

olsson
7250 North 16th Street, Suite 210
Phoenix, Az 85020-5282
TEL 602-748-1000
www.olsson.com

72050 NICHOLAS SCHRADER REGISTERED LAND SURVEYOR

NO.	DATE	REVISIONS DESCRIPTION
1	4/26/2022	REVISED PER CITY COMMENTS
2	6/6/2022	REVISED PER CITY COMMENTS RECEIVED 5/31/2022

REVISIONS

REPLAT OF LOT 5
VILLAGE AT PRASADA

A REPLAT OF LOT 5 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

2022

SURPRISE, ARIZONA

drawn by:	WML / DMH
designed by:	
checked by:	NSS
project no.	021-04524
date	05/03/2022

SHEET 3 of 3

DWG: F:\2021\04501-05000\021-04524-A\VD-Design\Survey\SRVY\Sheets\V-PRLT_421-04524_Replat_Lot5.dwg USER: nschrader
DATE: Jun 03, 2022 7:48am XREFs: V_BMDI_20170725 V_PRHP_A21042A_LD15

SURPRISE
ARIZONA

FS22-0249

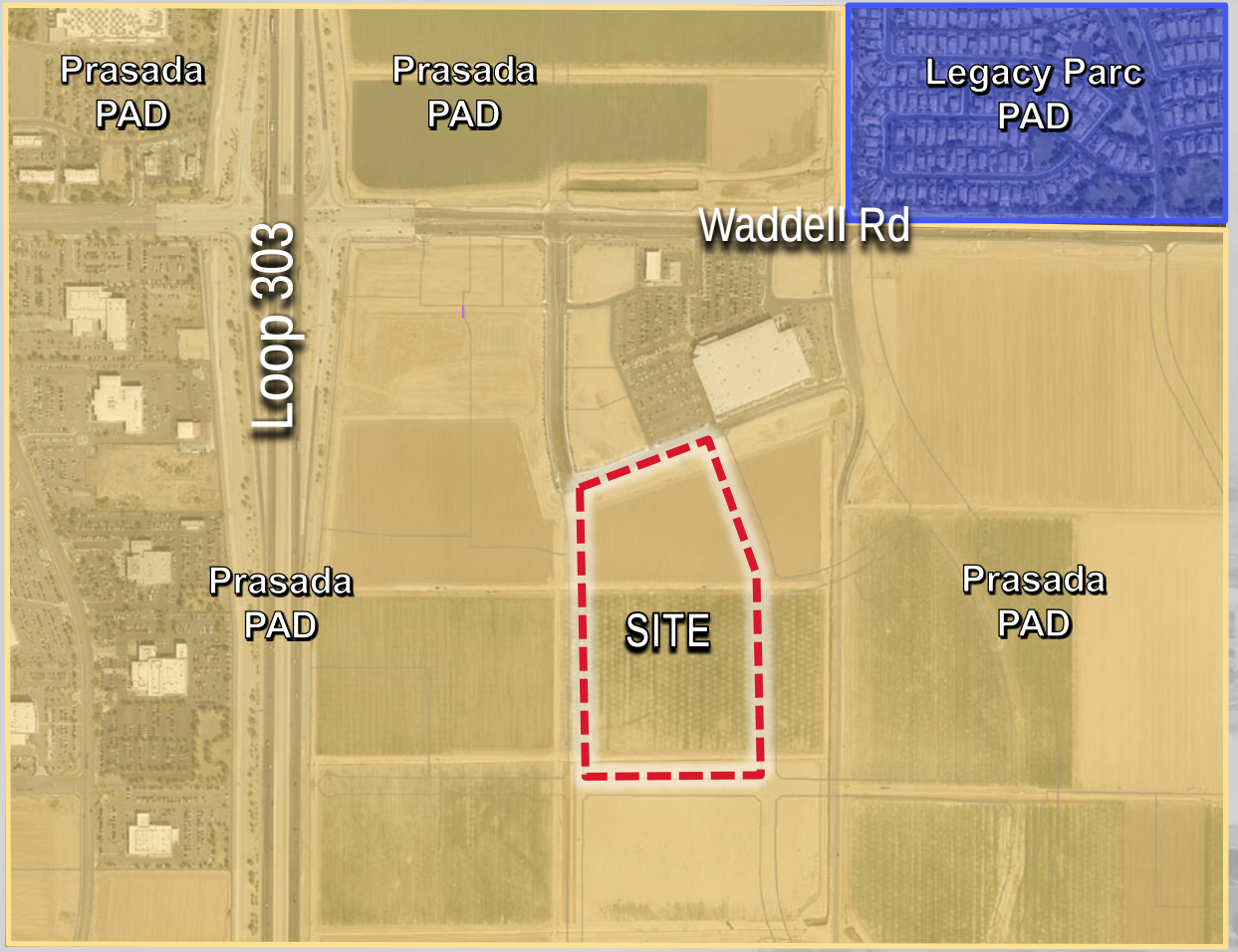
The Village at Prasada

Lot 5 Re-Plat

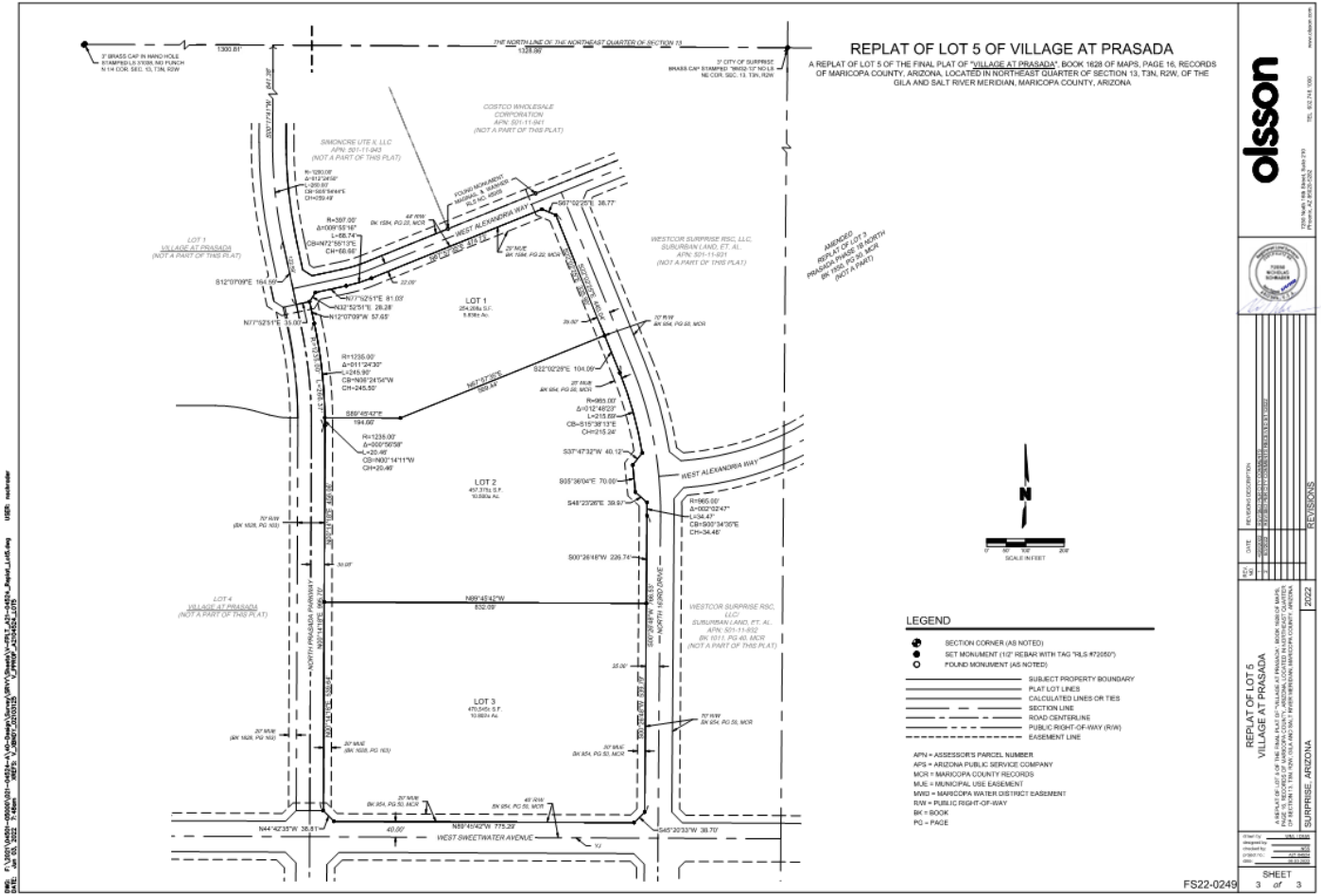
City Council

August 16, 2022

FS22-0249 Vicinity Map

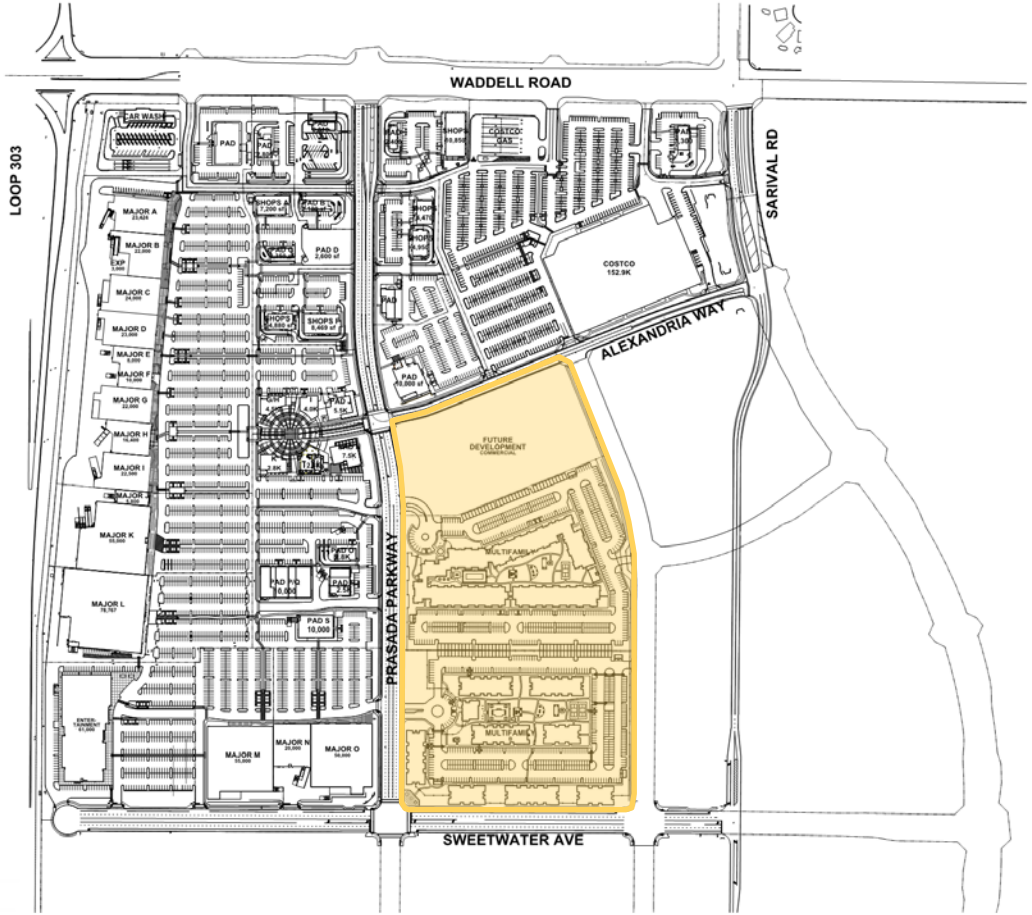


FS22-0249 Zoning Map



FS22-0249 Final Plat

FS22-0249 Master Site Plan



MASTER SITE PLAN
SCALE: 1" = 150'-0"

SIMON
CRE
SIMON COMMERCIAL REAL ESTATE

PROJECT:
VILLAGE AT PRASADA℠

LOCATION:	SURPRISE, AZ
PARCEL NO:	MULTIPLE PARCELS
ZONING:	PRASADA PAD
ALLOWED USE:	YES
DRAWN BY:	BBM
DATE:	2022-06-21
VERSION:	V1

MASTER SITE PLAN
SP1.0

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 3
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:
Consideration and action pertaining to the Final Plat entitled, "Replat of Lot 4 of Village at Prasada" and dated June 3, 2022, a property generally located at the southeast corner of Waddell Road and SR 303; Case FS22-0248.

Motion:
I move to approve the Final Plat entitled, "Replat of Lot 4 of Village at Prasada" and dated June 3, 2022.

Background:
The subject request involves a Final Plat to replat Lot 4 of Village at Prasada. This replat will divide one lot into five in order to accommodate future commercial development as part of the Prasada Regional Shopping Center.

Objective Analysis:
The subject Final Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the Surprise Municipal Code. All city reviewing departments have reviewed the request and expressed no concerns.

Policy Compliant:
The requested Final Plat is consistent with the Prasada PAD and advances the goals and policies of the General Plan.

Financial Impact:
While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 00 - FS22-0248 Re-Plat of Lot 4 at the Village at Prasada - Staff Report 081622 CC
2. 01 – FS22-0248 Re-Plat of Lot 4 at the Village at Prasada – Vicinity Map
3. 02 – FS22-0248 Re-Plat of Lot 4 at the Village at Prasada – Zoning Map
4. 03 - FS22-0248 Replat of Lot 4 of the Village at Prasada - Final Plat
5. FS22-0248 Re-Plat of Lot 4 of The Village at Prasada - Presentation 081622 CC

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS22-0248**
Project Name:	Re-Plat of Lot 4 at the Village at Prasada
Council District:	3 - Mesquite
Meeting Date:	**August 16, 2022**
Planner:	Leslie Carnie

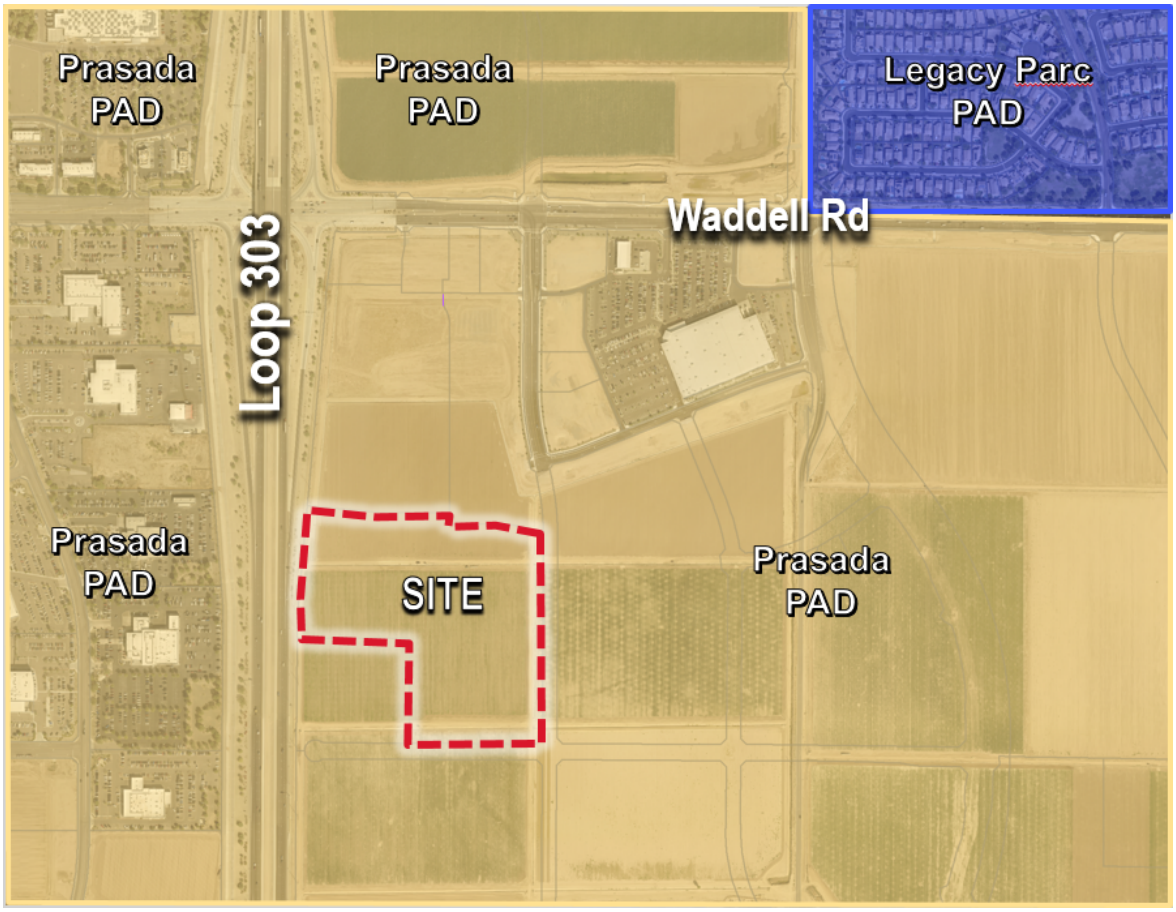
Owner:	Scott Wagner
Applicant:	Nic Schrader with Olsson Inc.
Request:	Re-Plat for Lot 4 at the Village at Prasada in the Prasada PAD.
Site Location:	Generally located at the southeast corner of Waddell Road and SR 303 in a portion of the northeast quarter of section 13, township 3 north, range 2 west of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
Area:	23.749 acres
Density:	N/A
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

Project Description:

The subject request involves a Final Plat to re-plat Lot 4 of the 'Village at Prasada' of Prasada Phase 1B north.

Surrounding Zoning:

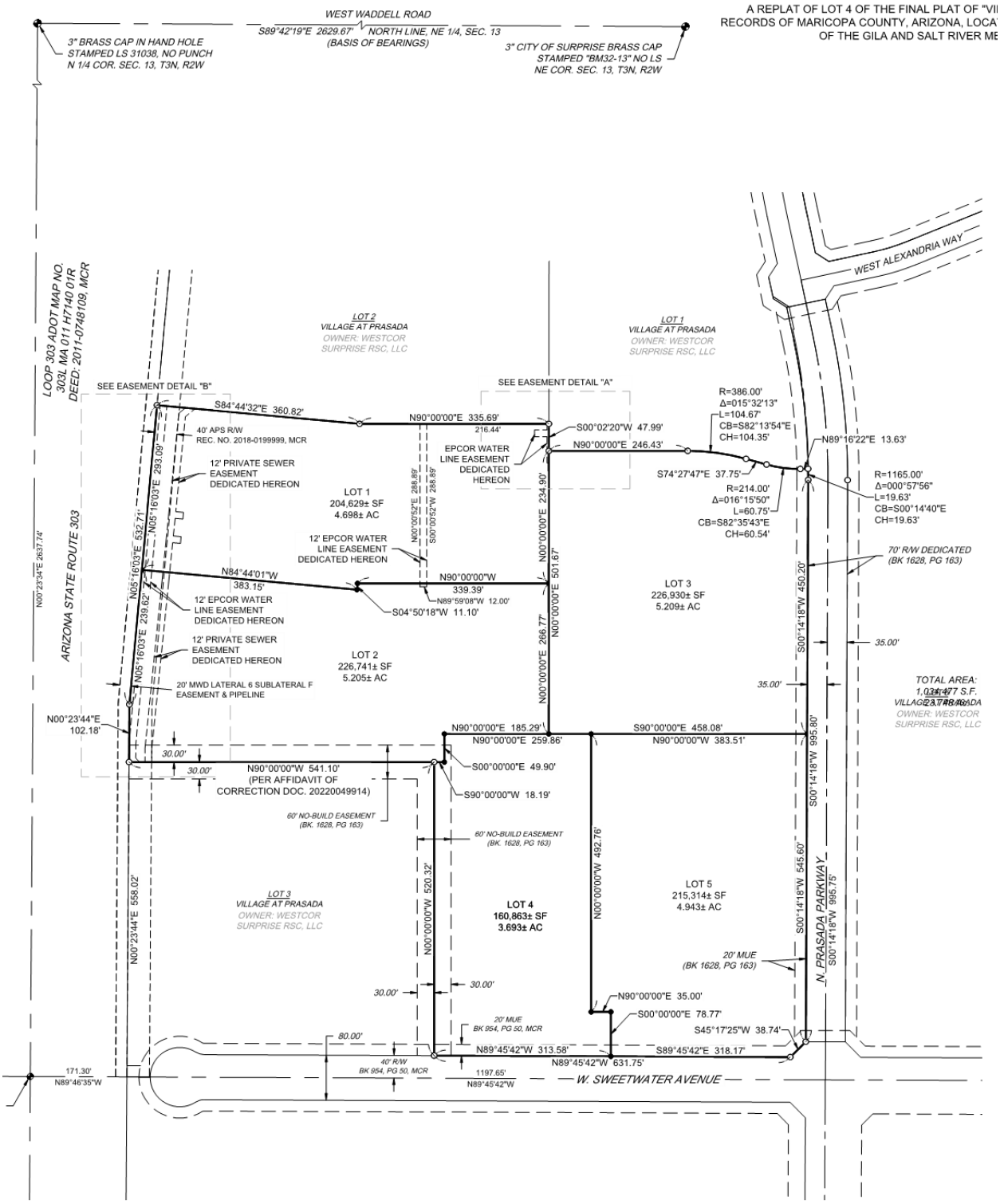
The following map depicts the existing zoning of the subject site and its surroundings.



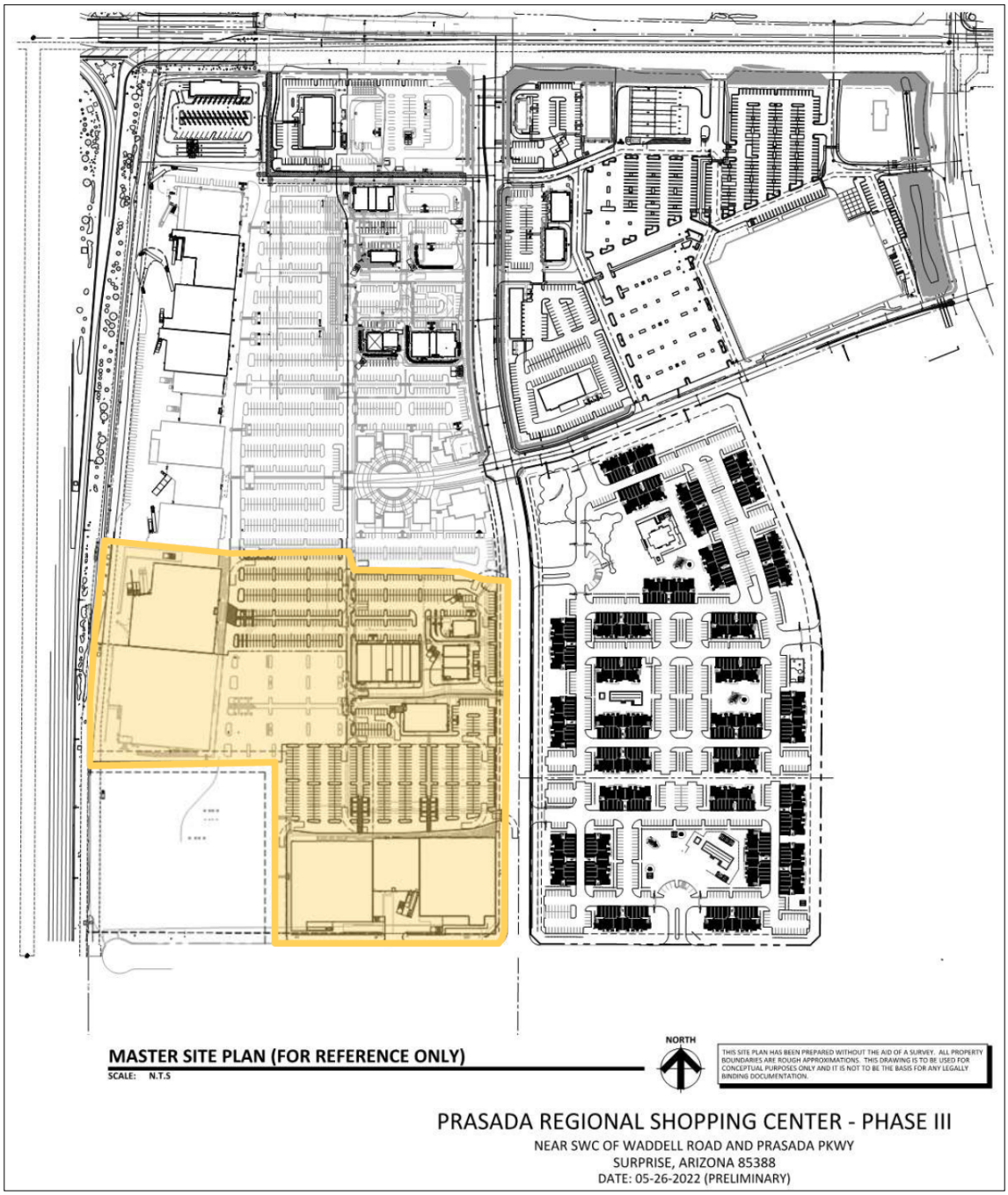
PAD (Prasada)	PAD (Prasada)	PAD (Legacy Parc)
PAD (Prasada)	PAD (Prasada)	PAD (Prasada)
PAD (Prasada)	PAD (Prasada)	PAD (Prasada)

Analysis and Discussion:

The subject request divides a 23.749 acre parcel within the Prasada Gateway Village into five (5) lots to accommodate future commercial and multi-family development, as well as associated infrastructure. See the Final Plat and Conceptual Master Site Plan below.


A REPLAT OF LOT 4 OF THE FINAL PLAT OF "VII
RECORDS OF MARICOPA COUNTY, ARIZONA, LOCA
OF THE GILA AND SALT RIVER ME
WEST WADDELL ROAD
S89°42'19"E 2629.67'
NORTH LINE, NE 1/4, SEC. 13
(BASIS OF BEARINGS)
3" BRASS CAP IN HAND HOLE
STAMPED LS 31038, NO PUNCH
N 1/4 COR. SEC. 13, T3N, R2W
3" CITY OF SURPRISE BRASS CAP
STAMPED "BM32-13" NO LS
NE COR. SEC. 13, T3N, R2W
WEST ALEXANDRIA WAY
LOOP 303 ADOT MAP NO.
303L MA 011 H7140 01R
DEED: 2011-0748109, MCR
ARIZONA STATE ROUTE 303
N00°23'34"E 2637.74'
LOT 2
VILLAGE AT PRASADA
OWNER: WESTCOR
SURPRISE RSC, LLC
LOT 1
VILLAGE AT PRASADA
OWNER: WESTCOR
SURPRISE RSC, LLC
SEE EASEMENT DETAIL "B"
SEE EASEMENT DETAIL "A"
S84°44'32"E 360.82'
N90°00'00"E 335.69'
216.44'
S00°02'20"W 47.99'
N90°00'00"E 246.43'
R=386.00'
Δ=015°32'13"
L=104.67'
CB=S82°13'54"E
CH=104.35'
N89°16'22"E 13.63'
40' APS R/W
REC. NO. 2018-0199999, MCR
12' PRIVATE SEWER
EASEMENT
DEDICATED HEREON
EPCOR WATER
LINE EASEMENT
DEDICATED
HEREON
S74°27'47"E 37.75'
R=214.00'
Δ=016°15'50"
L=60.75'
CB=S82°35'43"E
CH=60.54'
R=1165.00'
Δ=000°57'56"
L=19.63'
CB=S00°14'40"E
CH=19.63'
LOT 1
204,629± SF
4.698± AC
N05°16'03"E 293.09'
N05°16'03"E 532.71'
N00°00'52"E 288.89'
S00°00'52"W 288.89'
N00°00'00"E 234.90'
12' EPCOR WATER
LINE EASEMENT
DEDICATED HEREON
N84°44'01"W
383.15'
N90°00'00"W
339.39'
N89°59'08"W 12.00'
S04°50'18"W 11.10'
N00°00'00"E 501.67'
LOT 3
226,930± SF
5.209± AC
70' R/W DEDICATED
(BK 1628, PG 163)
N05°16'03"E 239.62'
12' EPCOR WATER
LINE EASEMENT
DEDICATED HEREON
12' PRIVATE SEWER
EASEMENT
DEDICATED HEREON
LOT 2
226,741± SF
5.205± AC
S00°14'18"W 450.20'
35.00'
N05°16'03"E
20' MWD LATERAL 6 SUBLATERAL F
EASEMENT & PIPELINE
N00°00'00"E 266.77'
35.00'
TOTAL AREA:
1,014,477 S.F.
23.288 AC±
VILLAGE AT PRASADA
OWNER: WESTCOR
SURPRISE RSC, LLC
N00°23'44"E
102.18'
N90°00'00"E 185.29'
N90°00'00"E 259.86'
S90°00'00"E 458.08'
N90°00'00"W 383.51'
30.00'
30.00'
N90°00'00"W 541.10'
(PER AFFIDAVIT OF
CORRECTION DOC. 20220049914)
S00°00'00"E 49.90'
S90°00'00"W 18.19'
60' NO-BUILD EASEMENT
(BK. 1628, PG 163)
60' NO-BUILD EASEMENT
(BK. 1628, PG 163)
S00°14'18"W 995.80'
LOT 3
VILLAGE AT PRASADA
OWNER: WESTCOR
SURPRISE RSC, LLC
N00°23'44"E 558.02'
N00°00'00"W 520.32'
LOT 4
160,863± SF
3.693± AC
N00°00'00"W 492.76'
LOT 5
215,314± SF
4.943± AC
S00°14'18"W 545.60'
N. PRASADA PARKWAY
S00°14'18"W 995.75'
20' MUE
(BK 1628, PG 163)
30.00'
30.00'
N90°00'00"E 35.00'
S00°00'00"E 78.77'
S45°17'25"W 38.74'
20' MUE
BK 954, PG 50, MCR
80.00'
N89°45'42"W 313.58'
S89°45'42"E 318.17'
171.30'
N89°46'35"W
40' R/W
BK 954, PG 50, MCR
1197.65'
N89°45'42"W
N89°45'42"W 631.75'
W. SWEETWATER AVENUE

56
57



Conformance with Adopted Plans:

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

Reviewing Agencies:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District, and Maricopa County Flood Control District were included in the routing of this case. These agencies also indicate no objections.

Summary:

The subject Final Plat meets the requirements of the Prasada PAD, in addition to other applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

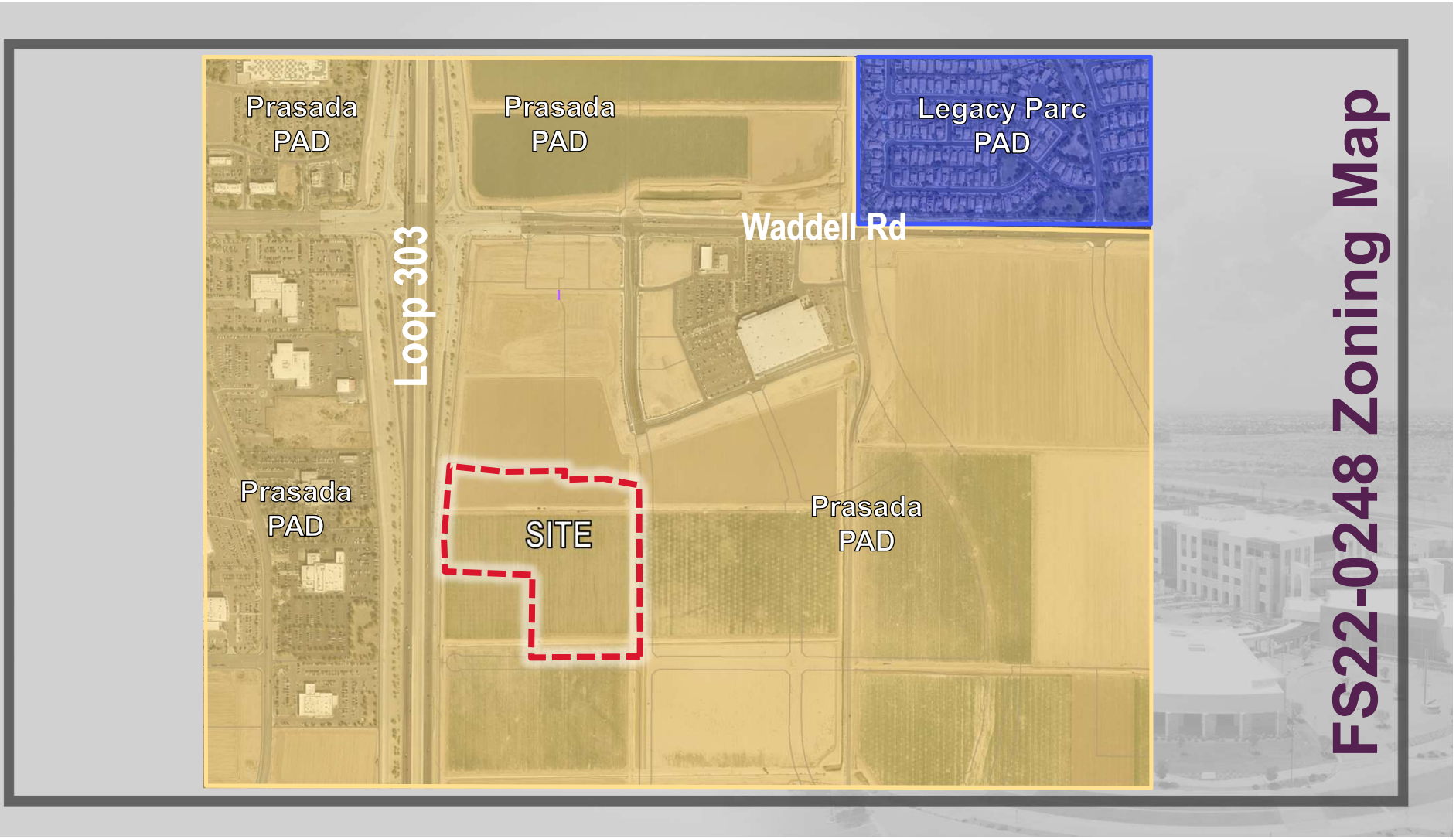
Findings:

- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
PPT

FS22-0248 Vicinity Map


Prasada
PAD
Prasada
PAD
Legacy Parc
PAD
Waddell Rd
Loop 303
Prasada
PAD
SITE
Prasada
PAD
FS22-0248 Zoning Map

REPLAT OF LOT 4 OF VILLAGE AT PRASADA

A REPLAT OF LOT 4 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WESTCOR SURPRISE RSC LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SIMONCRE UTE III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNERS"), HAVE SUBDIVIDED UNDER THE NAME "REPLAT OF LOT 4 OF VILLAGE AT PRASADA" A REPLAT OF LOT 4 OF THE FINAL PLAT OF "VILLAGE AT PRASADA" BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND DO HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "PRASADA REPLAT OF LOT 5 OF THE REPLAT OF LOT 5" AND DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNERS HEREBY DEDICATE TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

WESTCOR SURPRISE RSC LLC AND SIMONCRE UTE III, LLC, ("GRANTORS") HEREBY GRANT TO THE CITY OF SURPRISE ("CITY"), SUBJECT TO THE RESTRICTIONS SET FORTH BELOW, A PERPETUAL NON-EXCLUSIVE EASEMENT (THE "MUNICIPAL USE EASEMENT") OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS "MUE" (THE "MUNICIPAL USE EASEMENT") FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, PREPARING, REPLACING, AND UTILIZING THE CERTAIN IMPROVEMENTS AND INFRASTRUCTURE FACILITIES ("MUNICIPAL USE FACILITIES"), INCLUDING, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITIES AND REQUIRED ABOVE GROUND APPURTENANCES (E.G., CABINETS, TRANSFORMERS, PADS, PEDESTALS, SWITCH GEAR, ETC.), CONDUITS, SLEEVES, STUBS, METERS, PULL BOXES, TRAFFIC CONTROL DEVICES, DRAINAGE, RETENTION, PATHS, TRAILS, SIDEWALKS, HARDSCAPE, LANDSCAPE, IRRIGATION, CURBS, GUTTERS, BUS BAYS, DECELERATION LANES, RIGHT TURN LANES, DRIVEWAY ENTRANCES, STREET SIGNAGE, TRAFFIC SIGNALS, PROJECT SIGNAGE (PUBLIC AND PRIVATE), MONUMENTATION, SCREEN WALLS AND ENTRY FEATURES (IN ACCORDANCE WITH THE PRASADA GATEWAY VILLAGE ("PGV") COMMERCIAL DESIGN GUIDELINES). THE MUNICIPAL USE EASEMENT ALSO INCLUDES INGRESS AND EGRESS TO AND FROM THE MUNICIPAL USE EASEMENT AREAS IN ORDER TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR AND REPLACE ALL MUNICIPAL USE FACILITIES AS MAY FROM TIME TO TIME BE LOCATED WITHIN THE MUNICIPAL USE EASEMENT AREAS. THE MUNICIPAL USE EASEMENT IS FOR THE BENEFIT OF, AND THE TERM "GRANTEE" SHALL INCLUDE, THE CITY AND ALL PUBLIC UTILITY PROVIDERS AND OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITIES TO WHICH THE CITY GRANTS RIGHTS WITHIN THE MUNICIPAL USE EASEMENT AREAS.

WESTCOR SURPRISE RSC LLC AND SIMONCRE UTE III, LLC, ("GRANTORS") HEREBY GRANT TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT A SEWER EASEMENT AS AND WHERE SHOWN ON THIS PLAT FOR THE PURPOSE OF CONTINUOUS AND UNINTERRUPTED USE OF THE PRIVATE SEWER SYSTEM FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE SEWER LINES, MANHOLES, AND ASSOCIATED EQUIPMENT.

OWNERS HEREBY GRANT TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE, SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION. HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION.

OWNERS HEREBY GRANT TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE EASEMENTS GRANTED WITHIN THIS PLAT ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON GRANTORS AND THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT-VISIBILITY OBSTRUCTIONS.

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED BY MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA. WESTCOR SURPRISE RSC LLC AND SIMONCRE UTE III, LLC, ("GRANTORS") HEREBY GRANT A PERPETUAL WATER EASEMENT ("EASEMENTS") AS DESCRIBED IN THE PLAT TO EPCOR WATER ARIZONA INC. AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS, UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE. ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

LENDER

ZIONS BANCORPORATION, N.A. DBA NATIONAL BANK OF ARIZONA

BY: _____ DATE: _____

NAME: _____ TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

DEDICATION (CONTINUED)

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER.

WESTCOR SURPRISE RSC LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,

BY: WESTCOR 303 RSC LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
A MEMBER

BY: THE WESTCOR COMPANY II LIMITED PARTNERSHIP,
AN ARIZONA LIMITED PARTNERSHIP
ITS MANAGING MEMBER

BY: MACERICH TWC II CORP.,
A DELAWARE CORPORATION,
ITS GENERAL PARTNER

BY: _____
NAME: _____
TITLE: _____
DATE: _____

SIMONCRE UTE III, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____
DATE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

NOTICE OF PRASADA PHASE 1B DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A PRASADA PHASE 1B DEVELOPMENT AGREEMENT DATED OCTOBER 8, 2007 (AGREEMENT) WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 9, 2007, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET #2007-1103870. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, THEY ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT 5 TRIAD CENTER, SUITE 325, SALT LAKE CITY, UT 84180, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

ATTEST:

BY: _____ BY: _____
CHRISTINE CAIN GLEN VORTHERMS

ITS: PROPERTY AND CONTRACTS MANAGER ITS: ASSISTANT SECRETARY

WESTCOR SURPRISE RSC LLC
AN ARIZONA LIMITED LIABILITY COMPANY

ATTEST:

BY: _____ BY: _____

NAME: _____ NAME: _____

SIMONCRE UTE III, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

ATTEST:

BY: _____ BY: _____

NAME: _____ NAME: _____

OWNER

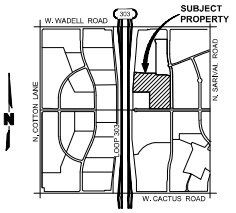
WESTCOR SURPRISE RSC LLC
CO RED DEVELOPMENT
ONE EAST WASHINGTON STREET, STE 300
PHOENIX, AZ 85004
PHONE: (480) 556-7741
CONTACT: SCOTT WAGNER

SURVEYOR

OLSSON
7878 N 16TH STREET, STE 105
PHOENIX, AZ 85020
PHONE: (602) 748-1000
CONTACT: NICHOLAS SCHRADER

LOT AREA TABLE

LOT	SQUARE FEET ±	ACRES ±
1	204,629	4.698
2	226,741	5.205
3	226,930	5.209
4	160,863	3.693
5	215,314	4.943
TOTAL	1,034,477	23.748



VICINITY MAP
SEC 13, T3N, R2W
NTS

SURVEYOR'S NOTE

1. LEGAL DESCRIPTION, BASIS OF BEARING, FLOOD ZONE, INTERGOVERNMENTAL AGREEMENT, PUBLIC NOTICE, RELEASE OF LIABILITY, DEVELOPMENT AGREEMENT, PLAT NOTES AND ADDITIONAL SURVEY NOTES ARE LOCATED ON SHEET 2.

EPCOR EASEMENT

EPCOR UTILITIES, INC.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

ACKLNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

CITY APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20_____, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED_____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS ___ DAY OF _____, 20_____.

_____
MAYOR DATE

ATTEST:

_____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WERE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED; THE BOUNDARY SURVEY, AS SHOWN ON THIS PLAT, MEETS THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

72050
NICHOLAS
SCHRADER
Expires 9-30-24

NICHOLAS SCHRADER, RLS, 72050
EXPIRATION DATE: 12/31/2023
7878 N 16TH STREET, STE 105
PHOENIX, AZ 85020
602.748.1000

FS22-0248

olsson
7878 North 16th Street, Suite 210
Phoenix, AZ 85020-4282
TEL 602.748.1000
www.olsson.com

72050
NICHOLAS
SCHRADER
Expires 9-30-24

REVISIONS

NO.	DATE	REVISIONS DESCRIPTION
1	4/25/2022	REVISED PER CITY COMMENTS
2	6/29/2022	REVISED PER COMMENTS RECEIVED 6/13/2022

2022

REPLAT OF LOT 4
VILLAGE AT PRASADA
A REPLAT OF LOT 4 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
SURPRISE, ARIZONA

drawn by:	WM, CMM
designed by:	
checked by:	NSS
project no.	A21-0033
date	06/03/2022

SHEET
1 of 3

REPLAT OF LOT 4 OF VILLAGE AT PRASADA

A REPLAT OF LOT 4 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

LOT 4 OF VILLAGE AT PRASADA, ACCORDING TO THE PLAT RECORDED IN BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID NORTH LINE BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SAID SECTION 13 BY A 3-INCH BRASS CAP IN A HANDHOLE STAMPED "LS931038", AND MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 13 BY A 3-INCH CITY OF SURPRISE BRASS CAP STAMPED "BM32-13", HAVING A MEASUREMENT OF S89°42'19"E AT A DISTANCE OF 2629.87 FEET BETWEEN SAID MONUMENTS (AS MEASURED AND DESCRIBED ON THE REPLAT OF LOT 5 RECORDED IN BOOK 1584 OF MAPS, PAGE 22)

FLOOD ZONE

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "ZONE X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 04013C1660L, WITH AN REVISION DATE OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, SURPRISE, ARIZONA. ZONE X BEING DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

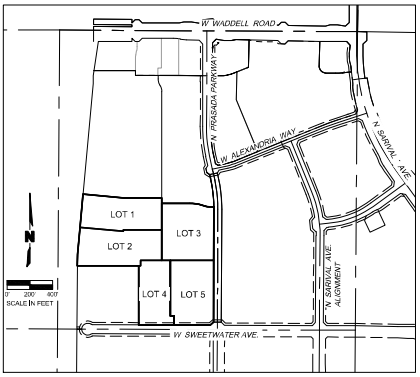
THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997 AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997 UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDERS' USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THIS IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THIS IGA.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE, A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.



KEY MAP

RELEASE OF LIABILITY

WESTCOR SURPRISE RSC LLC, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

WESTCOR SURPRISE RSC LLC, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PLAT NOTES

1. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
2. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
3. NO ON-SITE GRADING OR EXCAVATING SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
4. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
5. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
6. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

SURVEYOR'S NOTES

1. THIS SURVEY WAS BASED UPON THE COMMONWEALTH LAND TITLE INSURANCE COMPANY REPORT ORDER NO. 20000567-040-OO-A98, AMENDMENT NO. 1, WITH THE AMENDMENT DATE OF APRIL 21, 2021.
2. ALL BEARINGS AND DISTANCES REPORTED ON THIS SURVEY ARE MEASURED TO THE MONUMENTS FOUND OR SET AS SHOWN, UNLESS OTHERWISE NOTED.
3. ALL CORNERS SHOWN WILL HAVE MONUMENTS SET WITHIN 90 DAYS OF APPROVAL OF THIS PLAT.

olsson
7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
www.olsson.com

Registered Land Surveyor
72050
NICHOLAS SCHRADER
12/31/2022

REVISIONS

NO.	DATE	REVISIONS DESCRIPTION
1	4/26/2022	REVISED PER CITY COMMENTS
2	6/9/2022	REVISED PER CITY COMMENTS RECEIVED 5/31/2022

REPLAT OF LOT 4
VILLAGE AT PRASADA

A REPLAT OF LOT 4 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SURPRISE, ARIZONA

2022

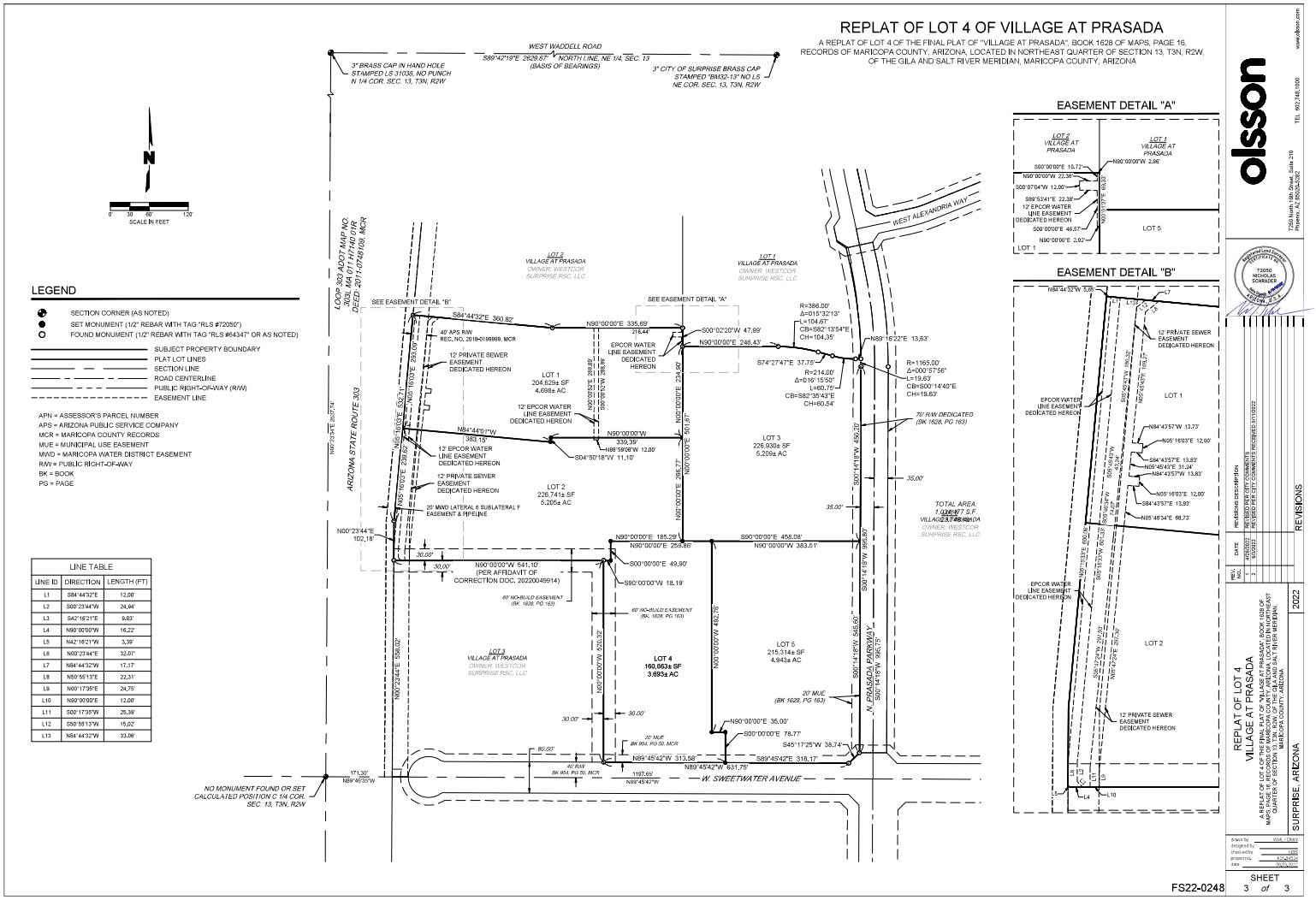
drawn by:	WML / DMM
designed by:	
checked by:	NSS
project no.	021-0248
date	06/03/2022

FS22-0248

SHEET 2 of 3

REPLAT OF LOT 4 OF VILLAGE AT PRASADA

A REPLAT OF LOT 4 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S84°44'32"E	12.00'
L2	S00°23'44"W	24.94'
L3	S42°16'21"E	9.83'
L4	N90°00'00"W	16.22'
L5	N42°16'21"W	3.39'
L6	N00°23'44"E	32.07'
L7	N84°44'32"W	17.17'
L8	N50°55'13"E	22.31'
L9	N00°17'35"E	24.75'
L10	N90°00'00"E	12.00'
L11	S00°17'35"W	25.39'
L12	S50°55'13"W	15.02'
L13	N84°44'32"W	33.08'

EASEMENT DETAIL "A"

EASEMENT DETAIL "B"

REVISIONS		
NO.	DATE	revision description
1	4/26/2022	RESUBMITTAL
2	6/29/2022	RESUBMITTAL PER CITY COMMENTS
3	8/31/2022	RESUBMITTAL PER CITY COMMENTS RECEIVED 8/31/2022

REPLAT OF LOT 4
VILLAGE AT PRASADA

A REPLAT OF LOT 4 OF THE FINAL PLAT OF "VILLAGE AT PRASADA", BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SURPRISE, ARIZONA

2022

drawn by: WAL / DMT
designed by:
checked by:
project no.: 021-0248
date: 3/31/2022

SHEET 3 of 3

FS22-0248

olsson
7250 North 16th Street, Suite 310
Phoenix, AZ 85020-5262
TEL 602.748.1000
www.olsson.com

Registered Land Surveyor
72050
NICHOLAS SCHRADER

SURPRISE
ARIZONA

FS22-0248

The Village at Prasada

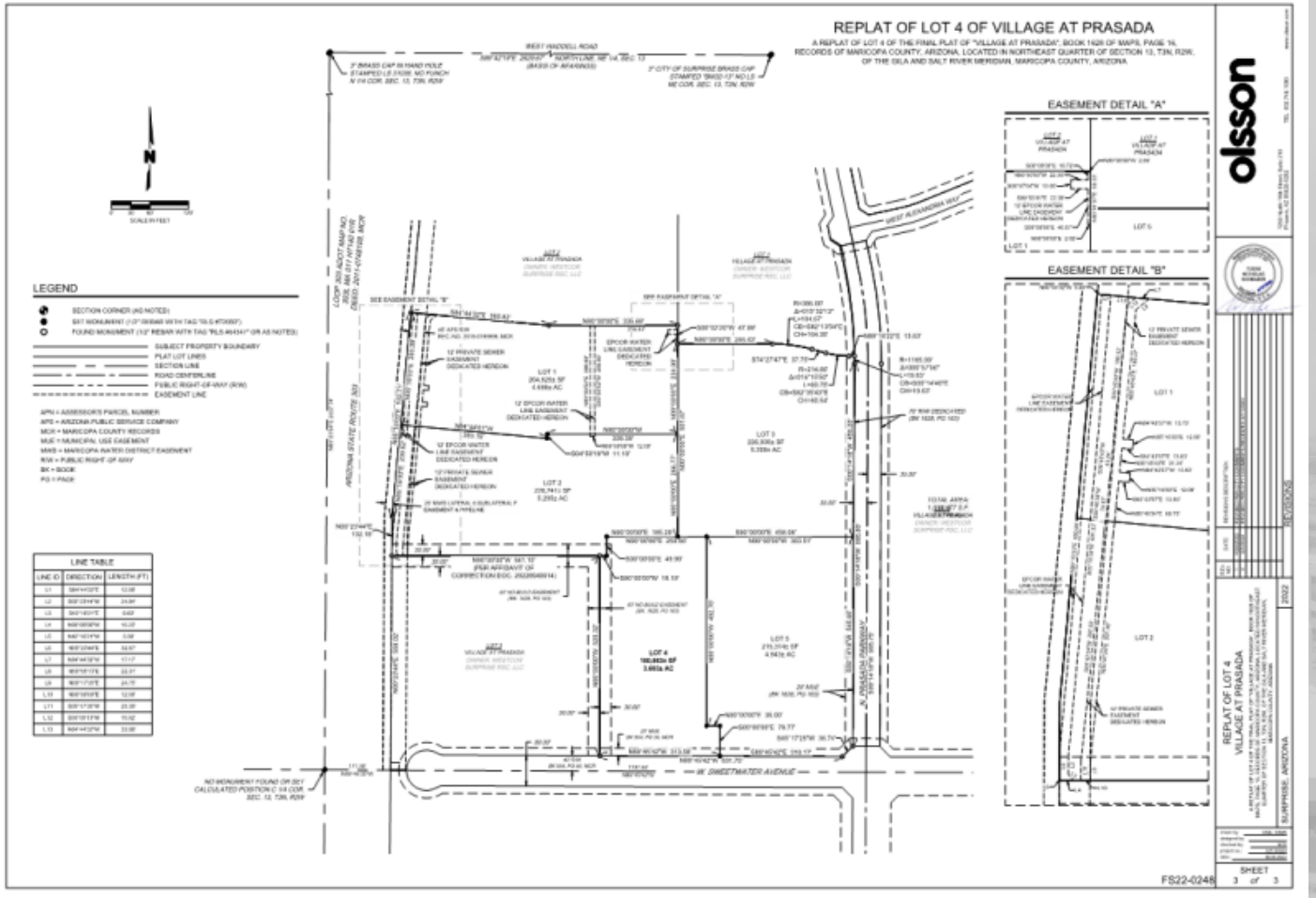
Lot 4 Re-Plat

City Council

August 16, 2022

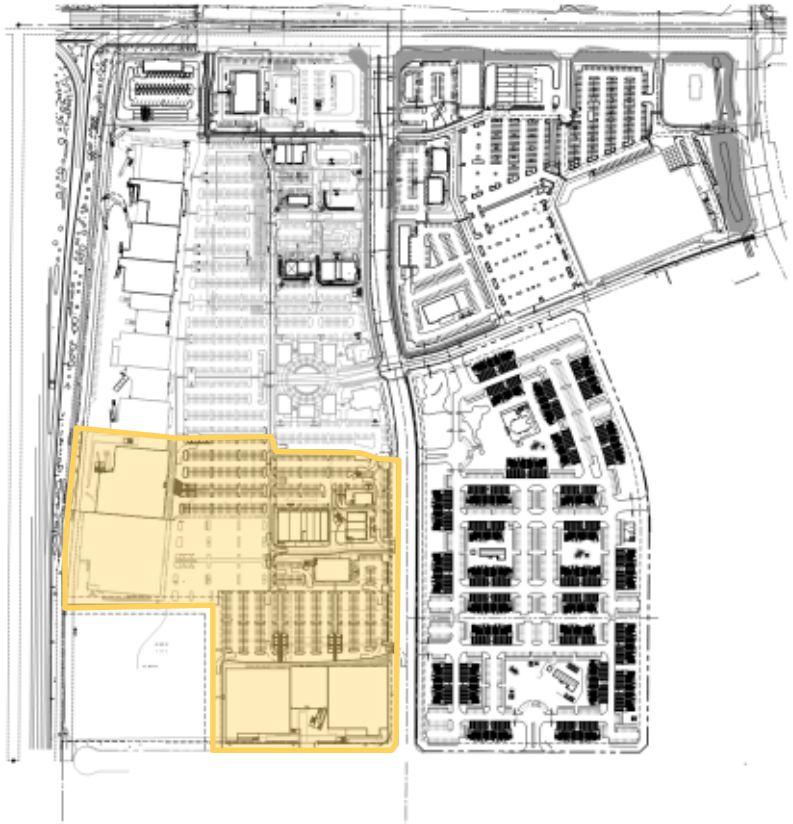
FS22-0248 Vicinity Map

FS22-0248 Zoning Map



FS22-0248 Final Plat

FS22-0248 Master Site Plan



PROJECT DIRECTORY

LEGAL DESCRIPTION

SITE DATA

MASTER SITE PLAN (FOR REFERENCE ONLY)

PRJ13-564

PRASADA REGIONAL SHOPPING CENTER - PHASE III

NEAR SWC OF WADDELL ROAD AND PRASADA PKWY

SURPRISE, ARIZONA 85388

DATE: 05-26-2022 (PRELIMINARY)

MS

PHASE III

RKAA# 22030.00

SIMON CRE

RKAA ARCHITECTS, INC

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022 Contact Person: Jessica Brinton
Submitting Department: Community Development District: District 3
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:
Consideration and action pertaining to the Final Plat entitled, "Final Re-plat Toll at Prasada, Unit Q – Phase 3" and dated May 20, 2022, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS22-0387.

Motion:
I move to approve the Final Plat entitled, "Final Re-plat Toll at Prasada, Unit Q – Phase 3" and dated May 20, 2022.

Background:
Aaron Insco of Toll Bros, Inc., on behalf of Toll Prasada, LLC, seeks approval of a Final Plat covering Unit Q Phase 3, in the Toll at Prasada area. The applicant seeks to subdivide the subject property into two (2) separate parcels over approximately 15 acres. This will allow for development of single family residences and condominium products as part of Unit Q Phase 3 of the Toll at Prasada development.

Objective Analysis:
The subject Final Plat is consistent with the Prasada PAD and other applicable City of Surprise regulations. All city reviewing departments have reviewed the request and expressed no concerns.

Policy Compliant:
The subject Final Plat is consistent with the Prasada PAD and advances the goals and policies of the General Plan.

Financial Impact:
While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 00 - FS22-0387 Toll at Prasada Unit Q Phase 3 Block Plat - Final Plat - Staff Report
2. 01 - FS22-0387 Toll at Prasada Unit Q Phase 3 Block Plat - Final Plat - Vicinity Map
3. 02 - FS22-0387 Toll at Prasada Unit Q Phase 3 Block Plat - Final Plat - Case Map
4. 03 - FS22-0387 Toll at Prasada Unit Q Phase 3 Block Plat - Final Plat - Final Plat
5. FS22-0387 Toll at Prasada Unit Q Phase 3 Block Plat - Final Plat - Presentation

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SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS22-0387**
Project Name:	Toll at Prasada Unit Q Phase 3 Block Plat
Council District:	3 - Mesquite
Meeting Date:	**August 16, 2022**
Planner:	Jessica Brinton

Owner:	Toll Prasada, LLC
Applicant:	Aaron Insco of Toll Bros, Inc.
Request:	Final Plat for Toll at Prasada Unit Q Phase 3 Block Plat in the Prasada PAD
Site Location:	Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue
Lot Yield:	2
Area:	15.4645 acres
Density:	N/A
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

Findings:

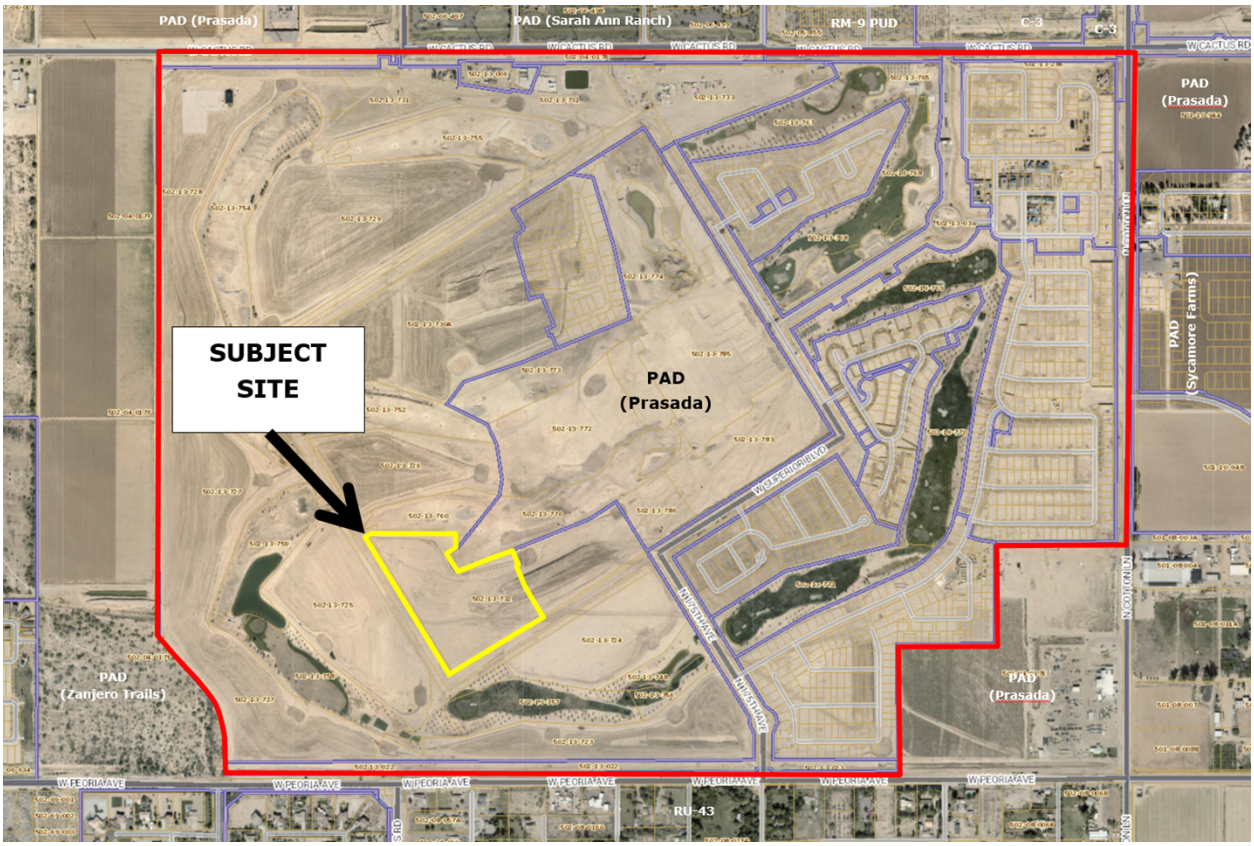
- The proposed Final Plat is consistent with the Prasada PAD.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

The subject request involves a Final Plat for Unit Q Phase 3 of the Toll at Prasada project to split the remaining Unit Q parcel into two separate parcels. This project will be developed in two phases: one for a condominium product and the other for single family residences. Unit Q was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

EXISTING ZONING:

The following map depicts the existing zoning of the subject site and its surroundings.



BACKGROUND:

June 22, 2006: The City Council approved the original Prasada PAD under case PAD05-465.

December 21, 2016: Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

February 12, 2018: Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development.

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

August 6, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

December 1, 2020: The City Council approved the Preliminary Plat for Toll at Prasada Unit Q under case FS20-259.

January 20, 2022: An Application and Site Plan for Toll at Prasada Unit Q Phase 3 condominiums was submitted for staff review under case FS22-0152. Comment resolution is ongoing.

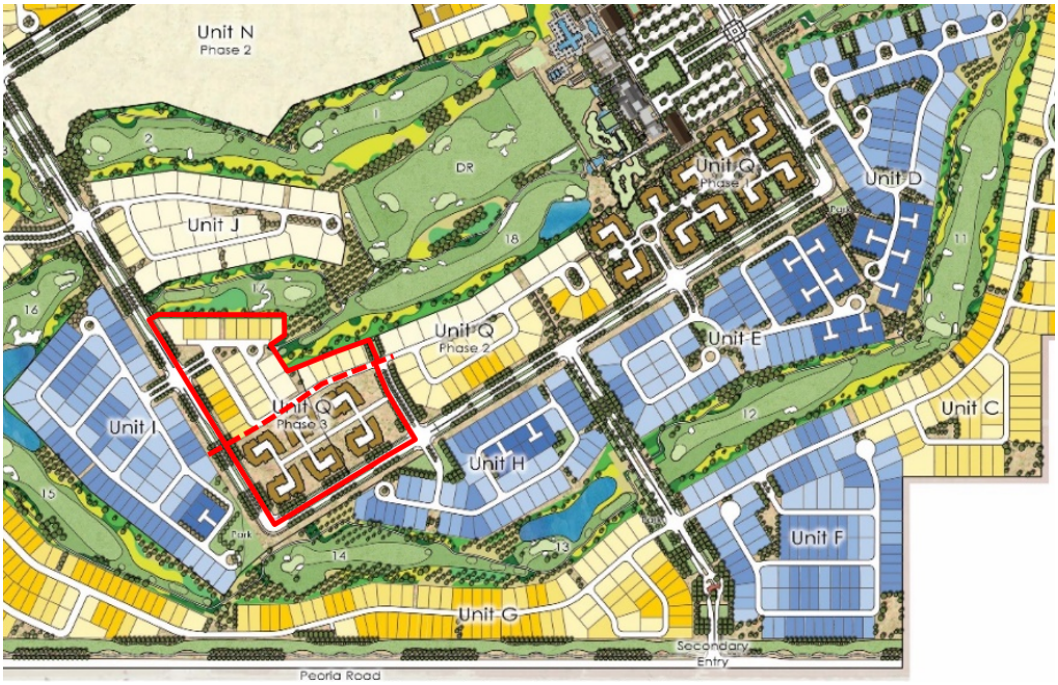
March 17, 2022: The applicant filed case FS22-0387, the subject case.

June 2, 2022: The Planning and Zoning Commission approved the Preliminary Plat for Toll at Prasada Unit Q Phase 3 under case FS21-710.

ANALYSIS AND DISCUSSION:

The proposed final plat is part of the third phase of Unit Q of Toll at Prasada. Phase 3 will be developed in two phases. One phase will be for single family development and the other phase will be for the condominium product. This block plat is necessitated due to the different types of products proposed within Phase 3.

Any easements required will be dedicated as part of the single family residence final plat and condominium plat submittals. The Preliminary Plat for the single family residence portion was approved by the Planning and Zoning Commission in June and the first submittal for the condominium parcel is currently in review. Based on current proposals, it is anticipated that there will be 28 single family residences and 84 condominiums developed within Unit Q Phase 3. The following map depicts the location of the single family development and condominium product within Unit Q Phase 3.



CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. This plat will facilitate future residential development consistent with the Toll at Prasada development.

REVIEWING AGENCIES:

The subject request was routed to the standard reviewing agencies, who had no comments on the request.

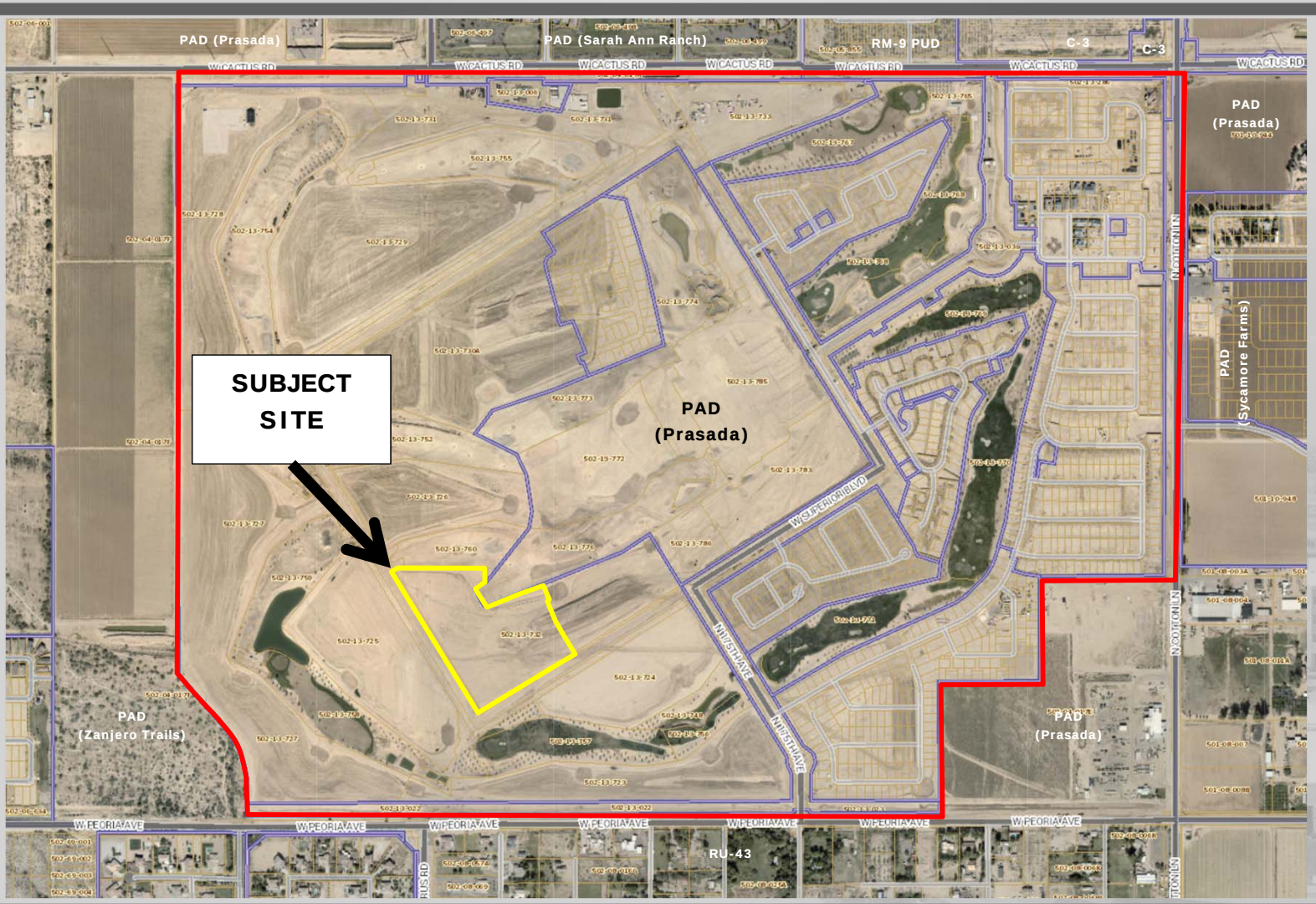
Summary:

The subject Final Plat meets the requirements of the Prasada PAD, in addition to other applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

Attachments:

01 Toll at Prasada Unit Q Phase 3 Block Plat – Vicinity Map
02 Toll at Prasada Unit Q Phase 3 Block Plat – Case Map
03 Toll at Prasada Unit Q Phase 3 Block Plat – Final Plat
PPT

FS22-0387 Vicinity Map

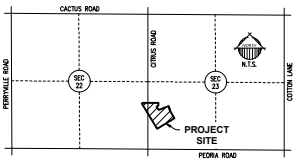


FS22-0387 Case Map

FINAL RE-PLAT

Toll at Prasada, Unit Q - Phase 3

BEING A RE-PLAT OF A PORTION OF PARCEL Q
AND A PORTION OF TRACT N, TOLL AT PRASADA, PHASE 2 MASTER PLAT
AS RECORDED IN BOOK 1576 OF MAPS, PAGE 33, M.C.R. AND A PORTION OF
HOLE 18 TRACT, TOLL AT PRASADA, PHASE 1 RE-PLAT
AS RECORDED IN BOOK 1586 OF MAPS, PAGE 16, M.C.R.,
SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 AND
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, "OWNER", HAS SUBDIVIDED UNDER THE NAME TOLL AT PRASADA, UNIT Q – PHASE 3, BEING A RE-PLAT OF A PORTION OF PARCEL Q AND A PORTION OF TRACT N, TOLL AT PRASADA, PHASE 2 MASTER PLAT AS RECORDED IN BOOK 1576 OF MAPS, PAGE 33, M.C.R. AND A PORTION OF HOLE 18 TRACT, TOLL AT PRASADA, PHASE 1 RE-PLAT AS RECORDED IN BOOK 1586 OF MAPS, PAGE 16, M.C.R., SITUATED IN PORTIONS OF SECTIONS 22 AND 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA, BEING A SUBDIVISION LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF TOLL AT PRASADA, UNIT Q – PHASE 3 AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR AND NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2022.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____ DATE _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 2022 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

NOTICE OF PRASADA PRE-ANNEXATION DEVELOPMENT AGREEMENT

OWNER'S PREDECESSOR, SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND NESTCOR/SURPRISE LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE ENTERED INTO A PRE-ANNEXATION DEVELOPMENT AGREEMENT DATED SEPTEMBER 12, 2006 ("AGREEMENT") WITH CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION, FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON SEPTEMBER 19, 2006, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 20061238109. AGREEMENT WAS RECENTLY AMENDED AND RECORDED ON JULY 20, 2018, AT THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 20180551464. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FAILING AIRCRAFT OR FAILING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FAILING AIRCRAFT OR FAILING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

GENERAL NOTES

1. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
2. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES INCLUDING BUT NOT LIMITED TO ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."
5. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
6. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS (#4751 AND 1470), WHEN APPLICABLE.
7. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
9. ZONING OF THE PROPERTY IS PER SURPRISE ZONING CASE FS17-587 OR AS SUBSEQUENTLY AMENDED.

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1 & 2 (2 LOTS)	673,632	15.4645
GROSS AREA	673,632	15.4645

100 YEAR ASSURED WATER SUPPLY

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

27-701027.0000 — CERTIFICATE NUMBER
11/14/2018 — DATE

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, BEARING SOUTH 00 DEGREES 24 MINUTES 11 SECONDS WEST PER EDACS 661-18 WOR.

KEY MAP (NTS)

OWNER/DEVELOPER

TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (602) 999-5684
CONTACT: AARON INSCO

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JAMES ROGERS, P.E.

SHEET INDEX

1	COVER SHEET
2	FINAL PLAT PLAN SHEET, LOT AREA TABLE, CURVE TABLE & LINE TABLE
3	FINAL PLAT PLAN SHEET & LEGAL DESCRIPTION

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TOLL AT PRASADA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "TOLL AT PRASADA, UNIT Q – PHASE 3" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, TOLL AT PRASADA COMMUNITY ASSOCIATION, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF_____, 2022.

TOLL AT PRASADA COMMUNITY ASSOCIATION, INC.,
AN ARIZONA NON-PROFIT CORPORATION

BY:_____

ITS:_____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 2022 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2022, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS ____ DAY OF _____, 2022.

ATTEST:

_____ _____
MAYOR DATE

_____ _____
CITY CLERK DATE

CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2022; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, RLS 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258

DATE OF PREPARATION: 03/14/22 (REVISED MAY 03, 2022)

CASE NUMBER: FS22-0387

1130 N Alma School Rd., Suite 120
Mesa, AZ 85201 | P:480.503.2250
www.epsgroupinc.com

EPS GROUP

Toll at Prasada
Unit Q - Phase 3
SURPRISE, ARIZONA

FINAL RE-PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

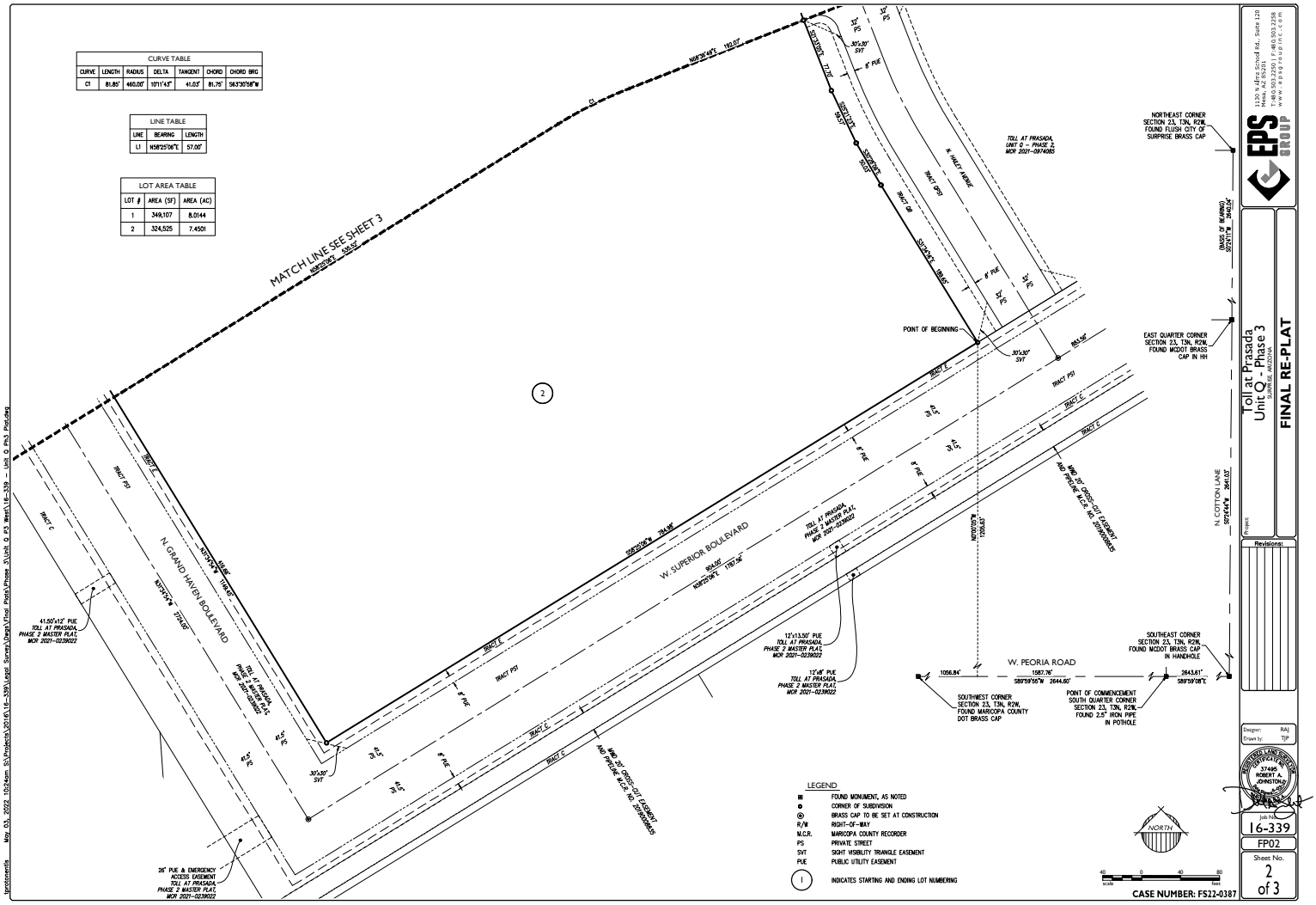
ARIZONA LAND SURVEYOR
37495
ROBERT A. JOHNSTON
REGISTERED

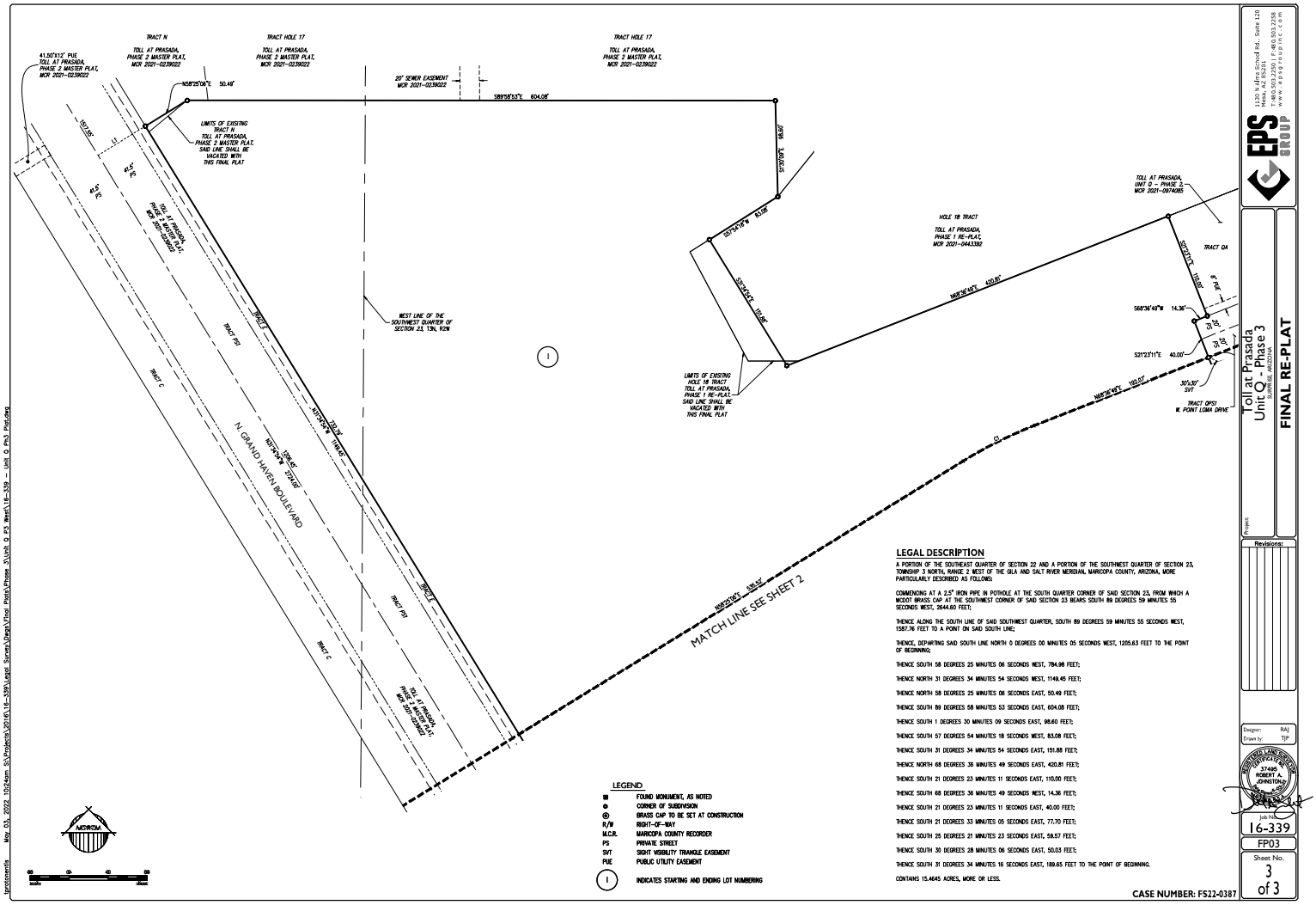
Job No.
16-339

FP01

Sheet No.
1
of 3

gis\cadfiles May 03, 2022 10:25am S:\Projects\2016\16-339\Legal Survey\Dwgs\Final Plats\Phase 3\Unit Q P3 West\16-339 - Unit Q Ph3 Plat.dwg


CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BRG
C1 | 81.85' | 460.00' | 10°11'43" | 41.03' | 81.75' | S63°30'58"W
LINE TABLE
LINE | BEARING | LENGTH
L1 | N58°25'06"E | 57.00'
LOT AREA TABLE
LOT # | AREA (SF) | AREA (AC)
1 | 349,107 | 8.0144
2 | 324,525 | 7.4501
MATCH LINE SEE SHEET 3
N58°36'49"E 556.52'
N58°36'49"E 192.07'
S31°23'11"E 77.00'
S31°23'11"E 30.00'
S31°23'11"E 30.00'
S31°23'11"E 189.85'
POINT OF BEGINNING
30'x30' SVT
85.54'
TRACT E
TRACT F51
TRACT C
8' PUE
41.5' PE
N31°23'11"W 1104.05'
N31°23'11"W 1174.05'
S58°25'06"W 764.68'
W. SUPERIOR BOULEVARD
804.05'
N58°25'06"E 780.56'
N. GRAND HAVEN BOULEVARD
TOLL AT PRASADA, UNIT Q - PHASE 2, MCR 2021-0974085
K. HALEY AVENUE
TRACT QR7
TRACT QR8
TRACT QR9
NORTHEAST CORNER SECTION 23, T3N, R2W, FOUND FLUSH CITY OF SURPRISE BRASS CAP
(BASIS OF BEARING) S0°43'11"W 2640.04'
EAST QUARTER CORNER SECTION 23, T3N, R2W, FOUND MCDOT BRASS CAP IN HH
N. COTTON LANE
S0°43'11"W 2640.02'
SOUTHEAST CORNER SECTION 23, T3N, R2W, FOUND MCDOT BRASS CAP IN HANDHOLE
W. PEORIA ROAD
1056.84'
1587.76'
S89°59'55"W 2644.00'
2644.61'
S89°59'08"E
SOUTHWEST CORNER SECTION 23, T3N, R2W, FOUND MARICOPA COUNTY DOT BRASS CAP
POINT OF COMMENCEMENT SOUTH QUARTER CORNER SECTION 23, T3N, R2W, FOUND 2.5" IRON PIPE IN POTHOLE
MOT2078
1200.83'
41.50'x12' PUE TOLL AT PRASADA, PHASE 2 MASTER PLAT, MCR 2021-0239022
12'x13.50' PUE TOLL AT PRASADA, PHASE 2 MASTER PLAT, MCR 2021-0239022
12'x8' PUE PHASE 2 MASTER PLAT, MCR 2021-0239022
TOLL AT PRASADA, PHASE 2 MASTER PLAT, MCR 2021-0239022
TOLL AT PRASADA, PHASE 2 MASTER PLAT, MCR 2021-0239022
26' PUE & EMERGENCY ACCESS EASEMENT TOLL AT PRASADA, PHASE 2 MASTER PLAT, MCR 2021-0239022
AND 20' CROSS-LOT EASEMENT AND PIPELINE M.C.R. NO. 20160008185
AND 20' CROSS-LOT EASEMENT AND PIPELINE M.C.R. NO. 20160008185
LEGEND
FOUND MONUMENT, AS NOTED
CORNER OF SUBDIVISION
BRASS CAP TO BE SET AT CONSTRUCTION
R/W RIGHT-OF-WAY
M.C.R. MARICOPA COUNTY RECORDER
PS PRIVATE STREET
SVT SIGHT VISIBILITY TRIANGLE EASEMENT
PUE PUBLIC UTILITY EASEMENT
1 INDICATES STARTING AND ENDING LOT NUMBERING
NORTH
scale 40 0 40 80 feet
CASE NUMBER: FS22-0387
EPS GROUP
1130 N. Alma School Rd., Suite 120
Mesa, AZ 85201 | P 480.503.2250
www.epsgroupinc.com
Toll at Prasada
Unit Q - Phase 3
SURPRISE, ARIZONA
FINAL RE-PLAT
Revisions:
Designer: RAJ
Drawn by: TJP
17496
ROBERT A. JOHNSTON
Date: 05/03/22
Job No. 16-339
FP02
Sheet No. 2 of 3



LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2.5" IRON PIPE IN POTHOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, FROM WHICH A MCDOT BRASS CAP AT THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 2644.60 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 1587.76 FEET TO A POINT ON SAID SOUTH LINE;

THENCE, DEPARTING SAID SOUTH LINE NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 1205.63 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 58 DEGREES 25 MINUTES 06 SECONDS WEST, 784.98 FEET;

THENCE NORTH 31 DEGREES 34 MINUTES 54 SECONDS WEST, 1149.45 FEET;

THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 50.49 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 53 SECONDS EAST, 604.08 FEET;

THENCE SOUTH 1 DEGREES 30 MINUTES 09 SECONDS EAST, 98.60 FEET;

THENCE SOUTH 57 DEGREES 54 MINUTES 18 SECONDS WEST, 83.08 FEET;

THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 151.88 FEET;

THENCE NORTH 68 DEGREES 36 MINUTES 49 SECONDS EAST, 420.81 FEET;

THENCE SOUTH 21 DEGREES 23 MINUTES 11 SECONDS EAST, 110.00 FEET;

THENCE SOUTH 68 DEGREES 36 MINUTES 49 SECONDS WEST, 14.36 FEET;

THENCE SOUTH 21 DEGREES 23 MINUTES 11 SECONDS EAST, 40.00 FEET;

THENCE SOUTH 21 DEGREES 33 MINUTES 05 SECONDS EAST, 77.70 FEET;

THENCE SOUTH 25 DEGREES 21 MINUTES 23 SECONDS EAST, 59.57 FEET;

THENCE SOUTH 30 DEGREES 28 MINUTES 08 SECONDS EAST, 50.03 FEET;

THENCE SOUTH 31 DEGREES 34 MINUTES 16 SECONDS EAST, 189.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 15.4645 ACRES, MORE OR LESS.

LEGEND

■	FOUND MONUMENT, AS NOTED
●	CORNER OF SUBDIVISION
◉	BRASS CAP TO BE SET AT CONSTRUCTION
R/W	RIGHT-OF-WAY
M.C.R.	MARICOPA COUNTY RECORDER
PS	PRIVATE STREET
SVT	SIGHT VISIBILITY TRIANGLE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(1)	INDICATES STARTING AND ENDING LOT NUMBERING

CASE NUMBER: FS22-0387

EPS GROUP
2150 W Alma School Rd., Suite 120
Mesa, AZ 85201 | P 480.503.2250
www.epsgroupinc.com

Project: Toll at Prasada Unit Q - Phase 3, SURPRISE, ARIZONA

FINAL RE-PLAT

Revisions:

Designer: RAJ
Drawn by: TJP

ROBERT A. JOHNSTON 37490 REGISTERED LAND SURVEYOR

Job No. 16-339

FP03

Sheet No. 3 of 3

SURPRISE
ARIZONA

FS22-0387

Toll at Prasada

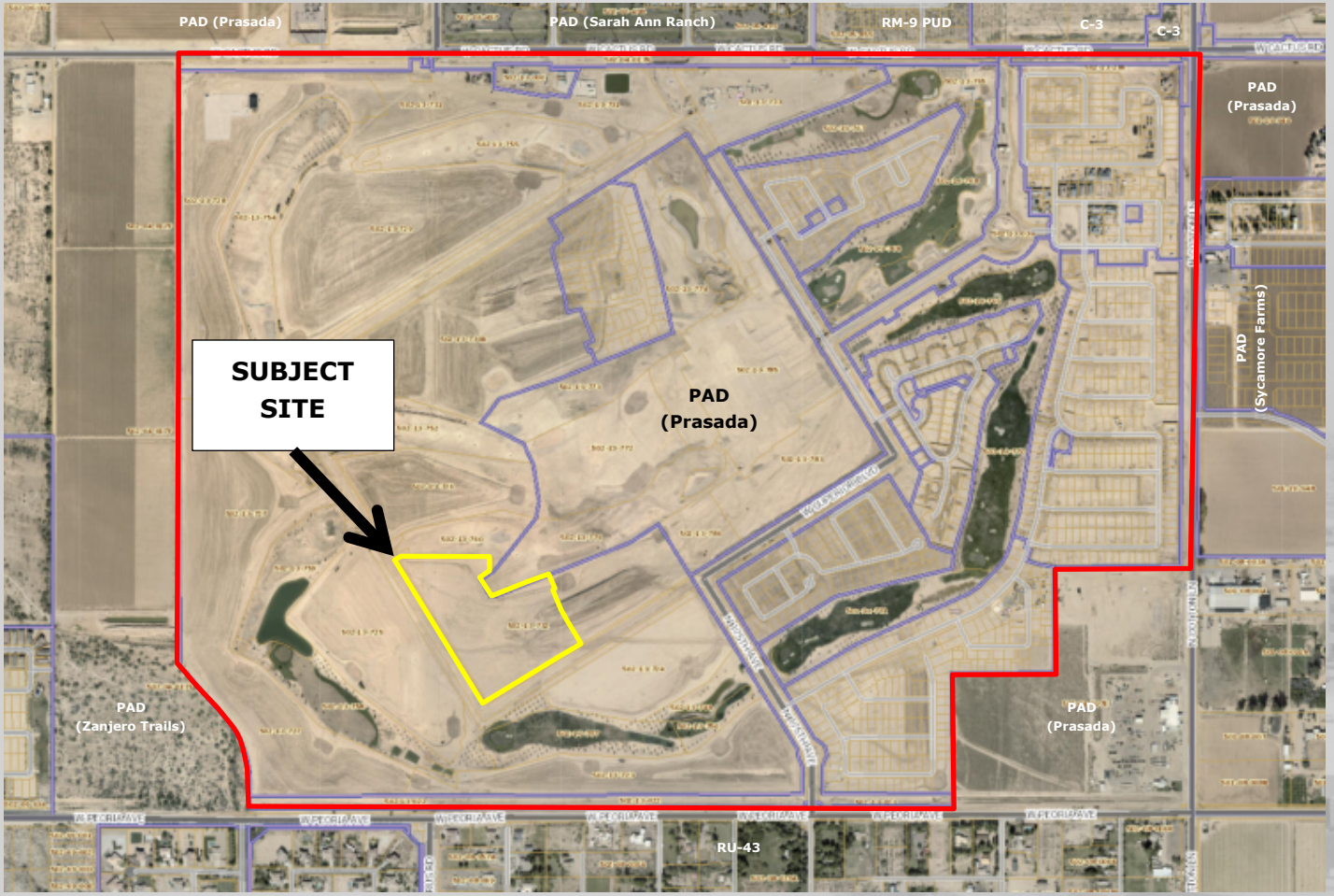
Unit Q Phase 3 Block Plat – Final Plat

City Council

August 16, 2022

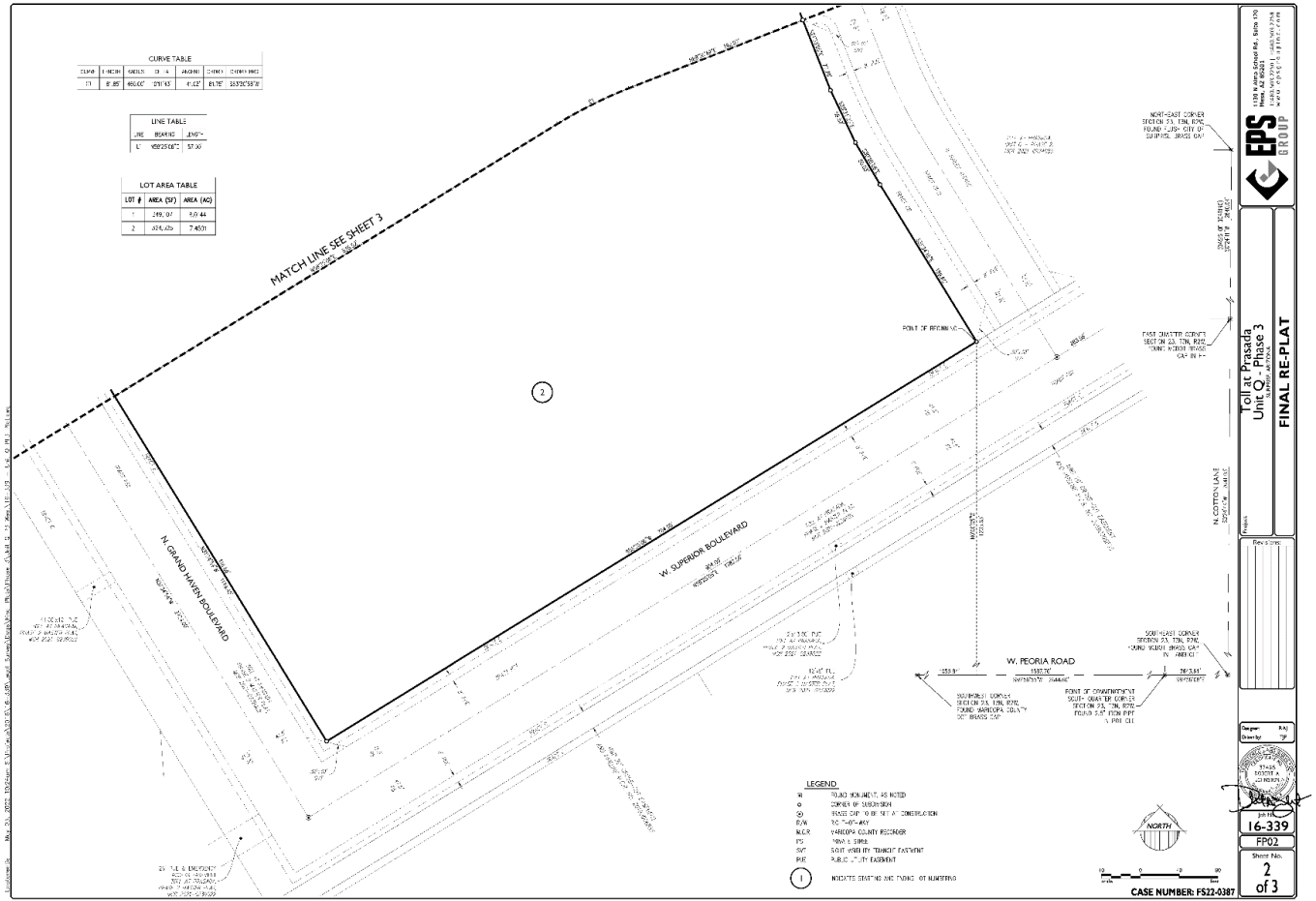
FS22-0387 Vicinity Map

FS22-0387 Case Map

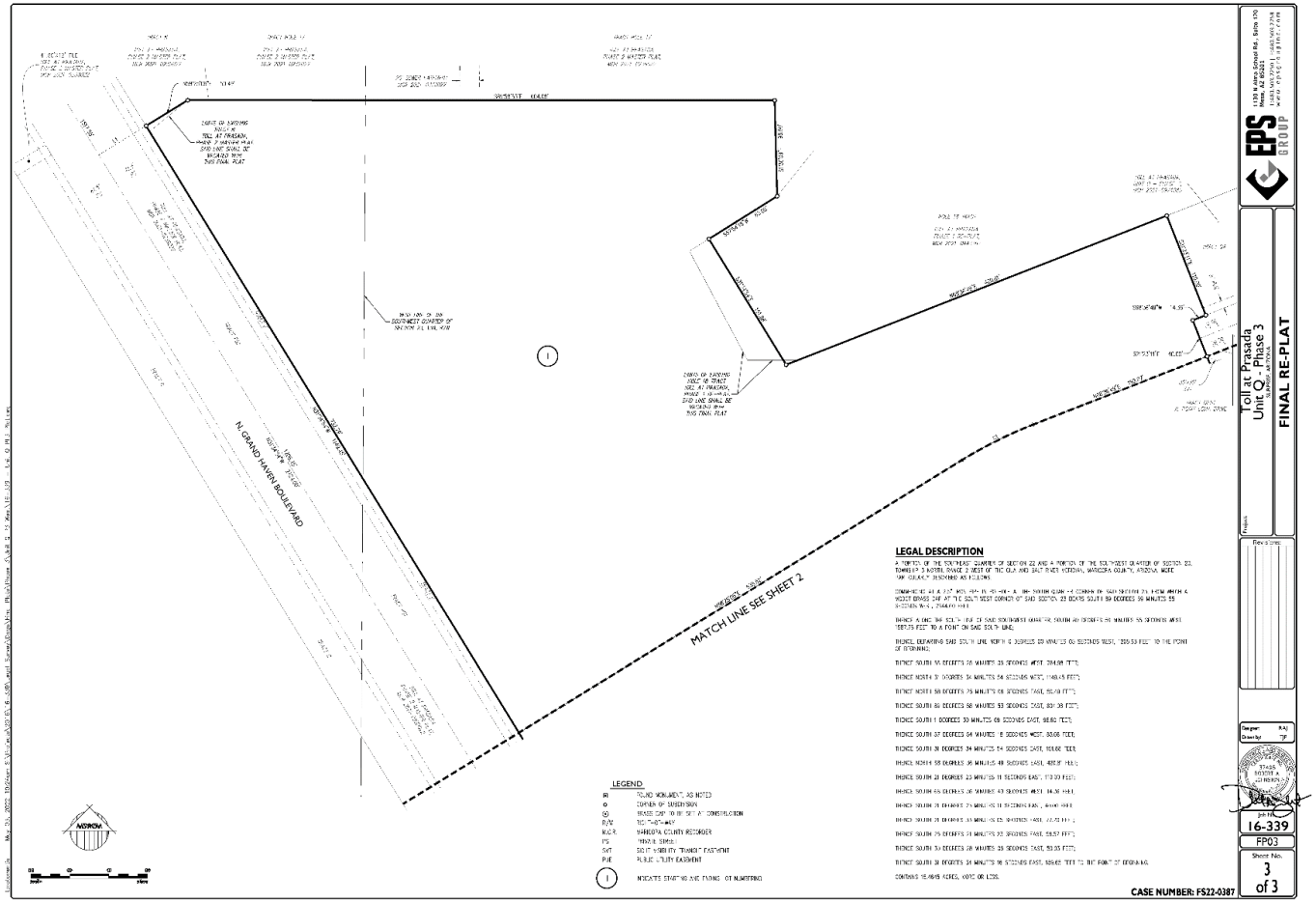


Sterling Grove Master Plan

Unit Q Phase 3 Map



FS22-0387 Final Plat



FS22-0387 Final Plat

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:
Consideration and action pertaining to the Final Plat entitled, "Re-Plat No. 2 of Graham Ranch Estates Rural Subdivision" and dated April 16, 2022, a property generally located north of Tierra Buena Lane and east of Reems Road; Case FS21-696.

Motion:
I move to approve the Final Plat entitled, "Re-Plat No. 2 Graham Ranch Estates Rural Subdivision" and dated April 16, 2022.

Background:
The request involves a replat of the Graham Ranch Estates Rural Subdivision Final Plat. The parcel was platted in 2007 through Maricopa County, MCR 1513-20. Steve Lewis from RPA, on behalf of multiple property owners, seeks approval of a Final Plat of the subject property.

Objective Analysis:
The subject Final Plat meets the requirements of the Land Development Ordinance, in addition to other applicable City of Surprise regulations. All city reviewing departments have reviewed the request and expressed no concerns. Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Policy Compliant:
The subject Final Plat is consistent with the Land Development Ordinance and advances the goals and policies of the General Plan.

Financial Impact:
While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 00 - FS21-696 Replat No 2 Graham Ranch Estates & Improvement Plans - Staff Report
2. 01 - FS22-696 Replat No. 2 Graham Estates & Improvement Plans - Vicinity Map
3. 02 - FS22-696 Replat No. 2 Graham Estates & Improvement Plans - Zoning Map
4. 03 - FS22-696 Replat No. 2 Graham Estates & Improvement Plans - Plat Exhibit
5. 04 - FS21-696 Replat No. 2 Graham Ranch Estates & Improvement Plans - Final Plat
6. 05 - FS21-696 Replat No. 2 Graham Ranch Estates & Improvement Plans - Luke AFB Letter
7. FS22-696 Replat No. 2 Graham Estates & Improvement Plans - PowerPoint

---

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS21-696**
Project Name:	Replat No. 2 Graham Ranch Estates & Improvement Plans
Council District:	1 - Acacia
City Council Date:	**August 16, 2022**
Planner:	Chris Sexton, Planner II
Owner:	CJA Investments LLC/DBL Investments LLC/ Spex LLC
Applicant:	Steve Lewis with RPA
Request:	A Replat of Graham Ranch Estates Rural Subdivision Final Plat
Site Location:	Generally located on the north side of Tierra Buena Lane, east of Reems Road
Site Size:	9.5 net acres (approx.)

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035
- The proposed Final Plat is consistent with the Land Development Ordinance (LDO).

Alternative Actions:

Approve – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

Additional Information:

Steve Lewis with RPA on behalf of multiple property owners, requests approval of a Replat entitled "Replat No. 2 of Graham Ranch Estates Rural Subdivision," dated April 16, 2022. The approximate 10-acre parcel is currently split into four (4) lots. The parcels are zoned Rural Residential (RR) and is generally located on the north side of Tierra Buena Lane and east of Reems Road.

This proposed Replat will split four (4) existing lots into eight (8) lots. All eight (8) lots meet the minimum lot size requirement (1 acre) of the RR zone. The lots will gain access from Tierra Buena Lane via a 55-foot wide private ingress/egress with private/public utility easements proposed in the center of each property for access, which is the 152nd Lane alignment. This easement is proposed to serve the 8 proposed lots only and terminates in a cul de sac. A 1-foot Non-Vehicular Access Easement is located along Tierra Buena Lane.

The square footage for each parcel is below:

- Parcel 1 – 1.21 acres (52,725 square feet)
- Parcel 2 – 1.17 acres (51,151 square feet)
- Parcel 3 – 1.17 acres (51,147 square feet)
- Parcel 4 – 1.20 acres (52,668 square feet)
- Parcel 5 – 1.21 acres (52,727 square feet)
- Parcel 6 – 1.17 acres (51,210 square feet)
- Parcel 7 – 1.17 acres (51,210 square feet)
- Parcel 8 – 1.20 acres (52,671 square feet)

The proposed Replat dedicates easements as follows for each lot:

Parcel 1 – 8-foot PUE; 58-foot radius for private ingress/egress and public water and sewer exclusive easement

Parcel 2 – 8-foot PUE; 27.5-foot wide and 33-foot radius for private ingress/egress and public water and sewer exclusive easement

Parcel 3 – 8-foot PUE; 27.5-foot for private ingress/egress and public water and sewer exclusive easement

Parcel 4 – 1-foot Non-vehicular Access Easement (NVAE) along Tierra Buena Lane; 8-foot PUE; 27.5 foot for private ingress/egress and public water and sewer exclusive easement

Parcel 5 – 8-foot PUE; 27.5-foot for private ingress/egress and public water and sewer exclusive easement

Parcel 6 – 8-foot PUE; 27.5-foot wide and 38-foot radius for private ingress/egress and public water and sewer exclusive easement

Parcel 7 – 8-foot PUE; 27.5-foot for private ingress/egress and public water and sewer exclusive easement

Parcel 8 - 1-foot Non-vehicular Access Easement; 8-foot PUE; 27.5-foot wide for private ingress/egress and public water and sewer exclusive easement

Reviewing Agencies:

The request was routed to internal and external agencies, who indicated no objections to the request.

Summary:

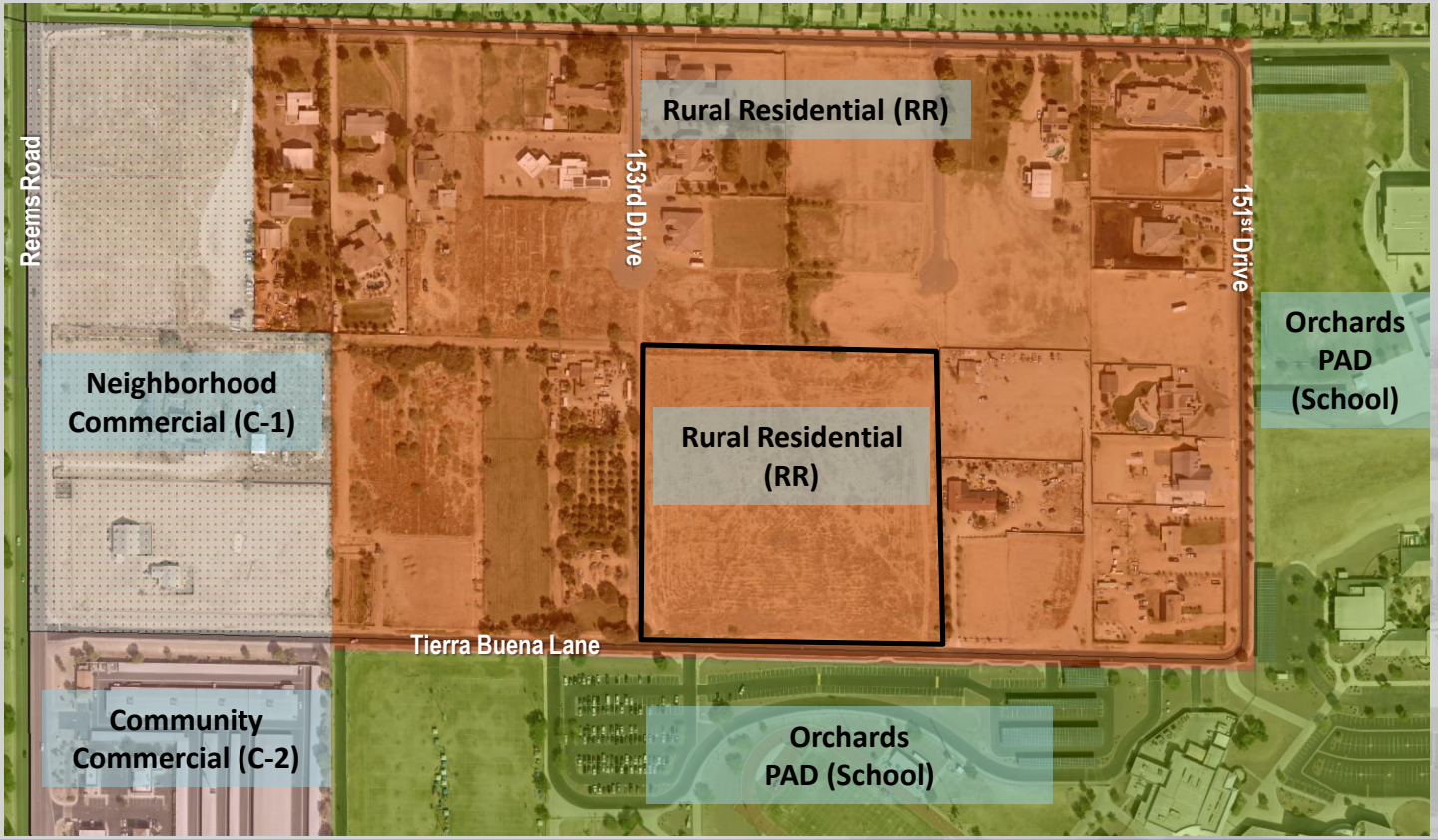
The applicant seeks a Replat across the four (4) subject properties to split into eight (8) lot. The proposed development is compatible with the neighboring land uses.

Attachments:

00 Staff Report
01 Vicinity Map
02 Zoning Map
03 Plat Exhibit
04 Final Plat
05 Luke AFB Letter
PPT

Vicinity Map

Zoning Map


Rural Residential (RR)
Reems Road
153rd Drive
151st Drive
Orchards PAD (School)
Neighborhood Commercial (C-1)
Rural Residential (RR)
Tierra Buena Lane
Community Commercial (C-2)
Orchards PAD (School)

Final Plat Exhibit

RE-PLAT NO. 2

OF GRAHAM RANCH ESTATES RURAL SUBDIVISION

LOTS 1-4, BOOK 1513 OF MAPS, PAGE 20 MCR - A RURAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS: THAT CJA INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DBL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SPEX LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "REPLAT NO. 2 OF GRAHAM RANCH ESTATES RURAL SUBDIVISION", A SUBDIVISION LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "REPLAT NO. 2 OF GRAHAM RANCH ESTATES RURAL SUBDIVISION" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER AND NAMES GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY AND TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER LINES, SEWER LINES, MANHOLES, FIRE HYDRANTS, AND WATER METERS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER LINES, SEWER LINES, MANHOLES, FIRE HYDRANTS, AND WATER METERS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL WATER & SEWER EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PRIVATE INGRESS/EGRESS AND PUBLIC WATER & SEWER EXCLUSIVE EASEMENT AS SHOWN ON THE PLAT LABELED AS "EWS" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC WATER AND SEWER UTILITY LINES.

IN WITNESS WHEREOF, CJA INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ONE OF THE LEGAL OWNERS, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

_____,ITS_____THEREUNTO DULY AUTHORIZED

THIS_____DAY OF_____,2022

_____
OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA}
COUNTY OF MARICOPA}

BEFORE ME THIS_____DAY OF_____,2022,_____

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HIMSELF TO BE_____OF_____,ONE OF THE LEGAL OWNERS

OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT

_____AS_____,EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____ _____
NOTARY PUBLIC EXPIRES

IN WITNESS WHEREOF, DBL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ONE OF THE LEGAL OWNERS, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

_____,ITS_____THEREUNTO DULY AUTHORIZED

THIS_____DAY OF_____,2022

_____
OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA}
COUNTY OF MARICOPA}

BEFORE ME THIS_____DAY OF_____,2022,_____

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HIMSELF TO BE_____OF_____,ONE OF THE LEGAL OWNERS

OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT

_____AS_____,EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____ _____
NOTARY PUBLIC EXPIRES

IN WITNESS WHEREOF, SPEX LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ONE OF THE LEGAL OWNERS, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

_____,ITS_____THEREUNTO DULY AUTHORIZED

THIS_____DAY OF_____,2022

_____
OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA}
COUNTY OF MARICOPA}

BEFORE ME THIS_____DAY OF_____,2022,_____

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HIMSELF TO BE_____OF_____,ONE OF THE LEGAL OWNERS

OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT

_____AS_____,EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____ _____
NOTARY PUBLIC EXPIRES

RELEASE OF LIABILITY

CJA INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DBL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SPEX LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, DO HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

NOTES

SPRINKLERS ARE REQUIRED IN ALL ONE- AND TWO-FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.

THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.

NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

THE ROADS DESIGNATED AS 'PRIVATE' AND ANY APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED, AND REPAIRED BY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS 'PRIVATE.'

PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

THE FRONT SETBACK WILL BE MEASURED FROM THE BACK OF THE INGRESS/EGRESS EASEMENT.

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

IN ACCORDANCE WITH ARS §9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

OWNERS

APN 501-18-563 (LOT 1+)

INST. NO. 2021-0356630, MCR

CJA INVESTMENTS LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
1110 WEST CREEK CANYON ROAD
PHOENIX, AZ 85086
CONTACT: JESSICA COX
PHONE: 480-220-1848

TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 265-6116366, DATED FEBRUARY 22, 2021 AT 8:00 AM

APN 501-18-564 (LOT 2+)

INST. NO. 2021-0356631, MCR

DBL INVESTMENTS LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
25201 NORTH 48TH AVENUE
PHOENIX, AZ 85086
CONTACT: DONNA LUNDBURG
PHONE: 623-326-8964

TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 265-6116363, DATED FEBRUARY 22, 2021 AT 8:00 AM

APN 501-18-565 & -566 (LOTS 3 & 4+)

INST. NO. 2021-0356636, MCR

SPEX LLC, AN ARIZONA LIMITED LIABILITY COMPANY
10136 WEST WESTWIND DRIVE
PEORIA, AZ 85383
CONTACT: MR. BOB SPEXARTH
PHONE: 602-885-3951

TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 265-6116350, DATED FEBRUARY 18, 2021 AT 8:00 AM

+ ALL LOTS NOTED ABOVE ARE FROM A REPLAT OF GRAHAM RANCH ESTATES RURAL SUBDIVISION RECORDED IN BOOK 1513, PAGE 20, MARICOPA COUNTY RECORDS.

INFORMATION SOURCES

1) RECORDED PLAT IN BOOK 1513, PAGE 20 MCR
2) RECORDED PLAT IN BOOK 909, PAGE 47 MCR
3) RECORDED EASEMENT IN DKT. 11188, PG. 84, MCR
4) RECORDED EASEMENT IN INST. NO. 2018-0478928, MCR
5) RECORDED AGREEMENT IN INST. NO. 1997-0231759, MCR
6) PLSS SUBDIVISION RECORD OF SURVEY, MARICOPA COUNTY GDACS, BOOK 688, PAGE 41 MCR

BASIS OF BEARING

BASIS OF BEARING FOR THIS PROJECT IS S00°20'41"E FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN AS CALCULATED FROM A PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 688, PAGE 41, MARICOPA COUNTY RECORDS.

100 YEAR ASSURED WATER SUPPLY

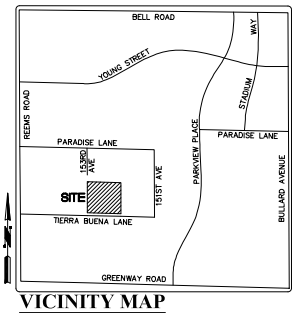
THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE MOUNTAIN VISTA PUBLIC WATER SYSTEM 04-07-500 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT §45-576.

ZONING

RURAL RESIDENTIAL (RR) PER CITY OF SURPRISE

FLOOD ZONE

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 04013C1220L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY NUMBER 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



VICINITY MAP

NTS

LOT INFORMATION

LOT #	SQUARE FEET	ACRES
L1	52,725.39	1.2104
L2	51,151.41	1.1743
L3	51,147.42	1.1742
L4	52,668.52	1.2091
L5	52,727.35	1.2105
L6	51,213.52	1.1757
L7	51,210.05	1.1756
L8	52,671.85	1.2091
TOTAL	415,515.51	9.5389

MINIMUM LOT WIDTH = 155.34'
AVERAGE LOT WIDTH = 157.83'

APPROVALS

CITY OF SURPRISE ENGINEER

DATA ON THIS PLAT WAS REVIEWED AND APPROVED

THIS_____DAY OF_____, 2022 BY

THE CITY ENGINEER OF SURPRISE, ARIZONA

APPROVED:_____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF

SURPRISE, ARIZONA ON THIS_____DAY OF

_____, 2022

APPROVED:_____
MAYOR DATE

ATTEST:_____
CITY CLERK DATE

CERTIFICATE OF LAND SURVEYOR

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2022, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____ 5/3/22
REGISTERED LAND SURVEYOR DATE

NO.	DATE	BY	REVISION

RITOCH-POWELL & Associates
RPA
602-283-1177
www.rpachpowell.com

RE-PLAT NO. 2
OF GRAHAM RANCH ESTATES
RURAL SUBDIVISION
FS21-696
SURPRISE, ARIZONA
MARICOPA COUNTY

JOB NO.: 221033.3000
DESIGN BY: SL
DRAWN BY: TR
CHECKED: TR
DATE: 4/16/2022

DWG. RP01
SHEET 1 OF 3

FILE: P:\Projects\2021\221033-Terra Buena Re-Plat and Improvement Plans\CAD Files\Re-plat\221033-REPLAT V1.dwg
DATE: May 03, 2022

FS21-696

RE-PLAT NO. 2

OF GRAHAM RANCH ESTATES RURAL SUBDIVISION

LOTS 1-4, BOOK 1513 OF MAPS, PAGE 20 MCR - A RURAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTIONS

LOT 1

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (4 INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (CITY OF SURPRISE BRASS CAP FLUSH) BEARS N0°20'41"W A DISTANCE OF 2638.12 FEET;

THENCE N0°20'41"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1316.69 FEET;

THENCE N0°18'33"W A DISTANCE OF 500.77 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N0°18'33"W A DISTANCE OF 160.21 FEET;

THENCE S88°40'14"E A DISTANCE OF 329.26 FEET;

THENCE S0°17'59"E A DISTANCE OF 160.21 FEET;

THENCE N88°40'14"W A DISTANCE OF 329.23 FEET TO THE POINT OF BEGINNING.

LOT 2

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (4 INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (CITY OF SURPRISE BRASS CAP FLUSH) BEARS N0°20'41"W A DISTANCE OF 2638.12 FEET;

THENCE N0°20'41"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1316.69 FEET;

THENCE N0°18'33"W A DISTANCE OF 345.43 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N0°18'33"W A DISTANCE OF 155.34 FEET;

THENCE S88°40'14"E A DISTANCE OF 329.23 FEET;

THENCE S0°17'59"E A DISTANCE OF 155.53 FEET;

THENCE N88°38'20"W A DISTANCE OF 329.21 FEET TO THE POINT OF BEGINNING.

LOT 3

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (4 INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (CITY OF SURPRISE BRASS CAP FLUSH) BEARS N0°20'41"W A DISTANCE OF 2638.12 FEET;

THENCE N0°20'41"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1316.69 FEET;

THENCE N0°18'33"W A DISTANCE OF 190.08 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N0°18'33"W A DISTANCE OF 155.34 FEET;

THENCE S88°38'20"E A DISTANCE OF 329.21 FEET;

THENCE S0°17'59"E A DISTANCE OF 155.53 FEET;

THENCE N88°36'26"W A DISTANCE OF 329.19 FEET TO THE POINT OF BEGINNING.

LOT 4

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (4 INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (CITY OF SURPRISE BRASS CAP FLUSH) BEARS N0°20'41"W A DISTANCE OF 2638.12 FEET;

THENCE N0°20'41"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1316.69 FEET;

THENCE N0°18'33"W A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N0°18'33"W A DISTANCE OF 160.07 FEET;

THENCE S88°36'26"E A DISTANCE OF 329.19 FEET;

THENCE S0°17'59"E A DISTANCE OF 160.07 FEET;

THENCE N88°36'26"W A DISTANCE OF 329.16 FEET TO THE POINT OF BEGINNING.

LOT 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (4 INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (CITY OF SURPRISE BRASS CAP FLUSH) BEARS N0°20'41"W A DISTANCE OF 2638.12 FEET;

THENCE N0°20'41"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1645.85 FEET;

THENCE N0°17'59"W A DISTANCE OF 501.13 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N0°17'59"W A DISTANCE OF 160.21 FEET;

THENCE S88°40'14"E A DISTANCE OF 329.27 FEET;

THENCE S0°17'29"E A DISTANCE OF 160.21 FEET;

THENCE N88°40'14"W A DISTANCE OF 329.24 FEET TO THE POINT OF BEGINNING.

LOT 6

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (4 INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (CITY OF SURPRISE BRASS CAP FLUSH) BEARS N0°20'41"W A DISTANCE OF 2638.12 FEET;

THENCE N0°20'41"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1645.85 FEET;

THENCE N0°17'59"W A DISTANCE OF 345.61 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N0°17'59"W A DISTANCE OF 155.53 FEET;

THENCE S88°40'14"E A DISTANCE OF 329.24 FEET;

THENCE S0°17'29"E A DISTANCE OF 155.71 FEET;

THENCE N88°38'20"W A DISTANCE OF 329.23 FEET TO THE POINT OF BEGINNING.

LOT 7

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (4 INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (CITY OF SURPRISE BRASS CAP FLUSH) BEARS N0°20'41"W A DISTANCE OF 2638.12 FEET;

THENCE N0°20'41"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1645.85 FEET;

THENCE N0°17'59"W A DISTANCE OF 190.08 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N0°17'59"W A DISTANCE OF 155.53 FEET;

THENCE S88°38'20"E A DISTANCE OF 329.23 FEET;

THENCE S0°17'29"E A DISTANCE OF 155.71 FEET;

THENCE N88°36'26"W A DISTANCE OF 329.21 FEET TO THE POINT OF BEGINNING.

LOT 8

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (4 INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (CITY OF SURPRISE BRASS CAP FLUSH) BEARS N0°20'41"W A DISTANCE OF 2638.12 FEET;

THENCE N0°20'41"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1645.85 FEET;

THENCE N0°17'59"W A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N0°17'59"W A DISTANCE OF 160.07 FEET;

THENCE S88°36'26"E A DISTANCE OF 329.21 FEET;

THENCE S0°17'29"E A DISTANCE OF 160.07 FEET;

THENCE N88°36'26"W A DISTANCE OF 329.19 FEET TO THE POINT OF BEGINNING.

PARENT PARCEL

ALL OF LOTS 1 THROUGH 4 AS SHOWN ON A REPLAT OF GRAHAM ESTATES RURAL SUBDIVISION RECORDED IN BOOK 1513, PAGE 20 MARICOPA COUNTY RECORDS.

INGRESS/EGRESS & WATER/SEWER EASEMENT

A PRIVATE INGRESS/EGRESS AND EXCLUSIVE PUBLIC WATER/SEWER EASEMENT OVER A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (4 INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (CITY OF SURPRISE BRASS CAP FLUSH) BEARS N0°20'41"W A DISTANCE OF 2638.12 FEET;

THENCE N0°20'41"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1704.51 FEET;

THENCE N1°23'34"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N88°36'26"W A DISTANCE OF 121.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS N1°23'34"E;

THENCE 52.81 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 91°41'33" AND A CHORD BEARING N45°32'47"W;

THENCE N0°17'59"W A DISTANCE OF 368.34 FEET;

THENCE 27.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 48°19'49" AND A CHORD BEARING N24°27'54"W TO A POINT OF REVERSE CURVATURE;

THENCE 280.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 276°39'38" AND A CHORD BEARING N89°42'01"E TO A POINT OF REVERSE CURVATURE;

THENCE 27.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 48°19'49"AND A CHORD BEARING S23°51'56"W;

THENCE S0°17'59"E A DISTANCE OF 371.92 FEET;

THENCE 50.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 88°18'27" AND A CHORD BEARING S44°27'13"E TO THE POINT OF BEGINNING.

NO.	DATE	BY	REVISION

RITOCH-POWELL & Associates
RPA | 602-283-1177
www.rpchpowell.com

RE-PLAT NO. 2
OF GRAHAM RANCH ESTATES
RURAL SUBDIVISION
FS21-696
SURPRISE, ARIZONA
MARICOPA COUNTY

DWG.	RP01	JOB NO.:	221033.3000
SHEET	2 OF 3	DESIGN BY:	SL
		DRAWN BY:	TR
		CHECKED:	TR
		DATE:	5/3/2022

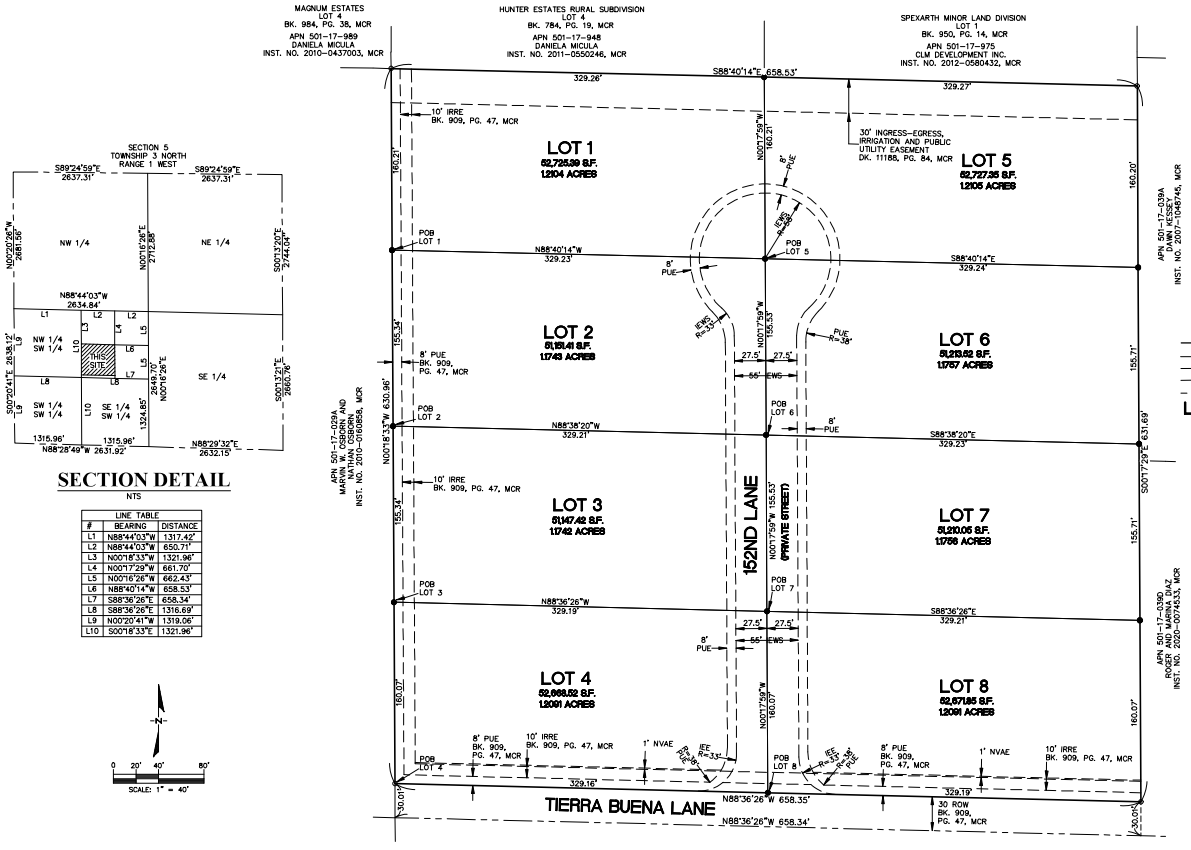
FS21-696

DATE: May 03, 2022 FILE: P:\Projects\2021\221033 - Terra Bonita Re-Plat and Improvement Plans\CAD Files\Re-plat\221033-LEPLAT V7.dwg

RE-PLAT NO. 2

OF GRAHAM RANCH ESTATES RURAL SUBDIVISION

LOTS 1-4, BOOK 1513 OF MAPS, PAGE 20 MCR - A RURAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



SECTION DETAIL

NTS

LINE TABLE		
#	BEARING	DISTANCE
L1	N88°44'03"W	1317.42'
L2	N88°44'03"W	650.71'
L3	N00°18'33"W	1321.96'
L4	N00°17'29"W	661.70'
L5	N00°16'26"W	662.43'
L6	N88°40'14"W	658.53'
L7	S88°36'26"E	658.34'
L8	S88°36'26"E	1316.69'
L9	N00°20'41"W	1319.06'
L10	S00°18'33"E	1321.96'

LEGEND

●	= 5/8 IN REBAR WITH CAP RPA RLS #33868 TO BE SET
○	= FOUND 1/2 IN REBAR WITH CAP ZAUGG 41076
APN	= MARICOPA COUNTY ASSESSOR'S PARCEL NUMBER
BSL	= BUILDING SETBACK LINE
PUE	= PUBLIC UTILITY EASEMENT
IRRE	= IRRIGATION EASEMENT
IEWS	= PRIVATE INGRESS/EGRESS AND PUBLIC WATER & SEWER EXCLUSIVE EASEMENT
MCR	= MARICOPA COUNTY RECORDS
IN	= INCH (DIAMETER)
ROW	= RIGHT OF WAY
	= SUBDIVISION BOUNDARY LINE
	= SECTION LINE
	= LOT LINE
	= BUILDING SETBACK LINE
	= EASEMENT LINE AS NOTED
LOT #	= LOT TO BE CREATED WITH THIS REPLAT

NOTE

1. AN INDIVIDUAL GRADING AND DRAINAGE PLAN MUST BE COMPLETED BY A CIVIL ENGINEER FOR EACH LOT TO BE APPROVED BY THE CITY OF SURPRISE
2. ALL NEW HOMES CONSTRUCTED ON THIS SITE WILL NEED TO CONNECT TO THE CITY'S WATER AND SEWER SERVICES. CONNECTION FEE WILL WILL BE ASSESSED AT THE TIME OF THE BUILDING PERMIT SUBMITTAL.

NO.	DATE	BY	REVISION

RITOCH-POWELL & Associates
RPA
602-283-1177
www.ritochpowell.com

RE-PLAT NO. 2
OF GRAHAM RANCH ESTATES
RURAL SUBDIVISION
FS21-696
SURPRISE, ARIZONA
MARICOPA COUNTY

DWG: RP01	JOB NO.: 221033.3000	DESIGN BY: SL	DRAWN BY: TR
SHEET 3 OF 3	CHECKED: TR	DATE: 5/3/2022	

DATE: May 03, 2022 FILE: P:\Projects\2021\221033---Tierra Buena Re-Plat and Improvement Plans\CAD Files\Re-plat\221033-RPLAY V7.dwg

FS21-696

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

20 September 2021

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

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

Re: FS21-696; Replat No 2 Graham Ranch Estates (APNs 501-18-563, 501-18-564, 501-18-565, 501-18-566)

Dear Ms. Flores

Thank you for the opportunity to comment on the Replat Application for Graham Ranch Estates. The property sits on 10-acres and is located north of Tiera Buena Ln and east of Reems Rd in Surprise, AZ. The plans call for the development of an eight lot single-family subdivision resulting in an overall density of less than 1 du/ac. The site is approximately 1.7 miles outside the Luke AFB 1988 JLUS 65 DNL, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 DNL as follows: a maximum of 2 du/ac from the 65 DNL to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposed density of less than 1 du/ac meets these guidelines and therefore, will not negatively impact the flying operations at Luke AFB.

Since the facility will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James, at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.1039696165 Digitally signed by TOALE.CHRISTOPHER.P.1039696165 Date: 2021.09.20 10:58:25 -07'00'

CHRISTOPHER P. TOALE

cc:
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

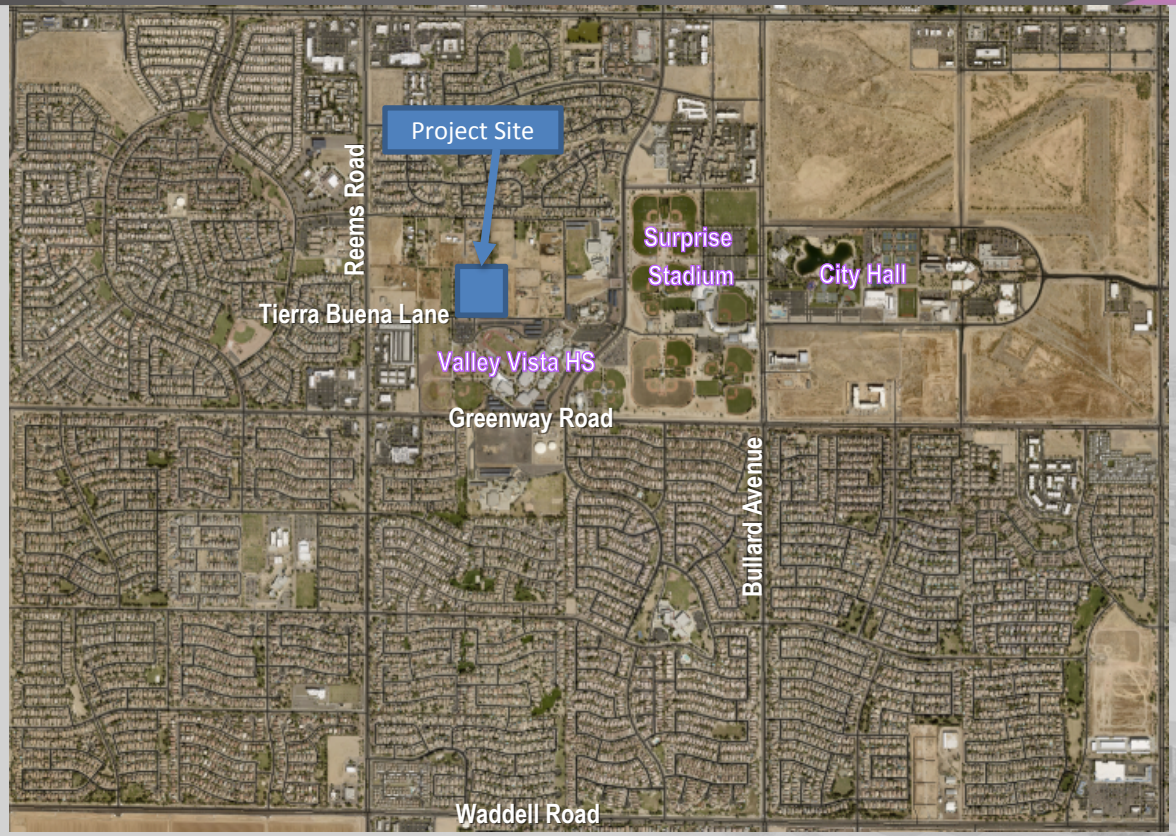
SURPRISE
ARIZONA

FS21-696
Replat No. 2 Graham Ranch Estates & Improvement Plans- Final Plat

City Council

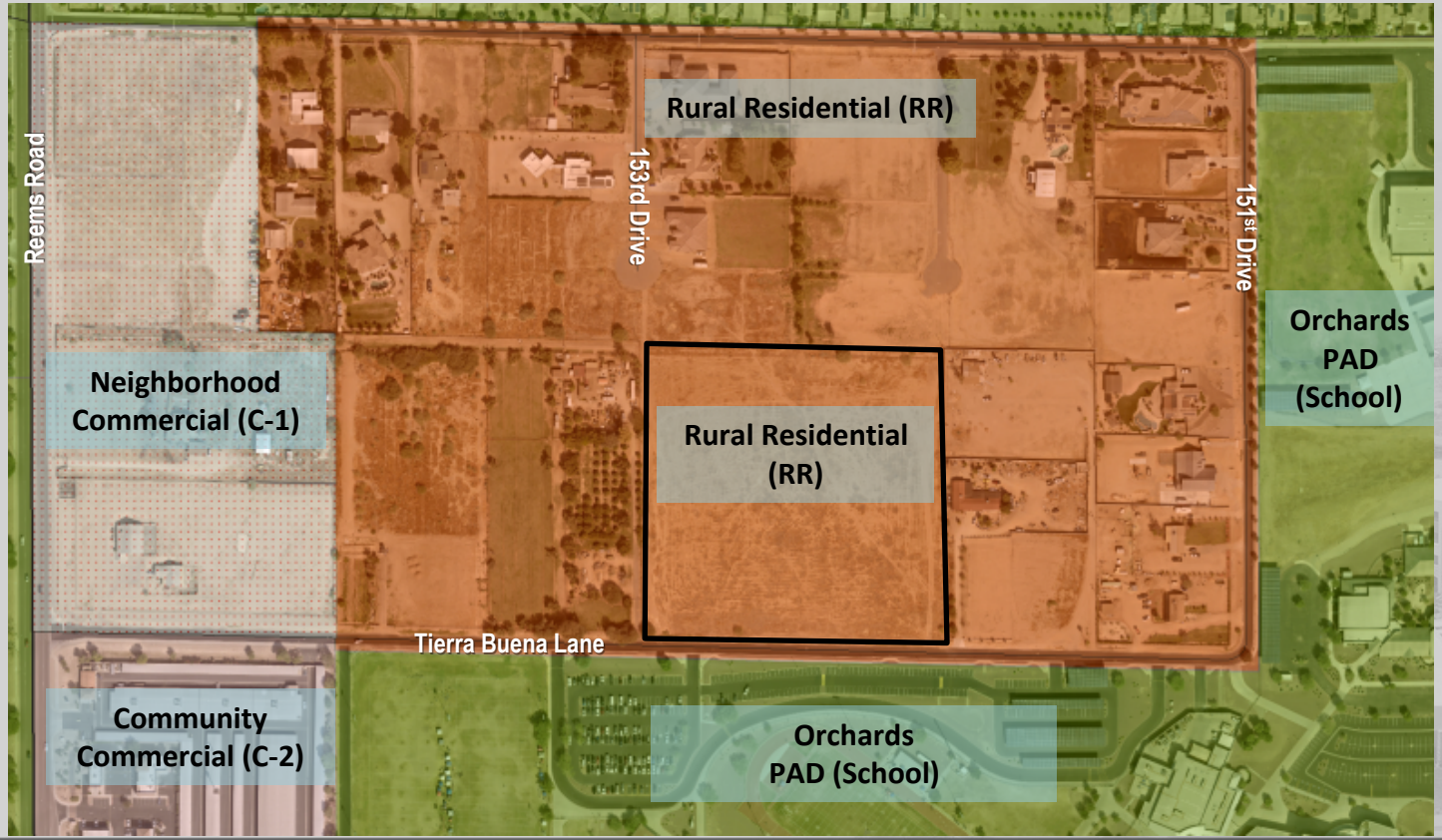
August 16, 2022

Vicinity Map

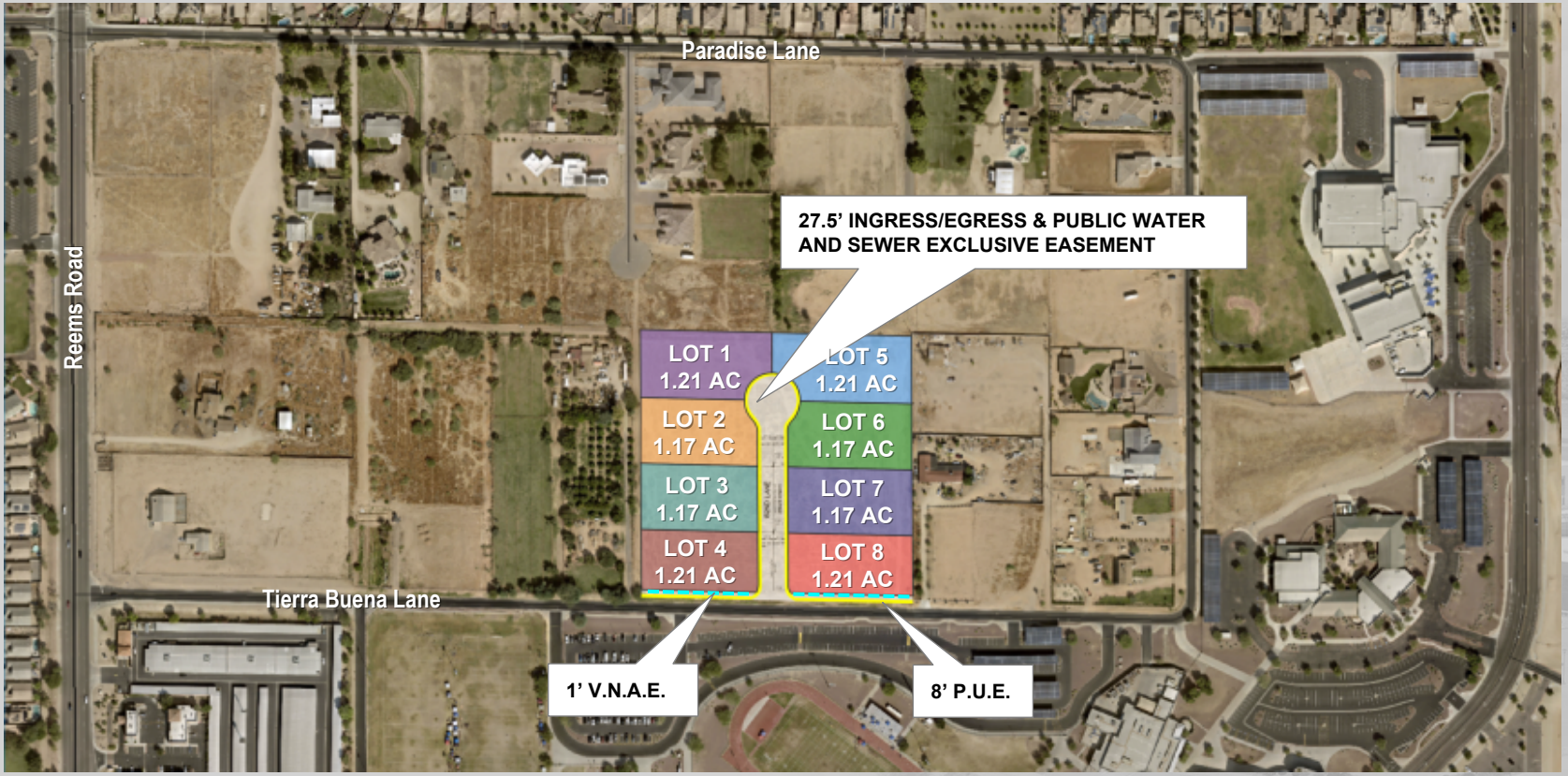


Vicinity Map

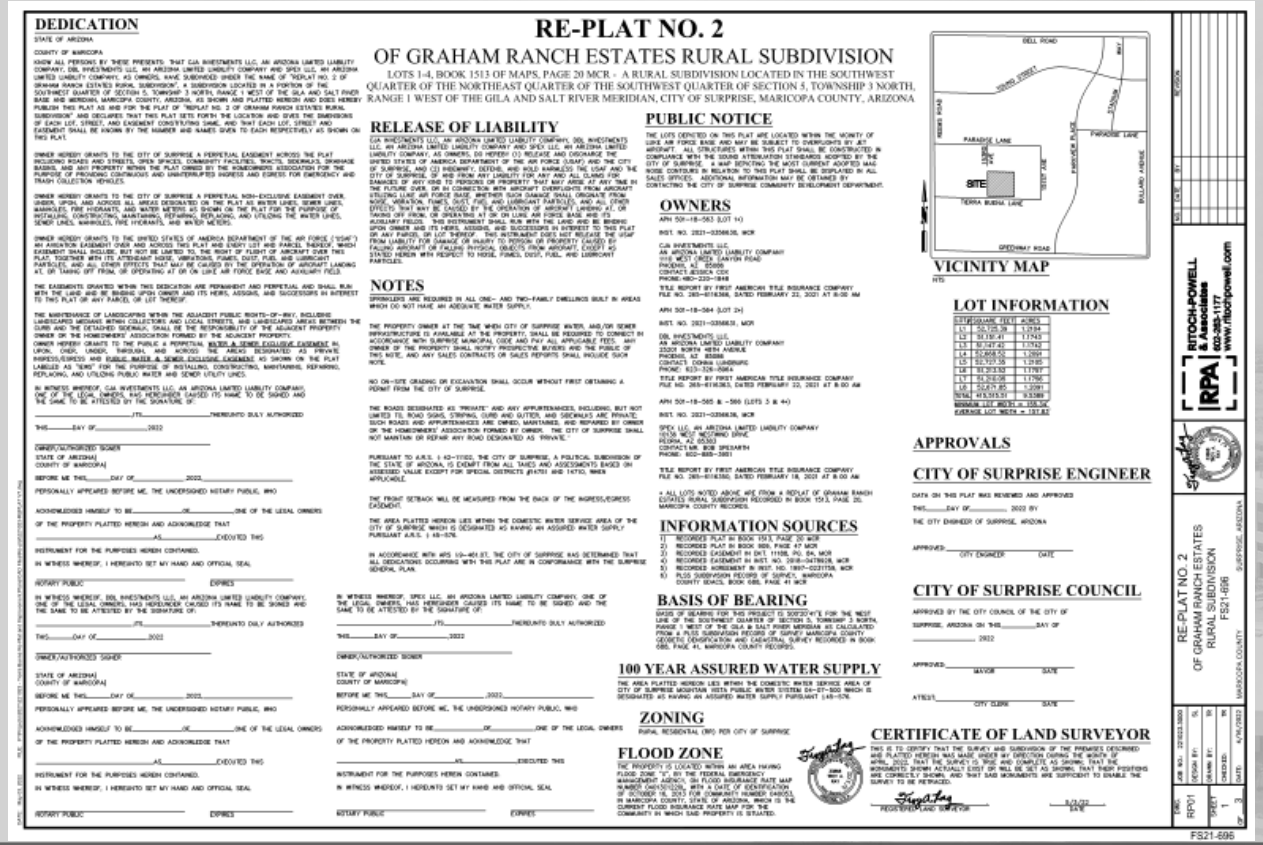
Zoning Map


Rural Residential (RR)
Reems Road
153rd Drive
151st Drive
Orchards PAD (School)
Neighborhood Commercial (C-1)
Rural Residential (RR)
Tierra Buena Lane
Community Commercial (C-2)
Orchards PAD (School)

Final Plat Exhibit



Final Plat



DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS: THAT CJA INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DBL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SPEX LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "REPLAT NO. 2 OF GRAHAM RANCH ESTATES RURAL SUBDIVISION", A SUBDIVISION LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "REPLAT NO. 2 OF GRAHAM RANCH ESTATES RURAL SUBDIVISION" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER AND NAMES GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY AND TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER LINES, SEWER LINES, MANHOLES, FIRE HYDRANTS, AND WATER METERS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER LINES, SEWER LINES, MANHOLES, FIRE HYDRANTS, AND WATER METERS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND ENJOY LOT AND PARCEL HEREBY. WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OF ANY PARCEL OR LOT THEREOF.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL **NON-EXCLUSIVE EASEMENT** IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PRIVATE INGRESS/EGRESS AND **PUBLIC WATER & SEWER EXCLUSIVE EASEMENT** AS SHOWN ON THE PLAT LABELED AS "SEWE" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC WATER AND SEWER UTILITY LINES.

IN WITNESS WHEREOF, CJA INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ONE OF THE LEGAL OWNERS, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

_____ ITS _____ THEREUNTO DULY AUTHORIZED

THIS _____ DAY OF _____, 2022

_____

OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA)
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2022,

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HIMSELF TO BE _____ OF _____ ONE OF THE LEGAL OWNERS

OF THE PROPERTY PLATTED HEREIN AND ACKNOWLEDGE THAT

_____ AS _____ EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____

NOTARY PUBLIC _____ EXPIRES

IN WITNESS WHEREOF, DBL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ONE OF THE LEGAL OWNERS, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

_____ ITS _____ THEREUNTO DULY AUTHORIZED

THIS _____ DAY OF _____, 2022

_____

OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA)
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2022,

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HIMSELF TO BE _____ OF _____ ONE OF THE LEGAL OWNERS

OF THE PROPERTY PLATTED HEREIN AND ACKNOWLEDGE THAT

_____ AS _____ EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____

NOTARY PUBLIC _____ EXPIRES

IN WITNESS WHEREOF, SPEX LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ONE OF THE LEGAL OWNERS, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

_____ ITS _____ THEREUNTO DULY AUTHORIZED

THIS _____ DAY OF _____, 2022

_____

OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA)
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2022,

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HIMSELF TO BE _____ OF _____ ONE OF THE LEGAL OWNERS

OF THE PROPERTY PLATTED HEREIN AND ACKNOWLEDGE THAT

_____ AS _____ EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____

NOTARY PUBLIC _____ EXPIRES

RE-PLAT NO. 2

OF GRAHAM RANCH ESTATES RURAL SUBDIVISION

LOTS 1-4, BOOK 1513 OF MAPS, PAGE 20 MCR - A RURAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

RELEASE OF LIABILITY

CJA INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DBL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SPEX LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, DO HEREBY: (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, ON IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OF ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FAULTY AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

NOTES

SPRINKLERS ARE REQUIRED IN ALL ONE- AND TWO-FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.

THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER IMPROVEMENTS IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND ANY APPLICABLE RULES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.

NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE. SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED, AND REPAIRED BY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."

PURSUANT TO A.R.S. § 42-17102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS (§ 48-701 AND 15702), WHEN APPLICABLE.

THE FRONT SETBACK WILL BE MEASURED FROM THE BACK OF THE INGRESS/EGRESS EASEMENT.

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

IN ACCORDANCE WITH ARS 9-9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE, A MAP DEPICTING THE MOST CURRENT ADOPTED MAP NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

OWNERS

APN 501-18-563 (LOT 1+)

INST. NO. 2021-0356838, MCR

CJA INVESTMENTS LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
9996 WEST GRETA CANYON ROAD
PHOENIX, AZ 85085
CONTACT: JESSICA COX
PHONE: 480-220-1848

TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 2651-6116368, DATED FEBRUARY 22, 2021 AT 8:00 AM

APN 501-18-564 (LOT 2+)

INST. NO. 2021-0356839, MCR

DBL INVESTMENTS LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
35203 NORTH 48TH AVENUE
PHOENIX, AZ 85086
CONTACT: DONNA LUNDRIGAN
PHONE: 623-326-0964

TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 2651-6116383, DATED FEBRUARY 22, 2021 AT 8:00 AM

APN 501-18-565 & -566 (LOTS 3 & 4+)

INST. NO. 2021-0356836, MCR

SPEX LLC, AN ARIZONA LIMITED LIABILITY COMPANY
16138 WEST MCDOWELL DRIVE
PELDRIA, AZ 85383
CONTACT MR. BOB SPEARMEN
PHONE: 602-885-3851

TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 2651-6116350, DATED FEBRUARY 18, 2021 AT 8:00 AM

+ ALL LOTS NOTED ABOVE ARE FROM A REPLAT OF GRAHAM RANCH ESTATES RURAL SUBDIVISION RECORDED IN BOOK 1513, PAGE 20, MARICOPA COUNTY RECORDS.

INFORMATION SOURCES

1) RECORDED PLAT IN BOOK 1513, PAGE 20 MCR
2) RECORDED PLAT IN BOOK 999, PAGE 47 MCR
3) RECORDED EASEMENT IN DKT. 11188, PG. 84, MCR
4) RECORDED EASEMENT IN INST. NO. 2018-0478928, MCR
5) RECORDED AGREEMENT IN INST. NO. 1997-0231736, MCR
6) PLSS SUBDIVISION RECORDS OF SURVEY, MARICOPA COUNTY SURVEYOR'S RECORDS BOOK 688, PAGE 41 MCR

BASIS OF BEARING

BASIS OF BEARING FOR THIS PROJECT IS S00°03'34"E FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN AS CALCULATED FROM A PLSS SUBDIVISION RECORDS OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 688, PAGE 41, MARICOPA COUNTY RECORDS.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE MUNICIPAL PROVIDER DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

ZONING

RURAL RESIDENTIAL (RR) PER CITY OF SURPRISE

FLOOD ZONE

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 04013C2120L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY NUMBER 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

VICINITY MAP

NTS

LOT INFORMATION

LOT	SQUARE FEET	ACRES
L1	50,105.39	1.1504
L2	50,130.41	1.1743
L3	50,147.40	1.1743
L4	50,868.52	1.1391
L5	50,127.35	1.2185
L6	50,303.50	1.1787
L7	50,318.08	1.1790
L8	50,479.85	1.2091
TOTAL	413,515.51	9.5389
MINIMUM LOT WIDTH = 100.00		
AVERAGE LOT WIDTH = 191.82		

APPROVALS

CITY OF SURPRISE ENGINEER

DATA ON THIS PLAT WAS REVIEWED AND APPROVED

THIS _____ DAY OF _____, 2022 BY

THE CITY ENGINEER OF SURPRISE, ARIZONA

APPROVED: _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF

SURPRISE, ARIZONA ON THIS _____ DAY OF

_____ 2022

APPROVED: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

CERTIFICATE OF LAND SURVEYOR

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2022; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____ 8/31/22
REGISTERED LAND SURVEYOR DATE

RITOCH-POWELL & Associates
RPA
602-308-1177
www.ritocpowell.com

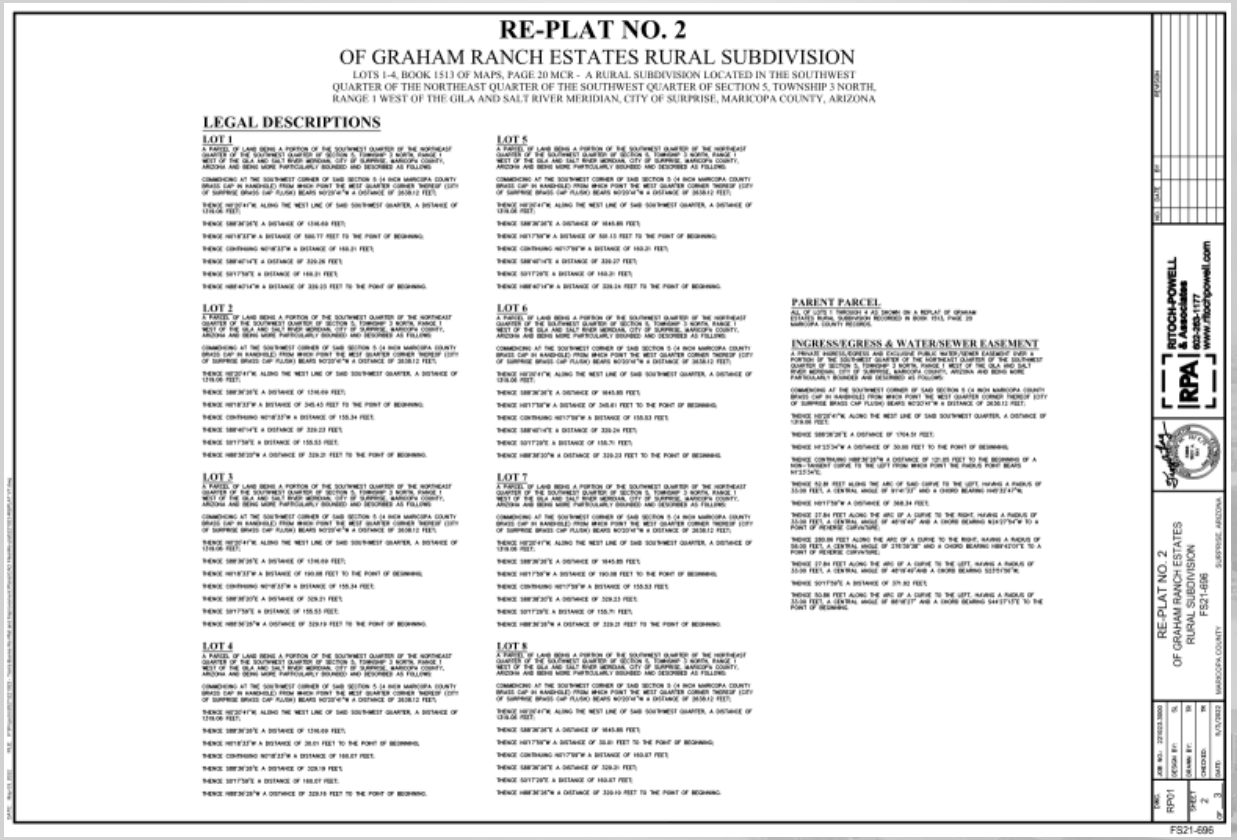
RE-PLAT NO. 2
OF GRAHAM RANCH ESTATES
RURAL SUBDIVISION
FS21-696
SURPRISE, ARIZONA
MARICOPA COUNTY

JOB NO.	221023.3000	SCALE	N/A
DESIGN BY:	DL	DATE	8/31/2022
DRAWN BY:	SN		
CHECKED:	SN		
SHEET	1	OF	3

FILE: RPO1

FS21-696

Final Plat



RE-PLAT NO. 2

OF GRAHAM RANCH ESTATES RURAL SUBDIVISION

LOTS 1-4, BOOK 1513 OF MAPS, PAGE 20 MCR - A RURAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTIONS

LOT 1

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (¼ INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (3/5"
OF SURPRISE BRASS CAP FLUSH) BEARS N03°25'46"W A DISTANCE OF 2638.12 FEET;

THENCE N03°25'47"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1316.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1316.60 FEET;

THENCE N01°47'33"W A DISTANCE OF 566.77 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N01°47'33"W A DISTANCE OF 160.21 FEET;

THENCE S88°40'14"E A DISTANCE OF 329.26 FEET;

THENCE S01°17'58"E A DISTANCE OF 160.21 FEET;

THENCE N88°40'14"W A DISTANCE OF 329.33 FEET TO THE POINT OF BEGINNING.

LOT 2

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (¼ INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (3/5"
OF SURPRISE BRASS CAP FLUSH) BEARS N03°25'46"W A DISTANCE OF 2638.12 FEET;

THENCE N03°25'47"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1316.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1316.60 FEET;

THENCE N01°47'33"W A DISTANCE OF 345.43 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N01°47'33"W A DISTANCE OF 155.34 FEET;

THENCE S88°40'14"E A DISTANCE OF 329.23 FEET;

THENCE S01°17'58"E A DISTANCE OF 155.53 FEET;

THENCE N88°36'26"W A DISTANCE OF 329.21 FEET TO THE POINT OF BEGINNING.

LOT 3

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (¼ INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (3/5"
OF SURPRISE BRASS CAP FLUSH) BEARS N03°25'46"W A DISTANCE OF 2638.12 FEET;

THENCE N03°25'47"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1316.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1316.60 FEET;

THENCE N01°47'33"W A DISTANCE OF 190.88 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N01°47'33"W A DISTANCE OF 155.34 FEET;

THENCE S88°36'26"E A DISTANCE OF 329.21 FEET;

THENCE S01°17'58"E A DISTANCE OF 155.53 FEET;

THENCE N88°36'26"W A DISTANCE OF 329.19 FEET TO THE POINT OF BEGINNING.

LOT 4

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (¼ INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (3/5"
OF SURPRISE BRASS CAP FLUSH) BEARS N03°25'46"W A DISTANCE OF 2638.12 FEET;

THENCE N03°25'47"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1316.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1316.60 FEET;

THENCE N01°53'39"W A DISTANCE OF 26.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N01°53'39"W A DISTANCE OF 160.67 FEET;

THENCE S88°36'26"E A DISTANCE OF 329.19 FEET;

THENCE S01°17'58"E A DISTANCE OF 160.67 FEET;

THENCE N88°36'26"W A DISTANCE OF 329.19 FEET TO THE POINT OF BEGINNING.

LOT 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (¼ INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (3/5"
OF SURPRISE BRASS CAP FLUSH) BEARS N03°25'46"W A DISTANCE OF 2638.12 FEET;

THENCE N03°25'47"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1316.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1645.89 FEET;

THENCE N01°17'58"W A DISTANCE OF 520.13 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N01°17'58"W A DISTANCE OF 160.21 FEET;

THENCE S88°40'14"E A DISTANCE OF 329.27 FEET;

THENCE S01°17'26"E A DISTANCE OF 160.21 FEET;

THENCE N88°40'14"W A DISTANCE OF 329.24 FEET TO THE POINT OF BEGINNING.

LOT 6

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (¼ INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (3/5"
OF SURPRISE BRASS CAP FLUSH) BEARS N03°25'46"W A DISTANCE OF 2638.12 FEET;

THENCE N03°25'47"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1316.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1645.89 FEET;

THENCE N01°17'58"W A DISTANCE OF 345.61 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N01°17'58"W A DISTANCE OF 155.53 FEET;

THENCE S88°40'14"E A DISTANCE OF 329.24 FEET;

THENCE S01°17'26"E A DISTANCE OF 155.71 FEET;

THENCE N88°36'26"W A DISTANCE OF 329.23 FEET TO THE POINT OF BEGINNING.

LOT 7

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (¼ INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (3/5"
OF SURPRISE BRASS CAP FLUSH) BEARS N03°25'46"W A DISTANCE OF 2638.12 FEET;

THENCE N03°25'47"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1316.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1645.89 FEET;

THENCE N01°17'58"W A DISTANCE OF 190.88 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N01°17'58"W A DISTANCE OF 155.53 FEET;

THENCE S88°36'26"E A DISTANCE OF 329.23 FEET;

THENCE S01°17'26"E A DISTANCE OF 155.71 FEET;

THENCE N88°36'26"W A DISTANCE OF 329.22 FEET TO THE POINT OF BEGINNING.

LOT 8

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (¼ INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (3/5"
OF SURPRISE BRASS CAP FLUSH) BEARS N03°25'46"W A DISTANCE OF 2638.12 FEET;

THENCE N03°25'47"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1316.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1645.89 FEET;

THENCE N01°17'58"W A DISTANCE OF 35.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N01°17'58"W A DISTANCE OF 160.67 FEET;

THENCE S88°36'26"E A DISTANCE OF 329.21 FEET;

THENCE S01°17'26"E A DISTANCE OF 160.67 FEET;

THENCE N88°36'26"W A DISTANCE OF 329.19 FEET TO THE POINT OF BEGINNING.

PARENT PARCEL

ALL OF LOTS 1 THROUGH 4 AS SHOWN ON A REPLAT OF GRAHAM ESTATES RURAL SUBDIVISION RECORDED IN BOOK 1513, PAGE 20 MARICOPA COUNTY RECORDS.

INGRESS/EGRESS & WATER/SEWER EASEMENT

A PRIVATE INGRESS/EGRESS AND EXCLUSIVE PUBLIC WATER/SEWER EASEMENT OVER A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5 (¼ INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (3/5"
OF SURPRISE BRASS CAP FLUSH) BEARS N03°25'46"W A DISTANCE OF 2638.12 FEET;

THENCE N03°25'47"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1316.06 FEET;

THENCE S88°36'26"E A DISTANCE OF 1704.54 FEET;

THENCE N1°23'34"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N88°36'26"W A DISTANCE OF 120.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS N1°23'34"E;

THENCE 53.91 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 9°40'33" AND A CHORD BEARING N43°33'47"W;

THENCE N01°17'58"W A DISTANCE OF 368.34 FEET;

THENCE 27.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 48°19'49" AND A CHORD BEARING N24°37'54"W TO A POINT OF REVERSE CURVATURE;

THENCE 250.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 276°39'28" AND A CHORD BEARING N88°42'01"E TO A POINT OF REVERSE CURVATURE;

THENCE 27.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 48°19'49"AND A CHORD BEARING S23°51'06"W;

THENCE S01°17'58"E A DISTANCE OF 371.82 FEET;

THENCE 53.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 86°91'27" AND A CHORD BEARING S44°37'15"E TO THE POINT OF BEGINNING.

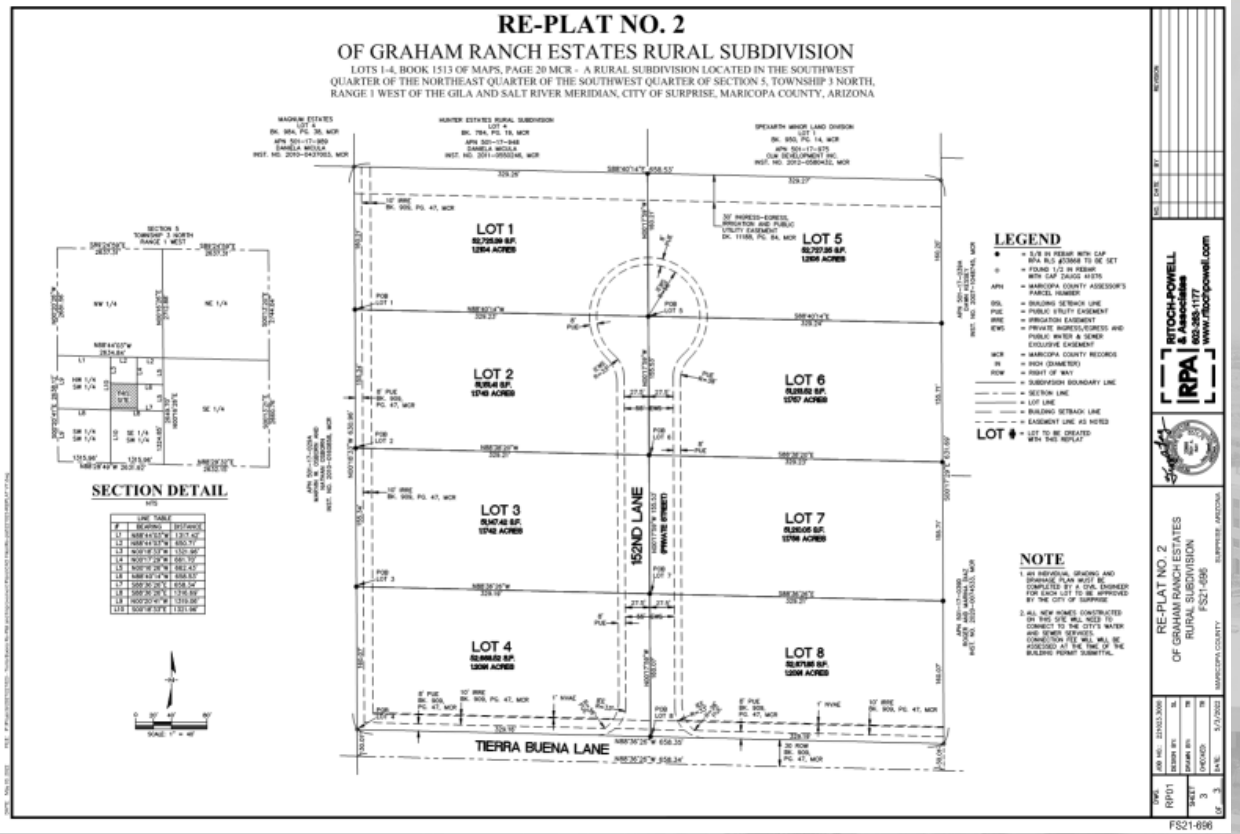
RITOCH-POWELL & Associates
RPA
www.ritchpowell.com

RE-PLAT NO. 2
OF GRAHAM RANCH ESTATES
RURAL SUBDIVISION
FS21-696
SURPRISE, ARIZONA
MARICOPA COUNTY

DWG: RP01
JOB NO.: 221003.3000
DESIGN BY: TL
DRAWN BY: TR
CHECKED: TR
DATE: 10/5/2022
SHEET 2 OF 3

FS21-696

Final Plat


RE-PLAT NO. 2
OF GRAHAM RANCH ESTATES RURAL SUBDIVISION
LOTS 1-4, BOOK 1513 OF MAPS, PAGE 20 MCR - A RURAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
152ND LANE
TIERRA BUENA LANE
SECTION DETAIL
LEGEND
NOTE
RITOCH-POWELL & Associates
RPA
602-265-1177
www.ritchpowell.com
RE-PLAT NO. 2
OF GRAHAM RANCH ESTATES
RURAL SUBDIVISION
FS21-696
MARICOPA COUNTY
SURPRISE, ARIZONA
FS21-696

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:
Consideration and action pertaining to the Final Plat entitled, "Paloma Creek Phase 5 & Enclave III" and dated May 6, 2022, a property generally located north of Happy Valley Road and east of 155th Avenue; Case FS22-0179.

Motion:
I move to approve the plat entitled, "Paloma Creek Phase 5 & Enclave III" and dated May 6, 2022.

Background:
Troy Hill of EPS Group, on behalf of Meritage Homes of Arizona, Inc., seeks approval of a Final Plat covering Paloma Creek Phase 5 and Enclave III, in the Paloma Creek area. The applicant seeks to subdivide the subject property into 57 lots over approximately 15 acres, for a gross density of 3.73 DU/Ac. The proposed subdivision will integrate into the larger Paloma Creek community.

Objective Analysis:
The subject Final Plat meets the requirements of the RM-9 PUD (Paloma Creek and Enclave III) zoning districts, in addition to other applicable City of Surprise regulations. All city reviewing departments have reviewed the request and expressed no concerns.

Policy Compliant:
The subject Final Plat is consistent with the RM-9 PUD (Paloma Creek and Enclave III) zoning districts and advances the goals and policies of the General Plan.

Financial Impact:
While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 00 - FS22-0179 Enclave III & PC Phase 5 Final Plat - Staff Report
2. 01 - FS22-0179 Enclave III & PC Phase 5 Final Plat - Vicinity Map
3. 02 - FS22-0179 Enclave III & PC Phase 5 Final Plat - Zoning Map
4. 03 - FS22-0179 Enclave III & PC Phase 5 Final Plat - Final Plat
5. 04 - FS22-0179 Enclave III & PC Phase 5 Final Plat - Luke AFB Letter
6. FS22-0179 Enclave III & PC Phase 5 Final Plat - Presentation

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FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS22-0179**
Project Name:	Paloma Creek Phase 5 & Enclave III – Final Plat
Council District:	1 - Acacia
City Council Date:	**August 16, 2022**
Planner:	Chris Sexton, Planner II
Owner:	Meritage Homes of Arizona, Inc.
Applicant:	EPS Group
Request:	Final Plat for a 57-lot single-family residential subdivision in the RM-9 PUD (Paloma Creek and Enclave III) zoning districts
Site Location:	Generally located north of Happy Valley Road and east of 155th Avenue
Site Size:	15.3 acres (approx.)
Density:	3.73 DU/Ac.
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

Findings:

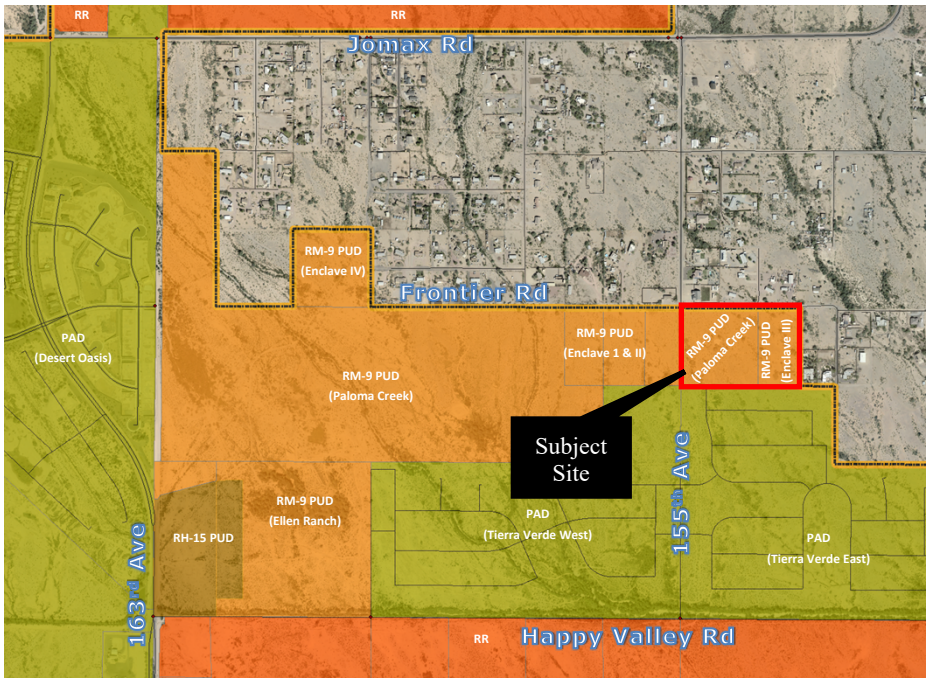
- The proposed Final Plat is consistent with the RM-9 PUD (Paloma Creek and Enclave III) zoning districts.
- The proposed Final Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

David Hughes of EPS Group, on behalf of Meritage Homes of Arizona, Inc., seeks approval of a Final Plat covering Paloma Creek Phase 5 and Enclave III, in the Paloma Creek area. The applicant seeks to subdivide the subject property into 57 lots over approximately 15 acres, for a gross density of 3.73 DU/Ac. The proposed subdivision will integrate into the larger Paloma Creek community.

SURROUNDING LAND ZONING:

The following map depicts the existing zoning of the subject site and its surrounds:



County – RU-43	County – RU-43	County – RU-43
RM-9 PUD	**RM-9 PUD**	County – RU-43
PAD – Residential	PAD – Residential	PAD – Residential

BACKGROUND:

September 5, 2019: The City Council approved the annexation of a portion of the subject property under case FS18-149, Ordinance # 2019-07.

September 5, 2019: The City Council approved the rezoning of the Paloma Creek property under case FS18-150, Ordinance # 2019-22. Said rezoning included a portion of the subject property.

September 5, 2019: The City Council approved the original Preliminary Plat for the Paloma Creek property under case FS18-150. Said Preliminary Plat included a portion of the subject property.

March 4, 2021: The applicant discussed the proposed development during a regularly scheduled Concept Review meeting under CR21-051.

May 18, 2021: The City Council approved the annexation of Enclave III under case FS20-732, Ordinance # 2021-08.

May 18, 2021: The City Council approved the rezoning of Enclave III under case FS20-731, Ordinance # 2021-07.

November 4, 2021: The Planning and Zoning Commission voted to recommend approval of the subject Preliminary Plat to the City Council subject to stipulations 'a' through 'f'.

December 7, 2021: The City Council approved the Preliminary Plat.

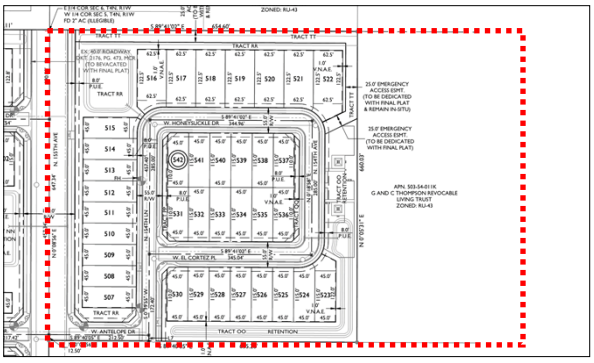
January 25, 2022: The applicant filed the subject request under FS22-0179.

ANALYSIS AND DISCUSSION:

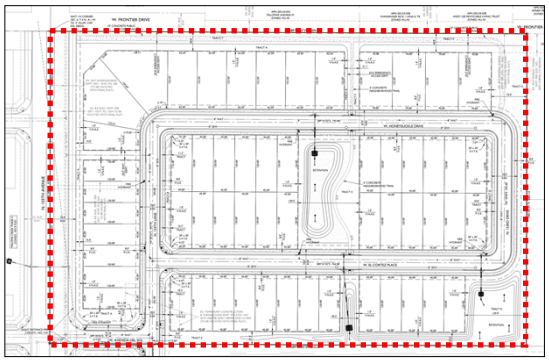
The subject request includes one (1) parcel located within Paloma Creek and one (1) parcel located in Enclave III. The first parcel was included in the original 2019 annexation and rezone for Paloma Creek, while the second parcel was annexed and rezoned in May of 2021.

The approval of the Final Plat ties all of the affected areas together. The following two images show the area as approved under the original Paloma Creek Preliminary Plat compared to the approved Enclave III Preliminary Plat.

Paloma Creek



Enclave III



Phasing

The site will be developed concurrently with Paloma Creek Phase 5.

Access

Primary access to the subject site will be via Avenida Del Sol, which will extend from 155th Avenue in an easterly direction.

Amenities

Paloma Creek Phase 5 as well as Enclave III will become part of the larger Paloma Creek HOA and will have access to those amenities. In addition, the subject site will include a 10' wide concrete public access trail to be located along the northern edge of the site. A separate 6' concrete sidewalk will lead from that trail to the internal open space area.

Landscaping

The site will be well landscaped using a variety of drought-tolerant species appropriate for the desert. A single turf area will provide opportunities for neighborhood recreation.

Uility and Services Table:

Water:	City of Surprise
Wastewater:	City of Surprise
School District:	Dysart Unified

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more.

Reviewing Agencies:

The request was routed to internal and external agencies, who indicated no objections to the request. The following agencies offered the following comments.

Maricopa County Department of Transportation (MCDOT): In an email dated April 13, 2021, MCDOT indicated the following:

- 155th Avenue north of Frontier Drive, is a county owned and operated major collector with 40' half width of right-of-way, this development may impact county facilities
- MCDOT Traffic Design and MCDOT permits would request the developer submit a TIS/TIA for review to better understand and provide feedback on the potential impacts there may be to the MCDOT roadway network

- Any work done within County right-of-way, or that may connect to county right-of-way, will require permits from MCDOT

Maricopa Water District (MWD): In an email dated April 12, 2021, MWD indicated that the subject property is located outside of their service area and does not impact MWD.

Luke Air Force Base (Luke AFB): In an email dated April 22, 2021 (attached), Luke AFB indicated that the subject request will not have a negative impact on flight operations, but is located within the 'territory in the vicinity of a military airport' and that a strong notification program is essential.

Summary:

The applicant seeks a Final Plat across the subject property. The proposed development is compatible with the neighboring land uses. The development will become part of the Paloma Creek HOA and will have access to those recreational amenities.

Findings:

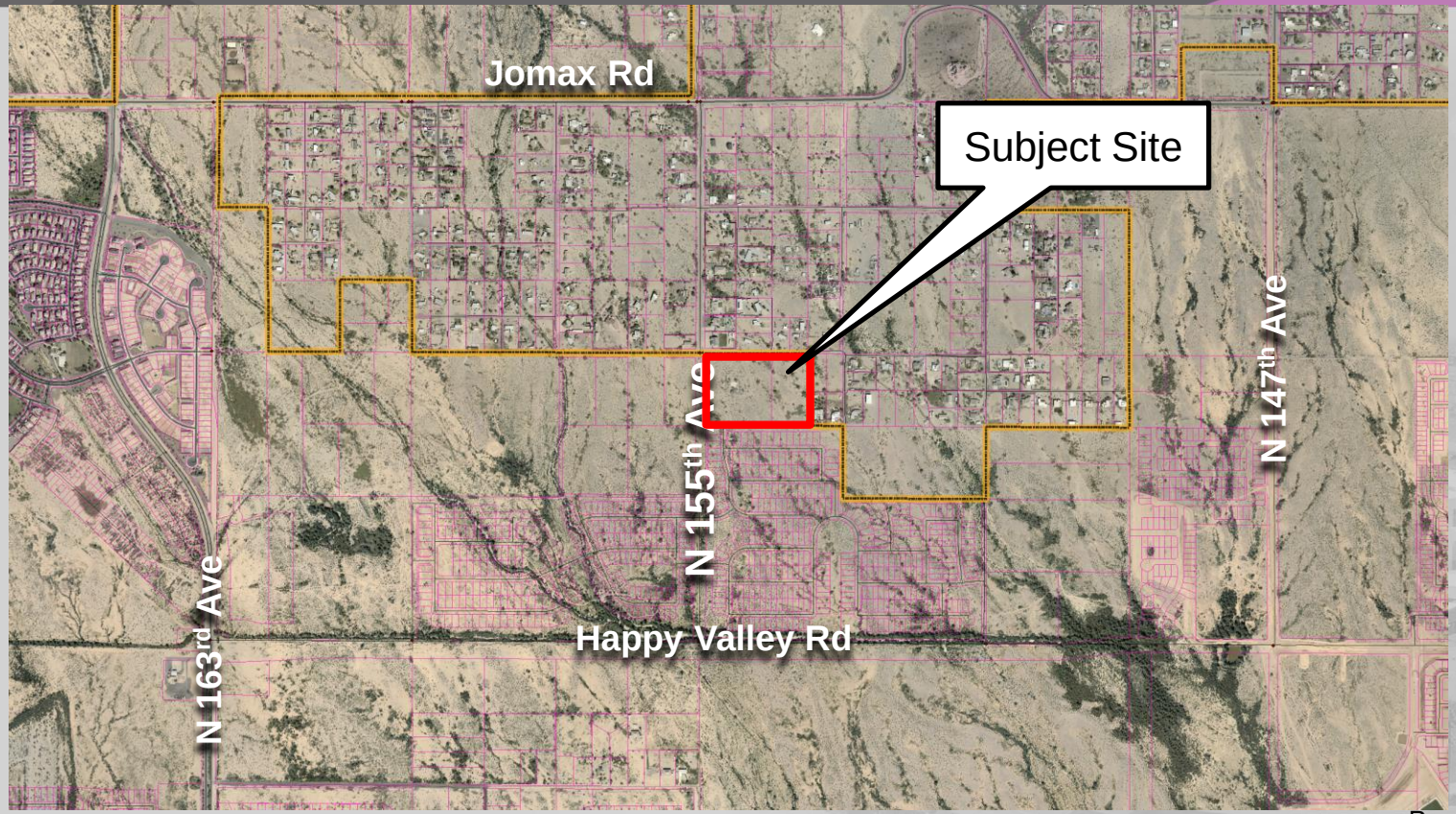
- The Final Plat is consistent with the RM-9 PUD (Paloma Creek and Enclave III) zoning districts.
- The Final Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Luke AFB comments
PPT

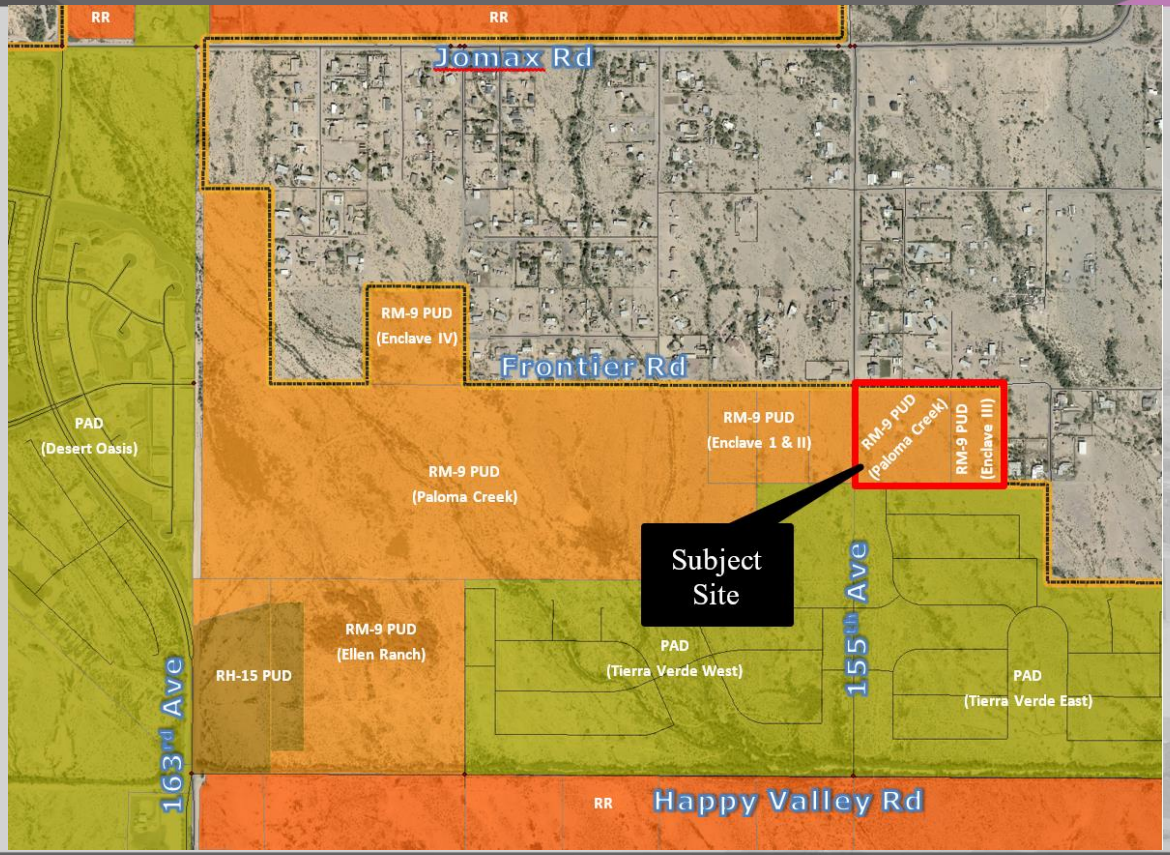
VICINITY MAP

FS22-0179
Enclave III & PC Ph 5 PP



ZONING MAP

FS22-0179
Enclave III & PC Ph 5 PP



FINAL PLAT

Paloma Creek Phase 5 & Enclave III

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, "OWNER", HAS SUBDIVIDED UNDER THE NAME "PALOMA CREEK PHASE 5 & ENCLAVE III", A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "PALOMA CREEK PHASE 5 & ENCLAVE III" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR AND NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNERS HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

OWNER HEREBY GRANTS TO THE PUBLIC AN EASEMENT FOR RECREATION OVER, UPON, AND ACROSS THOSE AREAS DESIGNATED AS RECREATION TRAILS OR AREAS FOR THE PURPOSE OF ALLOWING THE PUBLIC ACCESS TO THE TRAIL SYSTEM.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 13th DAY OF May, 2022.

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION

BY _____ DATE 5/13/22

ITS VP Entitlements

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 13th DAY OF May, 2022 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Troy Hill, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ 5.13.22
NOTARY PUBLIC DATE

3.14.24
MY COMMISSION EXPIRES:

REBECCA BOGARD
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 534081
Expires March 14, 2024

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PALOMA CREEK COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "PALOMA CREEK PHASE 5 & ENCLAVE III" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, PALOMA CREEK COMMUNITY ASSOCIATION, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 13th DAY OF MAY, 2022.

PALOMA CREEK COMMUNITY ASSOCIATION, INC.,
AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 13th DAY OF May, 2022 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Brian Fero, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ 5.13.22
NOTARY PUBLIC DATE

3.14.24
MY COMMISSION EXPIRES:

REBECCA BOGARD
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 534081
Expires March 14, 2024

GENERAL NOTES

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE 'X SHADED," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
3. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
4. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
5. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
6. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
7. FINAL PLAT IS IN CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED UNDER FS21-271.
8. ZONING OF THE PROPERTY IS RM-9 PUD AS APPROVED UNDER CASE FS20-731, OR AS SUBSEQUENTLY AMENDED.

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS MEASURED AND RECORDED IN BOOK 1625, PAGE 39 OF MARICOPA COUNTY RECORDS.

BEARING: NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY.

OWNER DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

THE CITY OF SURPRISE AGREES TO INDEMNITY MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS, FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURRING ON THE AREA OF THIS EASEMENT CAUSED BY OR ARISING AS THE PROXIMATE RESULT OF THE ACTIVITIES OF THE CITY OF SURPRISE, EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING SOLELY FROM NEGLIGENT, WILLFUL, MALICIOUS, OR GROSSLY NEGLIGENT CONDUCT OF MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS THAT WAS THE DIRECT CAUSE OF THE INJURY TO THE USER.

AVIGATION EASEMENT

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION DOES HEREBY GRANT BARGAIN SELL AND CONVEY UNTO GRANTEE ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE PERPETUAL AND PERMANENT AVIGATION EASEMENT, OVER AND ACROSS THE PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT WILL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO FLY AIRCRAFT OVER THE EASEMENT AREA TOGETHER WITH ITS ATTENDANT NOISE VIBRATIONS FUMES DUST FUEL AND LUBRICANT PARTICLES AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM OR OPERATING AT LUKE AIR FORCE BASE GRANTOR WILL NOT ALLOW ANYTHING TO IMPEDE GRANTEES USE OF THIS AVIGATION EASEMENT.

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION,

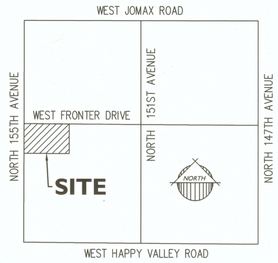
BY: _____ DATE: 5/13/22

OWNER / DEVELOPER

MERITAGE HOMES OF ARIZONA INC.
8800 EAST RAINTREE DRIVE, SUITE 300
SCOTTSDALE, AZ 85260
CONTACT: TROY HILL

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER, PE



SECTION 5
T. 4 N., R. 1 W.

VICINITY MAP

NOT TO SCALE

SHEET INDEX

1. COVER SHEET
2. LEGAL DESCRIPTION, LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE AND LINE TABLE
3. FINAL PLAT PLAN SHEET

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

ZONING

THE ZONING OF THE PROPERTY IS RM-9 PUD AS APPROVED UNDER CASE FS18-150, OR AS SUBSEQUENTLY AMENDED.

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)	PERCENTAGE %
LOTS 1-57 (57 LOTS)	349,734	8.0288	52.47 %
TRACTS A - F	153,775	3.5302	23.07 %
RIGHT OF WAY	163,079	3.7438	24.46 %
NET AREA	503,509	11.5590	75.54 %
GROSS AREA	666,588	15.3028	100%
4.9 DU/AC (NET) 3.7 DU/AC (GROSS)			

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 20____.

_____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

CERTIFICATION

I, RAYMOND S. MUNOZ III, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2021; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RAYMOND S. MUNOZ III, RLS 53160
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258

DATE OF PREPARATION: 7/29/2021
DATE REVISED: 5/6/2022

REGISTERED LAND SURVEYOR
53160
RAYMOND S. MUNOZ III
Date Signed 5/13/2022
ARIZONA, U.S.A.

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com
EPS GROUP

Paloma Creek Phase 5 & Enclave III
SURPRISE, ARIZONA
FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: R.M.

Job No.
16-400.5

FP01

Sheet No.
1
of 3

FS 22-0179

May 06, 2022 12:32pm Q:\Projects\2016\16-400\Land Survey\Dwgs\Final Plats\Enclave 3 Final Plat\16-400.5 Enclave 3 Plat.dwg
agrass

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

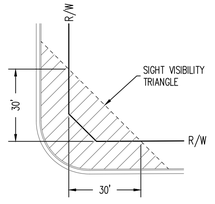
EXCEPT THE EAST 655.08 FEET THEREOF.

TOGETHER WITH

THE WEST 355.08 FEET OF THE EAST 655.08 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

◙	SECTION MONUMENT AS NOTED	———	PLAT BOUNDARY
◉	SET BRASS CAP AT COMPLETION OF CONSTRUCTION	——— – ———	CENTER LINE
○	SET REBAR W/ CAP RLS 51360	———	LOT LINE
●	FOUND MONUMENT AS NOTED	———	RIGHT-OF-WAY
RLS	REGISTERED LAND SURVEYOR	——— – ———	EXISTING CENTER LINE
PUE	PUBLIC UTILITY EASEMENT	——— – – ———	EXISTING RIGHT-OF-WAY
R/W	RIGHT-OF-WAY	——— – – ———	SECTION LINE
VNAE	VEHICULAR NON-ACCESS EASEMENT	— — — — —	EXISTING EASEMENT LINE
SVT	SIGHT VISIBILITY TRIANGLES	- - - - - - -	PUBLIC UTILITY EASEMENT
		- - - - - - -	VEHICULAR NON-ACCESS EASEMENT LINE
		- - - - - - -	SIGHT VISIBILITY EASEMENT LINE



TYPICAL S.V.T. EASEMENT

LOCAL TO LOCAL STREET
N.T.S.
(PER CITY OF SURPRISE ENGINEERING DESIGN STANDARDS DETAIL 4-02)

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
1	5,400	0.1240
2	5,400	0.1240
3	5,400	0.1240
4	5,400	0.1240
5	5,400	0.1240
6	5,400	0.1240
7	5,400	0.1240
8	6,382	0.1465
9	12,682	0.2911
10	12,884	0.2958
11	7,656	0.1758
12	7,656	0.1758
13	7,656	0.1758
14	7,656	0.1758
15	7,656	0.1758
16	7,656	0.1758
17	8,575	0.1969
18	8,575	0.1969
19	8,575	0.1969

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
20	8,575	0.1969
21	5,387	0.1237
22	5,400	0.1240
23	5,400	0.1240
24	5,400	0.1240
25	5,400	0.1240
26	5,400	0.1240
27	5,400	0.1240
28	5,400	0.1240
29	5,400	0.1240
30	5,400	0.1240
31	5,400	0.1240
32	5,393	0.1238
33	5,390	0.1237
34	5,400	0.1240
35	5,400	0.1240
36	5,400	0.1240
37	5,400	0.1240
38	5,400	0.1240

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
39	5,400	0.1240
40	5,400	0.1240
41	5,400	0.1240
42	5,400	0.1240
43	5,400	0.1240
44	5,387	0.1237
45	5,400	0.1240
46	5,400	0.1240
47	5,400	0.1240
48	5,400	0.1240
49	5,400	0.1240
50	5,400	0.1240
51	5,400	0.1240
52	5,400	0.1240
53	5,400	0.1240
54	5,400	0.1240
55	5,400	0.1240
56	5,400	0.1240
57	5,390	0.1237

LINE TABLE

LINE	BEARING	LENGTH
L1	N44°45'35"W	21.25'
L2	N45°14'25"E	21.18'
L3	N45°13'57"E	21.18'
L4	S44°46'03"E	21.24'
L5	N45°13'57"E	21.18'
L6	N44°41'02"W	21.21'
L7	N45°18'58"E	21.21'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	86.55'	55.00'	90°10'02"	77.90'	S45°13'57"W
C2	23.56'	15.00'	90°00'00"	21.21'	N44°41'02"W
C3	23.56'	15.00'	90°00'00"	21.21'	S45°18'58"W
C4	86.39'	55.00'	90°00'00"	77.78'	N44°41'02"W
C5	86.39'	55.00'	90°00'00"	77.78'	N45°18'58"E

TRACT AREA AND USAGE TABLE

TRACT	SQUARE FEET	ACRES	USAGE CATEGORY
Tract A	24,617	0.5651	LANDSCAPE, OPEN SPACE, ** WATER EASEMENT AND ** PUBLIC UTILITY EASEMENT
Tract B	2,417	0.0555	LANDSCAPE, OPEN SPACE AND ** PUBLIC UTILITY EASEMENT
Tract C	31,072	0.7133	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY AND ** PUBLIC UTILITY EASEMENT
Tract D	2,200	0.0505	LANDSCAPE, OPEN SPACE AND ** PUBLIC UTILITY EASEMENT
Tract E	65,379	1.5009	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT AND PUBLIC RECREATION TRAIL EASEMENT
Tract F	28,089	0.6448	EMERGENCY ACCESS EASEMENT AND PUBLIC RECREATION TRAIL EASEMENT

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEET.
3. ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

Project: Paloma Creek Phase 5 & Enclave III
SURPRISE, ARIZONA

FINAL PLAT

Revisions:

Call at least two full working days before you begin excavation
ARIZONA 811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: R.M.

53180
RAYMOND S. MUNOZ III
Date Signed 5/31/2022
REGISTERED LAND SURVEYOR
ARIZONA U.S.A.

Job No.
16-400.5
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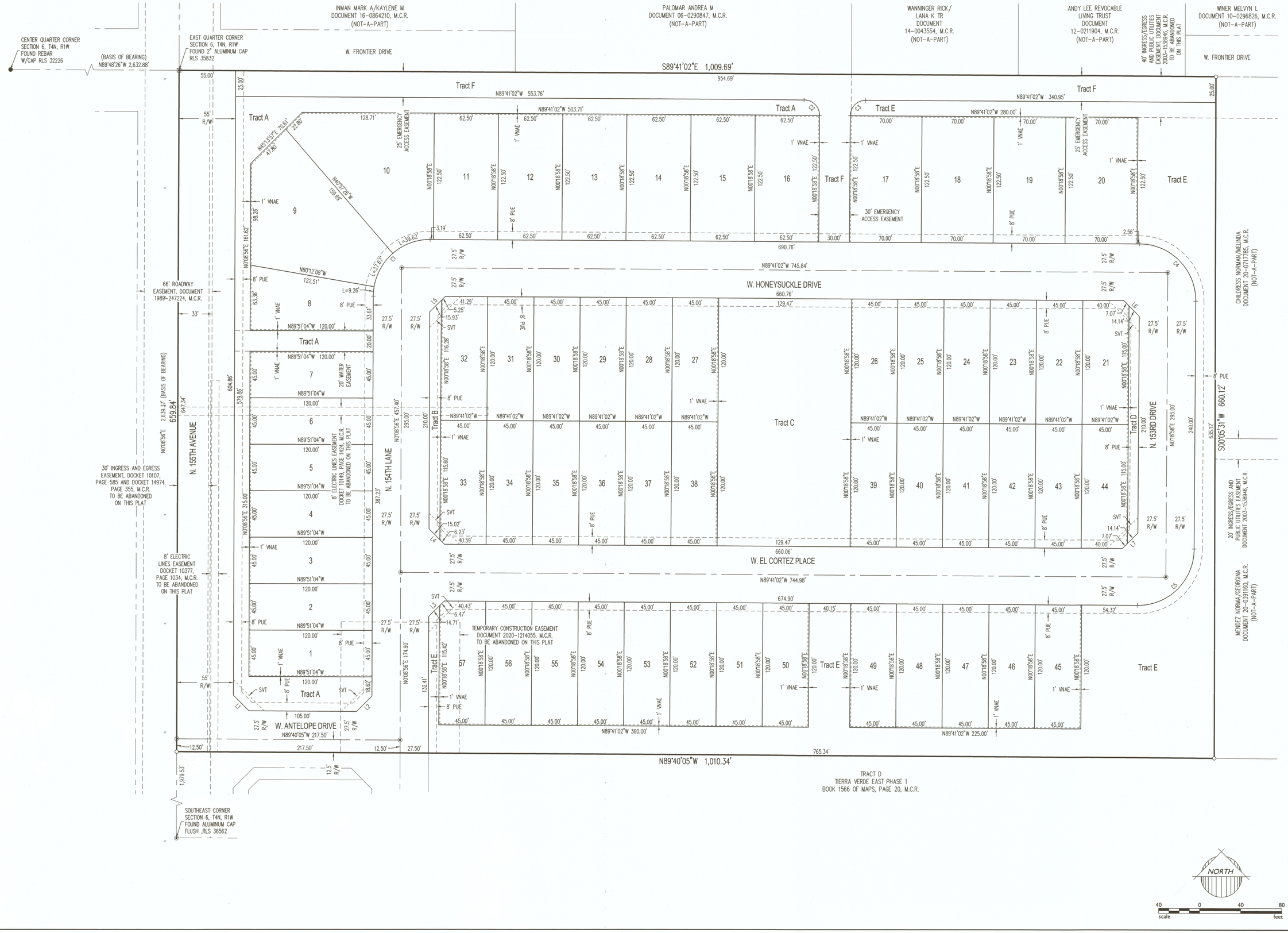
agrass Jul 26, 2022 9:05am Q:\Projects\2016\16-400\Land Survey\Dwgs\Final Plats\Enclave 3 Final Plat\16-400.5 Enclave 3 Plat.dwg



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Drawn by: A.G.
Reviewed by: R.M.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
53160
RAYMOND S.
MUNOZ III
Date Signed 5/6/2022
ARIZONA, U.S.A.

Job No.
16-400.5

FP03

Sheet No.
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of 3

FS 22-0179

agrass May 06, 2022 12:32pm Q:\Projects\2016\16-400\Land Survey\Dwgs\Final Plats\Enclave 3 Final Plat\16-400.5 Enclave 3 Plat.dwg

Christina Sexton

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, February 1, 2022 8:57 AM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-0179 Enclave III & Paloma Creek Phase 5 Final Plat - New Digital Submittal 01.25.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Nichole,

Thank you for allowing Luke AFB to make comments on the Enclave III & Paloma Creek Phase 5 Final Plat application. This request is for the review and approval of the Enclave III & Paloma Creek Phase 5 Final Plat. The site is located at the NEC of 163rd Ave and Happy Valley Rd in Surprise, AZ. It is located 4.5 miles outside the Luke AFB 1988 JLUS 65 DNL, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Respectfully,

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Tuesday, January 25, 2022 2:18 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay ONeil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Subject: [Non-DoD Source] FS22-0179 Enclave III & Paloma Creek Phase 5 Final Plat - New Digital Submittal 01.25.22

Good afternoon,

Attached please find the **application, narrative,** and **final plat** for the above referenced project.

SURPRISE
ARIZONA

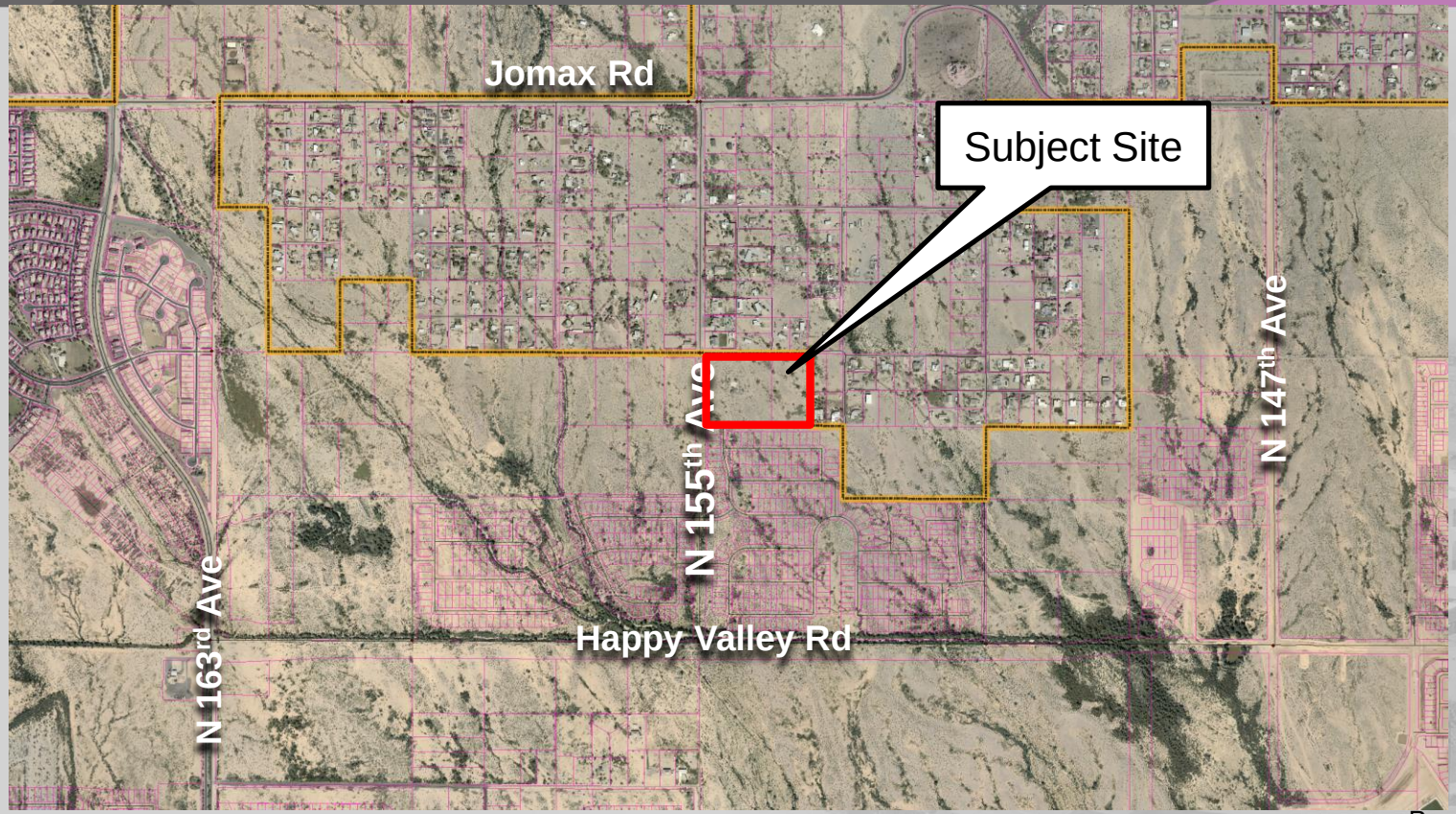
FS22-0179
Enclave III & Paloma Creek Phase 5 Final Plat

City Council

August 16, 2022

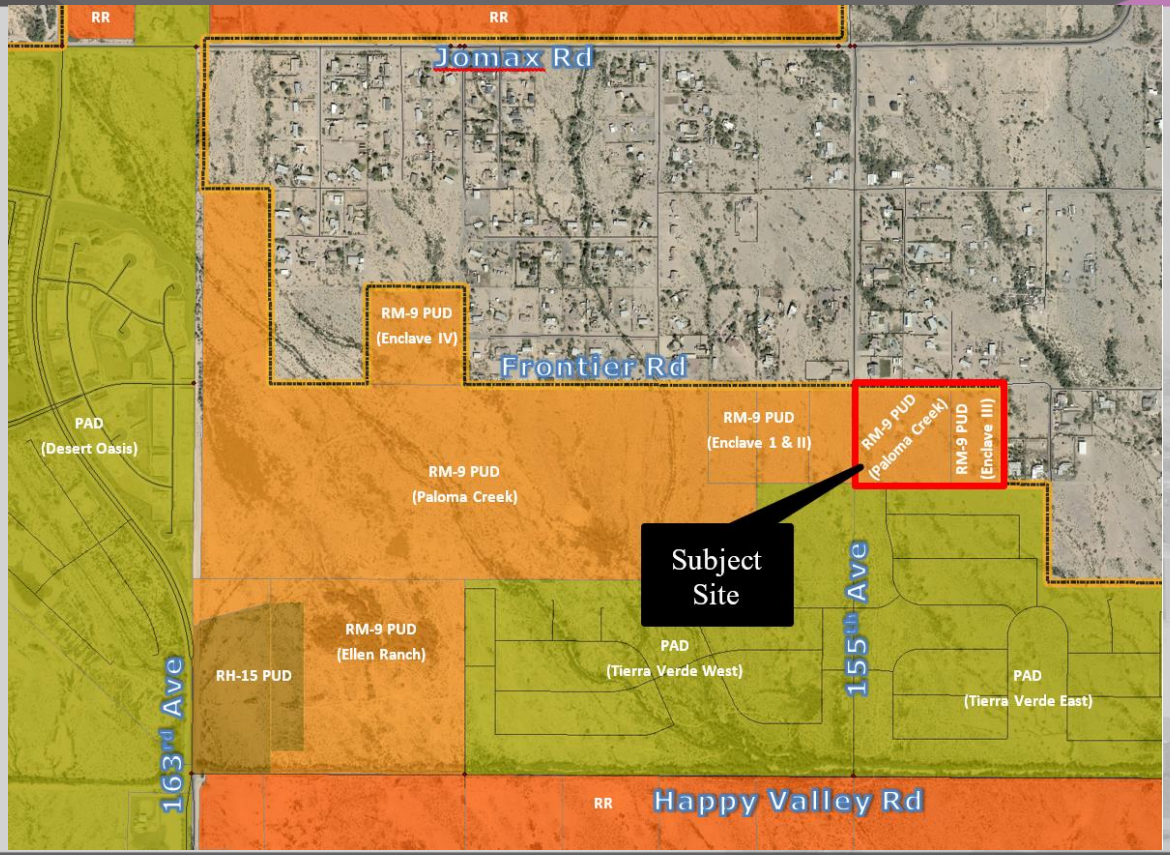
VICINITY MAP

FS22-0179
Enclave III & PC Ph 5 PP



ZONING MAP

FS22-0179
Enclave III & PC Ph 5 PP



Final Plat

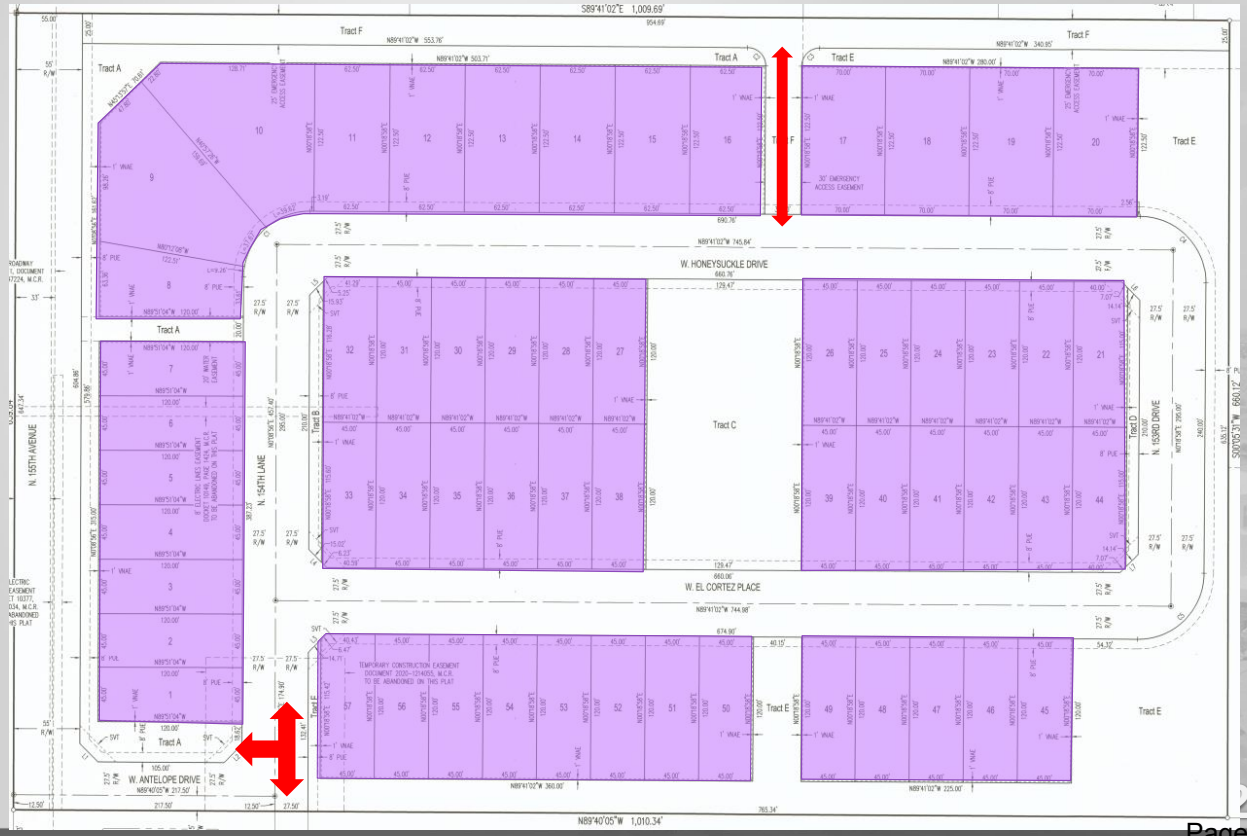
FS22-0179
Enclave III & PC Ph 5 PP

Gross Area: 15.30 Acres

57 Lots

Maximum Density: 3.90 DU/Acre

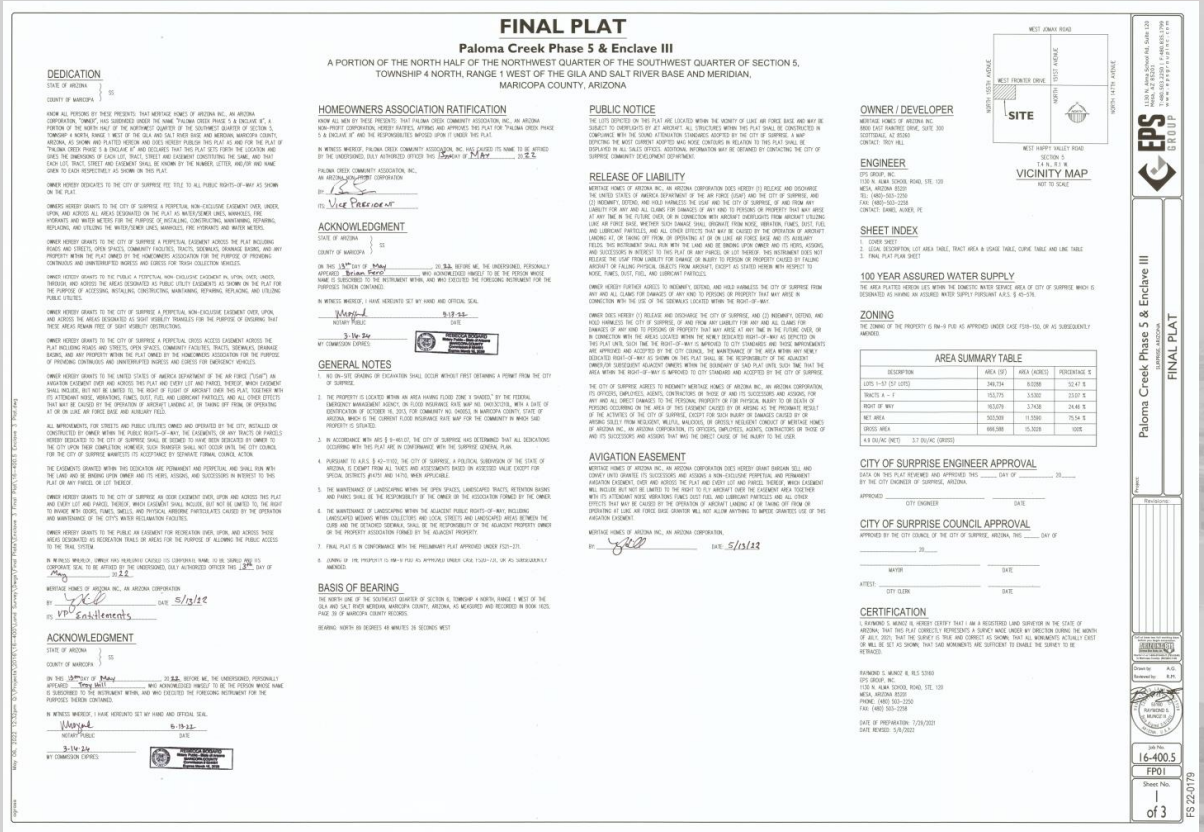
Project Density: 3.73 DU/Acre



Final Plat

FS22-0179

Enclave III & PC Ph 5 PP



FINAL PLAT

Paloma Creek Phase 5 & Enclave III

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
} ss
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, "OWNER", HAS SUBDIVIDED UNDER THE NAME "PALOMA CREEK PHASE 5 & ENCLAVE III", A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "PALOMA CREEK PHASE 5 & ENCLAVE III" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNERS HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL, NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELDS.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OF LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

OWNER HEREBY GRANTS TO THE PUBLIC AN EASEMENT FOR RECREATION OVER, UPON, AND ACROSS THOSE AREAS DESIGNATED AS RECREATION TRAILS OR AREAS FOR THE PURPOSE OF ALLOWING THE PUBLIC ACCESS TO THE TRAIL SYSTEM.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 13th DAY OF May, 20 22.

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION

BY: _____ DATE: 5/13/22

ITS: VP Entitlements

ACKNOWLEDGMENT

STATE OF ARIZONA }
} ss
COUNTY OF MARICOPA }

ON THIS 13th DAY OF May, 20 22, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Tony Bell, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ 6-13-22
NOTARY PUBLIC DATE

3-14-24
MY COMMISSION EXPIRES

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PALOMA CREEK COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "PALOMA CREEK PHASE 5 & ENCLAVE III" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, PALOMA CREEK COMMUNITY ASSOCIATION, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 13th DAY OF May, 20 22.

PALOMA CREEK COMMUNITY ASSOCIATION, INC.,
AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: Vice President

ACKNOWLEDGMENT

STATE OF ARIZONA }
} ss
COUNTY OF MARICOPA }

ON THIS 13th DAY OF May, 20 22, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Brian Berg, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ 5-13-22
NOTARY PUBLIC DATE

3-14-24
MY COMMISSION EXPIRES

GENERAL NOTES

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X SHADED," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C2215L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
3. IN ACCORDANCE WITH ARS § 9-463.01, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
4. PURSUANT TO A.R.S. § 42-11103, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS (EXISTS AND YETTA), WHEN APPLICABLE.
5. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
6. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
7. FINAL PLAT IS IN CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED UNDER PS21-271.
8. ZONING OF THE PROPERTY IS RM-5 PAD AS APPROVED UNDER CASE PS20-120, OR AS SUBSEQUENTLY AMENDED.

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS MEASURED AND RECORDED IN BOOK 1025, PAGE 39 OF MARICOPA COUNTY RECORDS.

BEARING: NORTH 89 DEGREES 48 MINUTES 36 SECONDS WEST.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHT OF LOW FLIGHT AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FAILING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY.

OWNER DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER(S) OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

THE CITY OF SURPRISE AGREES TO INDEMNIFY MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS, FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURRING ON THE AREA OF THIS EASEMENT CAUSED BY OR ARISING AS THE PROXIMATE RESULT OF THE ACTIVITIES OF THE CITY OF SURPRISE, EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING SOLELY FROM NEGLIGENCE, WILLFUL, MALICIOUS, OR GROSSLY NEGLIGENT CONDUCT OF MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS THAT WAS THE DIRECT CAUSE OF THE INJURY TO THE USER.

AVIGATION EASEMENT

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION DOES HEREBY GRANT EMPLOYAN SELL AND CONVEY UNTO GRANTEE ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE PERPETUAL AND PERMANENT AVIGATION EASEMENT, OVER AND ACROSS THE PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT WILL INCLUDE, BUT NOT BE LIMITED TO THE RIGHT TO FLY AIRCRAFT OVER THE EASEMENT AREA TOGETHER WITH ITS ATTENDANT NOISE VIBRATIONS FUMES DUST FUEL AND LUBRICANT PARTICLES AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM OR OPERATING AT LUKE AIR FORCE BASE GRANTOR WILL NOT ALLOW ANYTHING TO IMPEDE GRANTEES USE OF THIS AVIGATION EASEMENT.

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION,

BY: _____ DATE: 5/13/22

OWNER / DEVELOPER

MERITAGE HOMES OF ARIZONA INC.
8800 EAST RAINTREE DRIVE, SUITE 300
SCOTTSDALE, AZ 85260
CONTACT: TROY HILL

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL AUBER, PE

SHEET INDEX

1. COVER SHEET
2. LEGAL DESCRIPTION, LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE AND LINE TABLE
3. FINAL PLAT PLAN SHEET

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

ZONING

THE ZONING OF THE PROPERTY IS RM-5 PAD AS APPROVED UNDER CASE PS18-150, OR AS SUBSEQUENTLY AMENDED.

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)	PERCENTAGE %
LOTS 1-57 (ST LOTS)	240,734	5.5258	52.47 %
TRACTS A - I	153,775	3.5302	33.51 %
RIGHT OF WAY	163,679	3.7578	24.46 %
NET AREA	503,509	11.5590	75.54 %
GROSS AREA	666,588	15.3028	100%
4.6 DU/AC (NET)	3.7 DU/AC (GROSS)		

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 20____.

_____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

CERTIFICATION

I, RAYMOND S. MUNOZ III, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2021; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RAYMOND S. MUNOZ III, RLS 52160
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258

DATE OF PREPARATION: 7/28/2021
DATE REVISED: 5/6/2022

VICINITY MAP
NOT TO SCALE

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
www.epsgroupinc.com

Paloma Creek Phase 5 & Enclave III
FINAL PLAT
SURPRISE, ARIZONA

Project:
Revisions:

Drawn by: A.G.
Reviewed by: R.M.

Job No. 16-400.5
FP01
Sheet No. 1 of 3

FS 22-0179

Final Plat

FS22-0179
Enclave III & PC Ph 5 PP

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

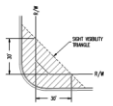
EXCEPT THE EAST 655.00 FEET THEREOF.

TOGETHER WITH

THE WEST 330.00 FEET OF THE EAST 655.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

■	SECTION MONUMENT AS NOTED		PLAT BOUNDARY
●	SET BRASS CAP AT COMPLETION OF CONSTRUCTION		CENTER LINE
○	SET REBAR W/ CAP RLS 51360		LOT LINE
●	FOUND MONUMENT AS NOTED		RIGHT-OF-WAY
RLS	REGISTERED LAND SURVEYOR		EXISTING CENTER LINE
PUE	PUBLIC UTILITY EASEMENT		EXISTING RIGHT-OF-WAY
R/W	RIGHT-OF-WAY		SECTION LINE
VNAE	VEHICULAR NON-ACCESS EASEMENT		EXISTING EASEMENT LINE
SVT	SIGHT VISIBILITY TRIANGLES		PUBLIC UTILITY EASEMENT
			VEHICULAR NON-ACCESS EASEMENT LINE
			SIGHT VISIBILITY EASEMENT LINE



TYPICAL S.V.T. EASEMENT
LOCAL TO LOCAL STREET
N.T.S.
(PER CITY OF SURPRISE ENGINEERING DESIGN STANDARDS DETAIL A-02)

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LINE TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LINE	BEARING	LENGTH
1	5,400	0.1240	20	8,575	0.1969	39	5,400	0.1240	L1	N44°41'30"W	21.21'
2	5,400	0.1240	21	5,387	0.1237	40	5,400	0.1240	L2	N45°14'25"E	21.18'
3	5,400	0.1240	22	5,400	0.1240	41	5,400	0.1240	L3	N45°13'57"E	21.18'
4	5,400	0.1240	23	5,400	0.1240	42	5,400	0.1240	L4	S44°46'03"E	21.24'
5	5,400	0.1240	24	5,400	0.1240	43	5,400	0.1240	L5	N45°13'57"E	21.18'
6	5,400	0.1240	25	5,400	0.1240	44	5,387	0.1237	L6	N44°41'03"W	21.21'
7	5,400	0.1240	26	5,400	0.1240	45	5,400	0.1240	L7	N45°18'58"E	21.21'
8	8,382	0.1925	27	5,400	0.1240	46	5,400	0.1240			
9	12,682	0.2911	28	5,400	0.1240	47	5,400	0.1240			
10	12,084	0.2958	29	5,400	0.1240	48	5,400	0.1240			
11	7,656	0.1758	30	5,400	0.1240	49	5,400	0.1240			
12	7,656	0.1758	31	5,400	0.1240	50	5,400	0.1240			
13	7,656	0.1758	32	5,393	0.1238	51	5,400	0.1240			
14	7,656	0.1758	33	5,380	0.1237	52	5,400	0.1240			
15	7,656	0.1758	34	5,400	0.1240	53	5,400	0.1240			
16	7,656	0.1758	35	5,400	0.1240	54	5,400	0.1240			
17	8,575	0.1969	36	5,400	0.1240	55	5,400	0.1240			
18	8,575	0.1969	37	5,400	0.1240	56	5,400	0.1240			
19	8,575	0.1969	38	5,400	0.1240	57	5,396	0.1237			

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	86.35'	55.00'	90°00'00"	77.78'	S45°13'57"W
C2	23.56'	15.00'	90°00'00"	21.21'	N44°41'30"W
C3	23.56'	15.00'	90°00'00"	21.21'	S45°18'30"W
C4	86.39'	55.00'	90°00'00"	77.78'	N44°41'30"W
C5	86.39'	55.00'	90°00'00"	77.78'	N45°18'58"E

TRACT AREA AND USAGE TABLE

TRACT	GROSS (SF)	GROSS (AC)	TRACT USAGE
Tract A	24,617	0.565	LANDSCAPE, OPEN SPACE, ** WATER EASEMENT AND ** PUBLIC UTILITY EASEMENT
Tract B	2,417	0.0555	LANDSCAPE, OPEN SPACE AND ** PUBLIC UTILITY EASEMENT
Tract C	71,872	0.7133	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY AND ** PUBLIC UTILITY EASEMENT
Tract D	2,200	0.0505	LANDSCAPE, OPEN SPACE AND ** PUBLIC UTILITY EASEMENT
Tract E	65,379	1.5006	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT AND PUBLIC RECREATION TRAIL EASEMENT
Tract F	20,699	0.4440	EMERGENCY ACCESS EASEMENT AND PUBLIC RECREATION TRAIL EASEMENT

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEET.
3. ** THE EASEMENTS LISTED ABOVE SHOWN WITH AN ASTERIK ** ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
p. 480.503.2250 f. 480.503.2258
w. eps-group.com

Project: Paloma Creek Phase 5 & Enclave III
APN: 510-11-000
FINAL PLAT

Revisions

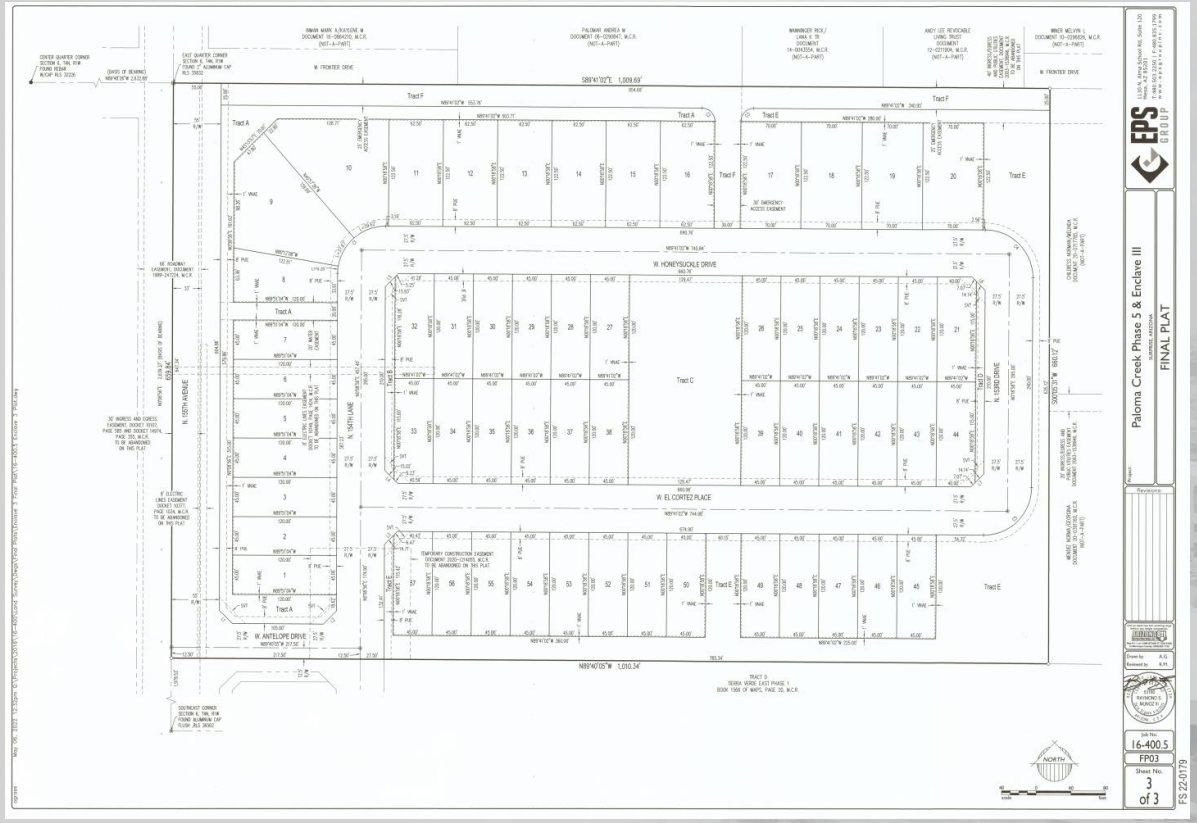
Drawn by: A.G.
Reviewed by: R.M.

RAYMOND S. NUNGE JR. 51360 REGISTERED LAND SURVEYOR

Job No. 16-400.5
FP02
Sheet No. 2 of 3

Final Plat

FS22-0179
Enclave III & PC Ph 5 PP



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 1
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:
Consideration and action pertaining to the Final Plat entitled, "Vukoder Property" and dated June 23, 2022, a property generally located at the northwest corner of Knudson Drive and 221st Avenue; Case FS22-0675.

Motion:
I move to approve the Final Plat entitled, "Vukoder Property" and dated June 23, 2022.

Background:
Joshua Vukoder seeks approval of a Final Plat of the subject property.

Objective Analysis:
Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Policy Compliant:
This proposed Final Plat is consistent with the Surprise General Plan 2035 and the Land Development Ordinance.

Financial Impact:
While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00-FS22-0675 Vukoder Property Final Plat - Staff Report
2. 01-FS22-0675 Vukoder Property Final Plat - Vicinity Map
3. 02-FS22-0675 Vukoder Property Final Plat - Zoning Map
4. 03-FS22-0675 Vukoder Property Final Plat - Final Plat
5. 04-FS22-0675 Vukoder Property Final Plat - Final Plat Exhibit
6. 05-FS22-0675 Vukoder Property Final Plat - Luke Letter
7. FS22-0675 Vukoder Property Final Plat - PowerPoint

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS22-0675**
Project Name:	Vukoder Property - Final Plat
Council District:	1 - Acacia
City Council Date:	**August 16, 2022**
Planner:	Tanner Wessel, Planner I

Owner:	Joshua / Lisa Vukoder
Applicant:	Joshua Vukoder
Request:	Final Plat to subdivide one (1) 2.48 acres (approx.) parcel into two (2) lots
Site Location:	Located at the northwest corner of Knudson Drive and 221st Avenue
Site Size:	Approximately 2.48 acres

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Land Development Ordinance.

Alternative Actions:

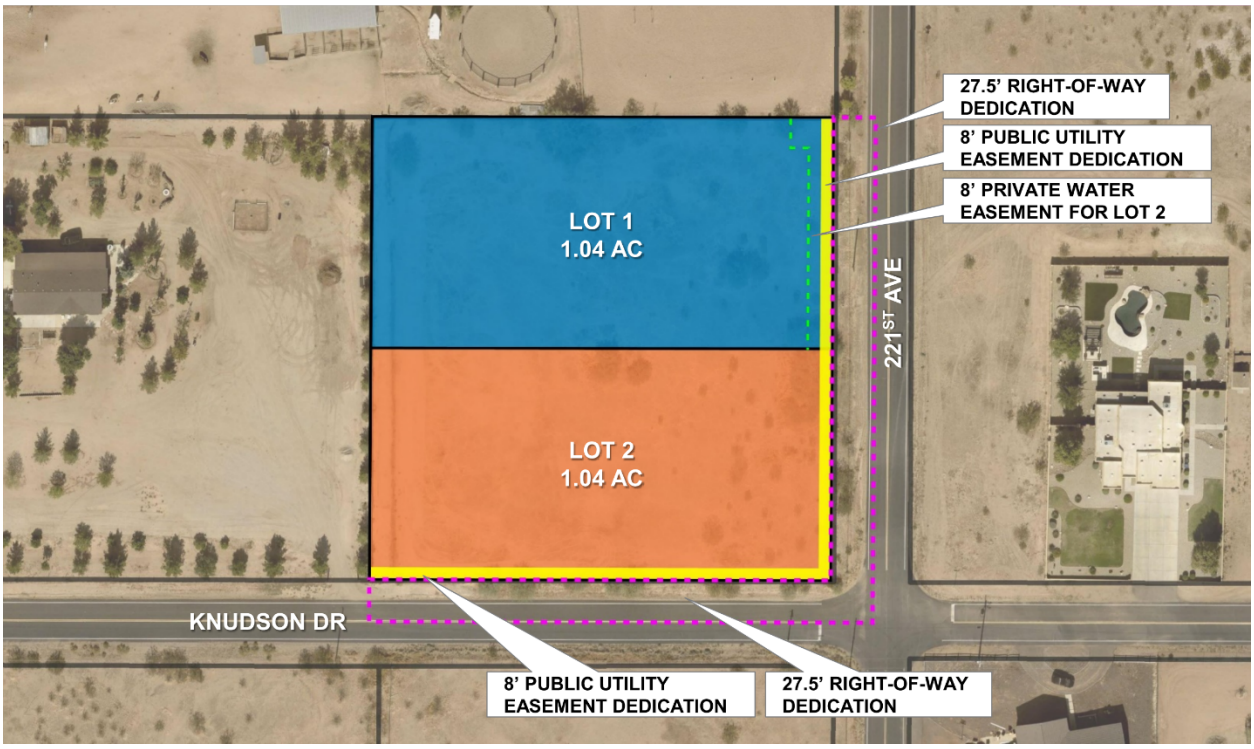
Approve – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

Additional Information:

Joshua Vukoder requests approval of a Final Plat entitled “Vukoder Property” dated June 23, 2022. The parcel is zoned Rural Residential (RR) and is located at the northwest corner of Knudson Drive and 221st Avenue. This proposed Final Plat will subdivide one (1) vacant lot of approximately 2.48 acres into two (2) lots.

This final plat will establish 27.5 feet of right-of-way (ROW) dedication for 221st Avenue along the eastern portion of Lots 1 and 2 and 27.5 feet of ROW dedication for Knudson Drive along the southern portion of Lot 2. An 8-foot public utility easement (PUE) will be located along the eastern boundary of Lot 1 and the eastern and southern boundary of Lot 2. An 8-foot private water easement will be located along the eastern portion of Lot 1 for the benefit of Lot 2.



The square footage for each parcel is below:

- Lot 1 – 1.04 acres (45,453.97 square feet)
- Lot 2 – 1.04 acres (45,459.32 square feet)

The proposed Final Plat dedicates public right-of-way (ROW) and easements as follows for each lot:

- Lot 1 – 27.5-feet of ROW dedication for 221st Avenue along the eastern portion of the lot; 8-foot PUE along the eastern boundary of the lot ; 8' for private water easement for the benefit of Lot 2

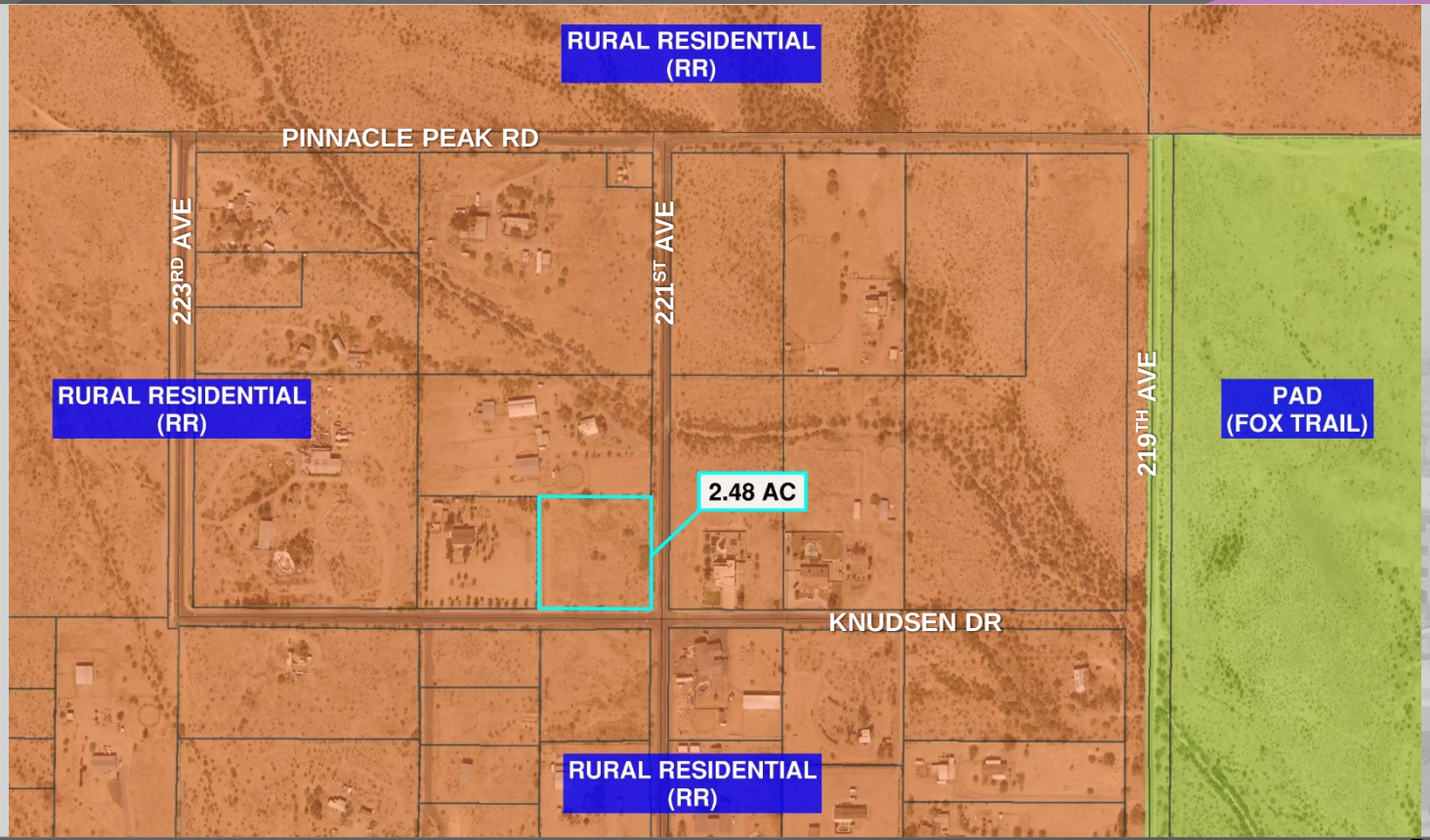
- Lot 2 – 27.5-feet of ROW dedication for 221st Avenue along the eastern portion of the lot; 27.5-feet of ROW dedication for Knudson Drive along the southern portion of the lot; 8-foot PUE along the eastern and southern boundary of the lot.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Plat Exhibit
05 Luke AFB comments
PPT

Vicinity Map

Zoning Map


RURAL RESIDENTIAL (RR)
PINNACLE PEAK RD
223RD AVE
221ST AVE
219TH AVE
RURAL RESIDENTIAL (RR)
PAD (FOX TRAIL)
2.48 AC
KNUDSEN DR
RURAL RESIDENTIAL (RR)

RECORDER

FINAL PLAT

FOR

"VUKODER PROPERTY"

A PORTION OF THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

MISCELLANOUS NOTES

1) THE BASIS OF BEARINGS SHOWN HERE IS THE EASTERLY SECTION LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, KNOWN AS BEING N 00° 18' 41" E AS SHOWN ON BOOK 686, PAGE 428 OF MAPS AND VERIFIED THROUGH GPS OBSERVATIONS.

2) FIRE SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.

3) PROPERTIES BEING SERVED BY PRIVATE WELLS OR SEPTIC SYSTEMS SHALL BE CONNECTED TO MUNICIPAL WATER AND/OR SEWER SERVICE WITHIN 90 DAYS FROM THE DATE SUCH SERVICE BECOMES AVAILABLE, AND THE PROPERTY OWNER SHALL PAY ALL APPLICABLE DEVELOPMENT, CONNECTION AND SERVICE FEES. S.M.C. 58-181 AND 58-314.

4) THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

5) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 1165 L, WITH A DATE OF IDENTIFICATION OF 10/16/2013, FOR COMMUNITY NO. 040132, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

7) PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

8) THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.

RELEASE OF LIABILITY

JOSHUA L & LISA M VUKODER ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, ON IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

JOSHUA L & LISA M VUKODER ("OWNER") does HEREBY (1) release and discharge THE CITY OF SURPRISE, (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, of and from any liability FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, ON IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICE. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

PARENT PARCEL LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SURPRISE IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTH OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL THE COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS: THAT JOSHUA & LISA VUKODER, ("OWNER") HAS SUBDIVIDED UNDER THE NAME "VUKODER PROPERTY", A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, REANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "VUKODER PROPERTY" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

THE OWNERS OR SUBSEQUENT OWNERS OF THE WELL LOCATED WITHIN THIS PLAT WILL BE REQUIRED TO SIGN A WELL IMPACT WAIVER(S) WITH THE CITY OF SURPRISE, IN ADDITION, OWNER SHALL PROVIDE WELL IMPACT WAIVERS FOR FUTURE CITY WELLS THAT ARE CONSTRUCTED.

OWNERS HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20___.

OWNER/AUTHORIZED SIGNER: _____
(JOSHUA L VUKODER – OWNER)

OWNER/AUTHORIZED SIGNER: _____
(LISA M VUKODER – OWNER)

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED JOSHUA L & LISA M VUKODER, THE OWNERS, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIM TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20___, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER DATE

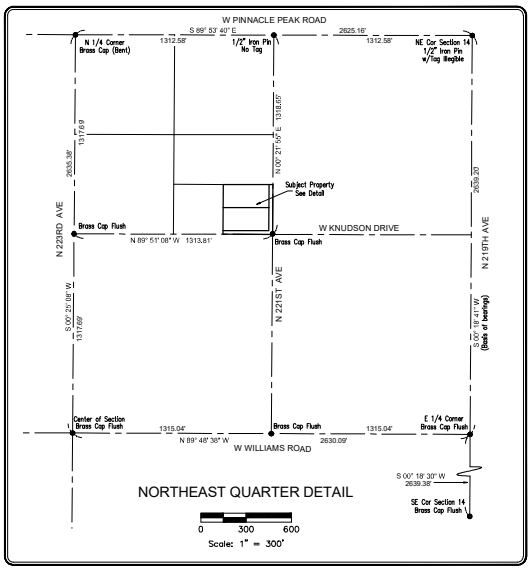
CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS_____ DAY OF _____, 20___.

ATTEST:

_____
MAYOR DATE

_____
CITY CLERK DATE



OWNER/SITE INFORMATION

VACANT LAND (ADDRESS TBD)
APN: 503-81-099A
OWNER: JOSHUA & LISA VUKODER
DEED: INST.# 220221699

REFERENCES

BOOK 686 OF MAPS, PAGE 428	(GDACS SECTION MAP)
BOOK 1309 OF MAPS, PAGE 282	(MINOR LAND DIVISION)
BOOK 1329 OF MAPS, PAGE 082	(FINAL PLAT)
BOOK 1629 OF MAPS, PAGE 241	(MINOR LAND DIVISION)
DOCKET 15543, PAGE 427	(ROAD EASEMENT)

LOT AREA SUMMARY TABLE

LOT 1: 45,453.97 SQ.FT. (1.04 ACRES)

LOT 2: 45,459.32 SQ.FT. (1.04 ACRES)

R.O.W. DEDICATION: 17,341.75 SQ.FT. (0.40 ACRES)

TOTAL SITE AREA: 108,255 SQ.FT. (2.48 ACRES)

CITY PLANNING NOTE

FULLY CONSTRUCTED ROADWAYS AND UTILITIES MAY BE MANY YEARS FROM BECOMING A REALITY IN THIS AREA. IF THE CURRENT OR SUBSEQUENT OWNERS CONSTRUCTS ANYTHING (WALLS, FENCES, BUILDINGS, ETC.) WITHIN THE ROW OR P.U.E, IT WILL BE THE OWNER'S SOLE RESPONSIBILITY TO REMOVE SUCH ITEMS PRIOR TO THE ROADWAY CONSTRUCTION OR UTILITIES INSTALLATION, UPON NOTIFICATION FROM THE CITY OR UTILITY COMPANIES.

UTILITY PROVIDERS

PHONE: QWEST
CABLE: COX
ELECTRIC: ARIZONA PUBLIC SERVICE
WATER: PRIVATE WELL
SEWER: SEPTIC SYSTEM
INTERNET: WIFI BY AZ

LAND SURVEYOR'S CERTIFICATION

I, JOSHUA L. VUKODER, HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JANUARY 2022, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THE MONUMENTS SHOWN ACTUALLY EXIST.

JOSHUA L. VUKODER
REGISTRATION NO. 41114
IN THE STATE OF ARIZONA

ZONING

RURAL RESIDENTIAL (RR)

SHEET 1 OF 2

NV5

FINAL PLAT
PREPARED FOR:
Joshua & Lisa Vukoder
DATE OF FIELD SURVEY: January 2022
NETWORK PROJECT NUMBER: Vukoder
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bocksandclark.com maywetwipyou@bocksandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

CASE NUMBER: FS22- 0675

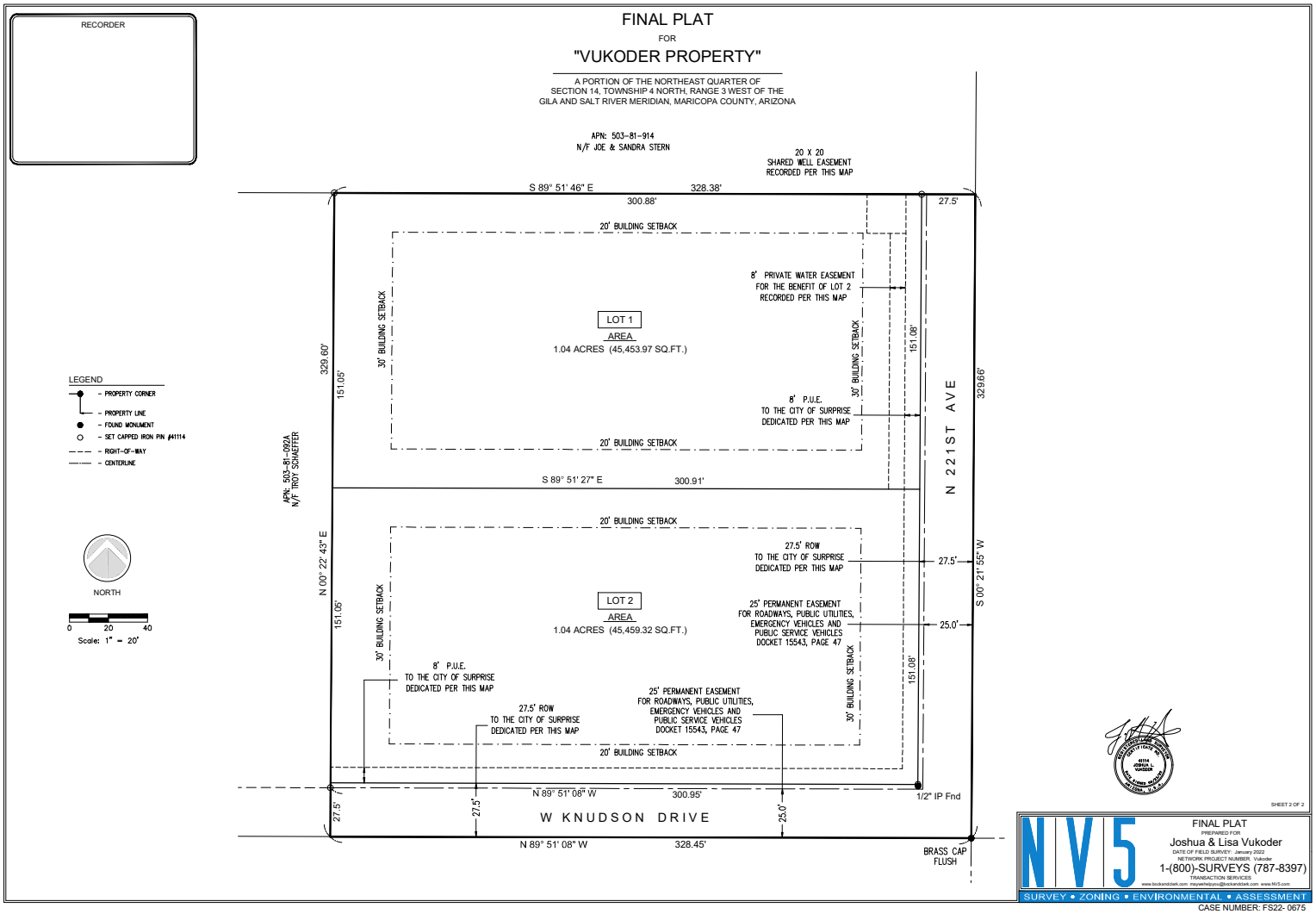
RECORDER

FINAL PLAT

FOR

"VUKODER PROPERTY"

A PORTION OF THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SHEET 2 OF 2

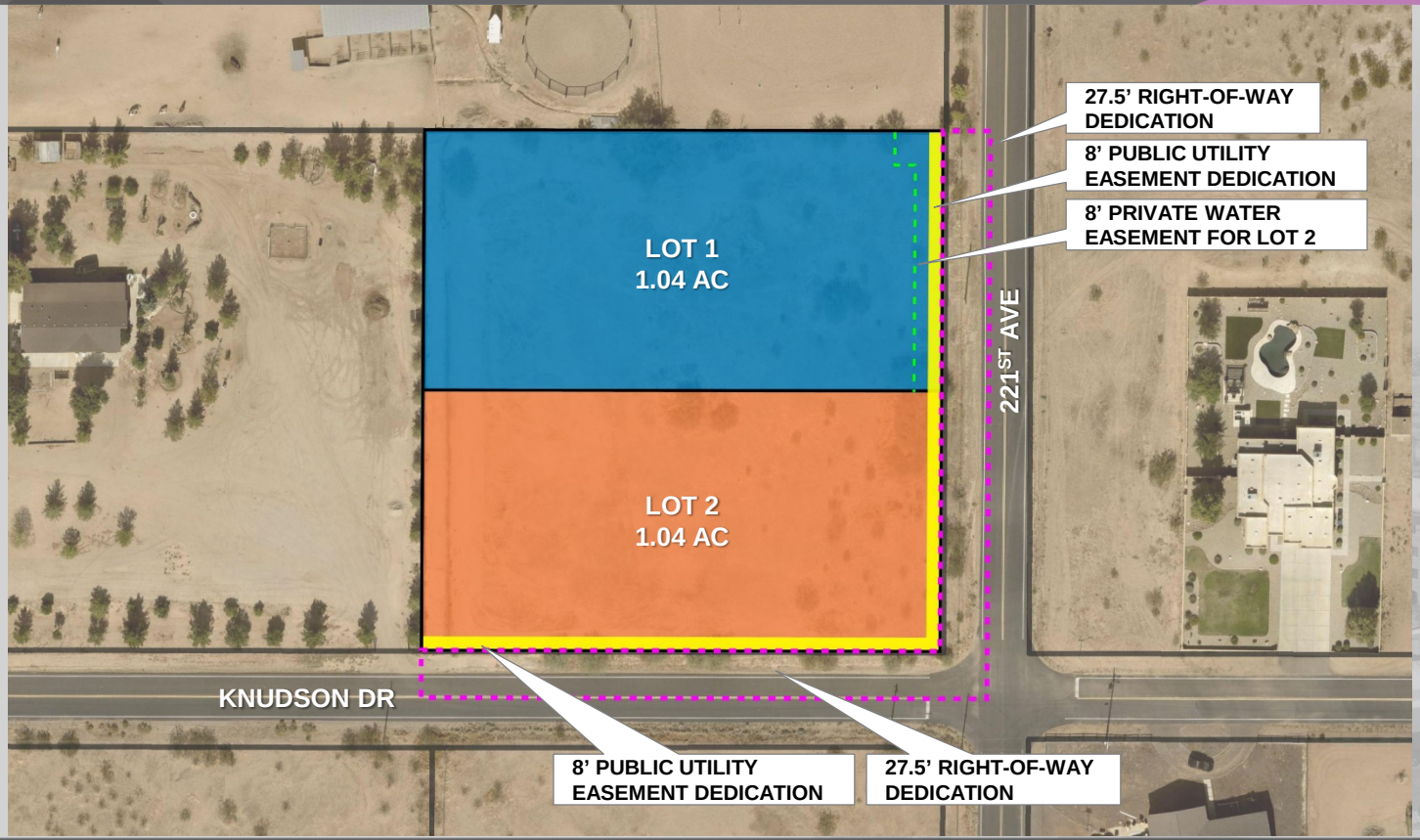
NV5

FINAL PLAT
PREPARED FOR
Joshua & Lisa Vukoder
DATE OF FIELD SURVEY: January 2022
NETWORK PROJECT NUMBER: Vukoder
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bockanddark.com mayweheipyou@bockanddark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

CASE NUMBER: FS22- 0675

Final Plat Exhibit



Tanner Wessel

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Monday, May 23, 2022 11:20 AM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: FW: FS22-0675 MESQUITE MOUNTAIN RANCH- VUKODER PROPERTY
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Hi Tierney,

Thank you for allowing Luke AFB to make comments on the MESQUITE MOUNTAIN RANCH- VUKODER PROPERTY Application. The application requests a lot split for (2) one acre parcels. The site is located approximately .75 miles outside the Luke AFB Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform residents about Luke AFB operations.

Respectfully,

Mark James
Planning Manager, Community Initiatives Team Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

-----Original Message-----
From: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Sent: Tuesday, May 10, 2022 2:17 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>;
Afshin Ahouraiyan (Maricopa) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza - MAG <AGarza@azmag.gov>; Barbara J Remondini, Ph.D. (Wickenburg School
District) <bremondini@wusd9.org>; Bob Woodring - TEMPX <Bob.Woodring@mail.maricopa.gov>; Chris Cain - MWD <chrisc@mwdaz.com>; Debbie Trasancos - MWD <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy - ADOT <jchoy@azdot.gov>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay O'Neill, AICP, CFM <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Peter Hughes - FCDX <PeterHughes@mail.maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Subject: [URL Verdict: Neutral][Non-DoD Source] FS22-0675 MESQUITE MOUNTAIN RANCH- VUKODER PROPERTY

Attached please find the application, narrative, and final plat for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Lorraine Nevarez
Planning Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374

http://secure-web.cisco.com/1wTU1ioWwEj34c_w_bXNoTPtx4pWSwFXmkVLg2aDgUzUm1xRAm2I-bdiau5gmobYIQ3r58DJ9GxB73vVKPaCfqMB_oXHqMva41PzsuQBRzvFbUTM7Bkj6MFDvohYMed0ZzuhFUzvd_VxNGrRg21RZq294ryK6HWSZqQfGIDgHH4XVIyo3-sUnGHjQFVLyp9IuwqLs-pp00LFEbWWj4LLNGR00oc2wOMxy7VaF0RmhBZfwTJKoCn9y5oFX-zM7ASaEHfQImKY0k2OQBTRVYmsyHOS-rHMQefLy_ybj5e5JEXbzH9TlK_XU5JDV8eyhzN_v/http%3A%2F%2Fwww.surpriseaz.gov <http://secure-web.cisco.com/1FSHxYbeAkgm2ZQBAz_2jwF35zU_UzOBXDYaE0wa6swFnNhmG9QEawZeUHD_1ibda9sBET98Pj2ykHjxq93JjxU3Vd-TZXF6Ags9FQUf3dVCMtHyoFpRaOEz-WiF44htz1OR_AGeHRtdpXnR8Y_M9uZa9V5tZ2i_LL31wG1dPdnNtcOZqyx_eeNb3FNy_Io_O0zjFnwYx7DVh1RGntPKuSYi0dk1YkVfoPasgrGaO8ENYgFArLXRZzOuOuPTWjWfUZkAChMP29iJMOCRMMYIRZHyVa_r-YYub2lqN1s2pToBibbGWIJQU7IJoxvSTcJ6B/http%3A%2F%2Fwww.surpriseaz.gov%2F>

623.222.3154 t
623.222.3001 f

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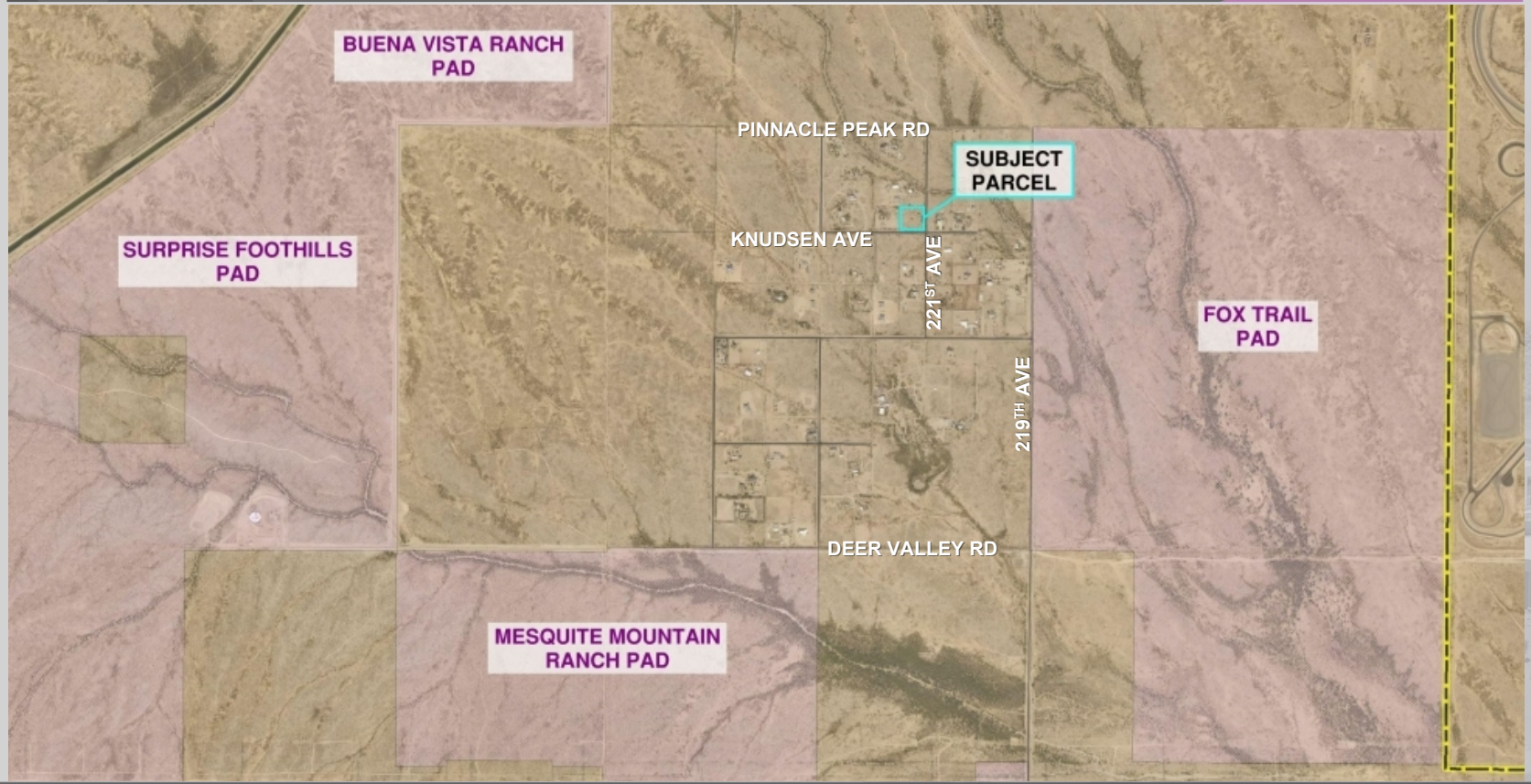
SURPRISE
ARIZONA

FS22-0675
Vukoder Property - Final Plat

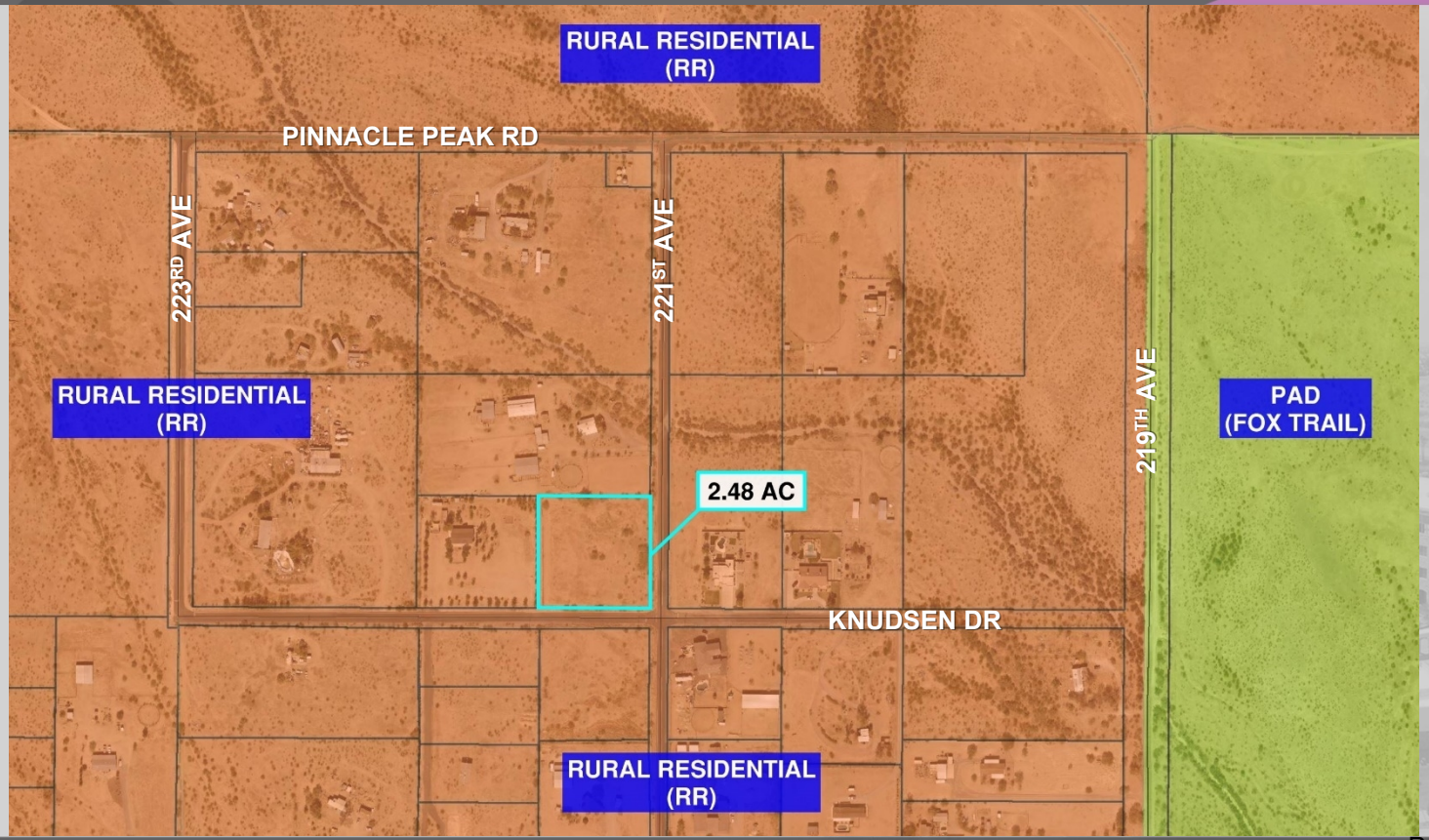
City Council
August 16, 2022

Vicinity Map

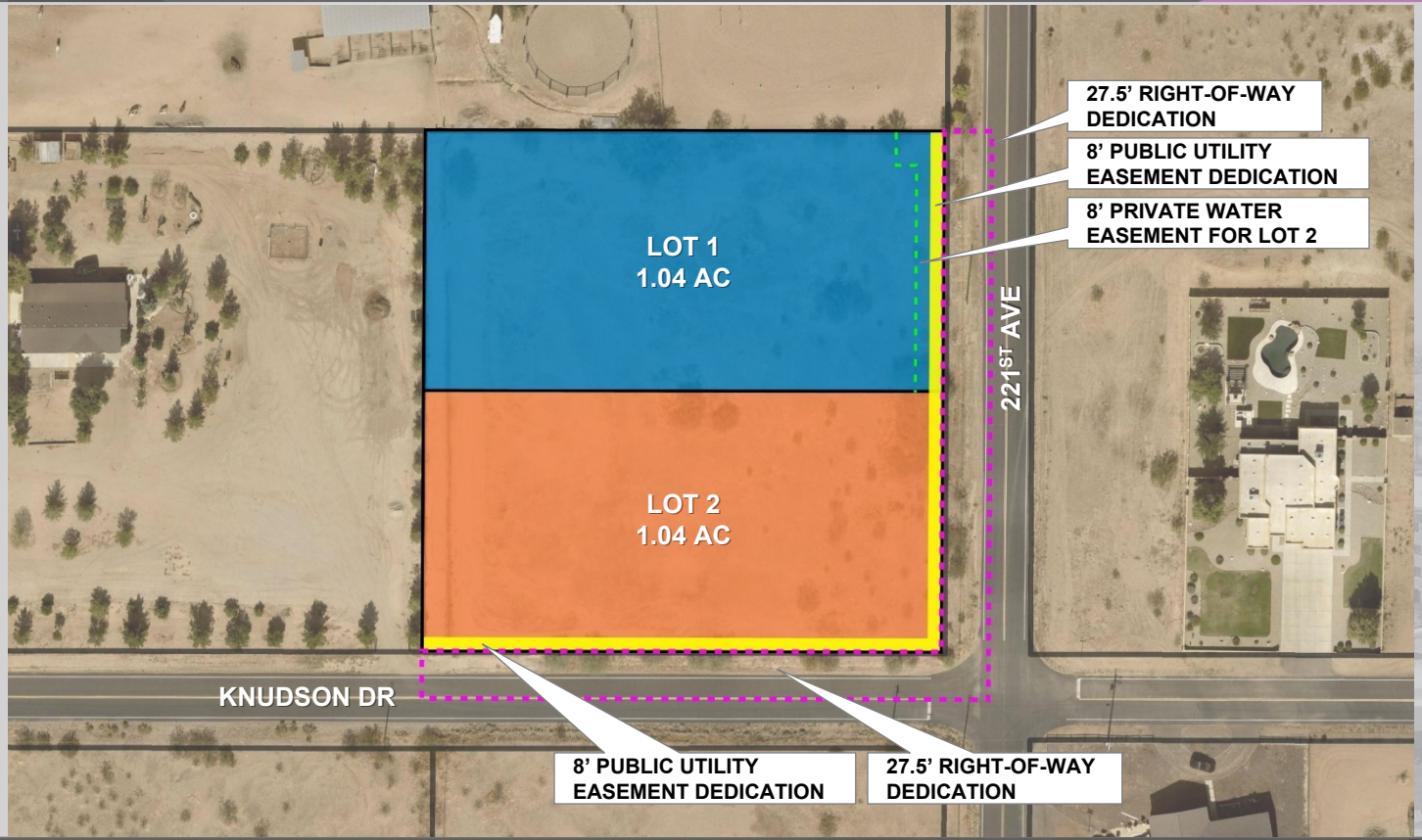


Vicinity Map

Zoning Map


RURAL RESIDENTIAL (RR)
PINNACLE PEAK RD
223RD AVE
221ST AVE
219TH AVE
RURAL RESIDENTIAL (RR)
PAD (FOX TRAIL)
2.48 AC
KNUDSEN DR
RURAL RESIDENTIAL (RR)

Final Plat Exhibit



Final Plat

RECORDER

FINAL PLAT
FOR
"VUKODER PROPERTY"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

MISCELLANOUS NOTES

1) THE BASIS OF BEARINGS SHOWN HERE IS THE EASTERLY SECTION LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, KNOWN AS BEING N 00° 18' 41" E AS SHOWN ON BOOK 685, PAGE 428 OF MAPS AND VERIFIED THROUGH GPS OBSERVATIONS.

2) FIRE SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.

3) PROPERTIES BEING SERVED BY PRIVATE WELLS OR SEPTIC SYSTEMS SHALL BE CONNECTED TO MUNICIPAL WATER AND/OR SEWER SERVICE WITHIN 90 DAYS FROM THE DATE SUCH SERVICE BECOMES AVAILABLE, AND THE PROPERTY OWNER SHALL PAY ALL APPLICABLE DEVELOPMENT, CONNECTION AND SERVICE FEES. (SEC. 50-191 AND 29-214.

4) THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

5) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 1155 L, WITH A DATE OF IDENTIFICATION OF 10/16/2013, FOR COMMUNITY NO. 040042, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) IN ACCORDANCE WITH ARS § 9-463.01, THE CITY OF SURPRISE HAS ELIMINATED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

7) PURSUANT TO ARS § 42-11502, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #19751 AND 19753, WHEN APPLICABLE.

8) THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.

RELEASE OF LIABILITY

JOSHUA L & LISA M VUKODER ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OR AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, ON IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE AND AUXILIARY FIELDS, INCLUDING, BUT NOT LIMITED TO, NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OF LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FAILING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

JOSHUA L & LISA M VUKODER ("OWNER") does HEREBY (1) release and discharge THE CITY OF SURPRISE, (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, or and from any liability FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH "THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT (N76, S83, TAG, TE, RSH-1-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/LOT SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF THIS PLAT UNTIL SUCH TIME AS THE PUBLIC STREET IN THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT MAY NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICE. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

PARENT PARCEL LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SURPRISE IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTH OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL THE COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS: THAT JOSHUA & LISA VUKODER, ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "VUKODER PROPERTY", A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "VUKODER PROPERTY" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

THE OWNERS OR SUBSEQUENT OWNERS OF THE AFFECTED LOCATED WITHIN THIS PLAT WILL BE REQUIRED TO SIGN A WELL IMPACT WAIVER(S) WITH THE CITY OF SURPRISE, IN ADDITION, OWNER SHALL PROVIDE WELL IMPACT WAIVERS FOR FUTURE CITY WELLS THAT ARE CONSTRUCTED.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS AVIGATIONAL NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELDS.

ALL IMPROVEMENTS FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREIN DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20__.

OWNER/AUTHORIZED SIGNER: _____
(JOSHUA L VUKODER – OWNER)

OWNER/AUTHORIZED SIGNER: _____
(LISA M VUKODER – OWNER)

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED JOSHUA L & LISA V VUKODER, THE OWNERS, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIM TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20___, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____
CITY ENGINEER DATE

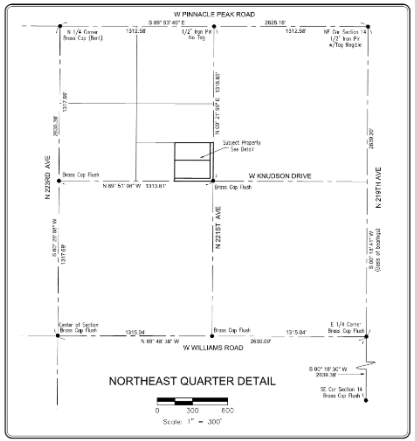
CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 20___.

ATTEST:

_____ _____
MAYOR DATE

_____ _____
CITY CLERK DATE



OWNER/SITE INFORMATION

KNOWN LAND (ADDRESS):	TBD
APN:	503-09-019A
OWNER:	JOSHUA & LISA VUKODER
DOC#:	19014 20220249

REFERENCES

BOOK 685 OF MAPS, PAGE 428	(GRASS SECTION MAP)
BOOK 1307 OF MAPS, PAGE 26	(MINOR LAND DIVISION)
BOOK 1329 OF MAPS, PAGE 052	(FINAL PLAT)
BOOK 1435 OF MAPS, PAGE 24	(MINOR LAND DIVISION)
DOCKET 15543, PAGE 407	(ROAD EASEMENT)

LOT AREA SUMMARY TABLE

LOT 1:	40,453.97 SQ.FT. (1.04 ACRES)
LOT 2:	45,476.32 SQ.FT. (1.04 ACRES)
ROW DEDICATION:	17,341.75 SQ.FT. (0.40 ACRES)
TOTAL SITE AREA:	106,255 SQ.FT. (2.48 ACRES)

CITY PLANNING NOTE

FULLY CONSTRUCTED ROADWAYS AND UTILITIES MAY BE MANY YEARS FROM BECOMING A REALITY IN THIS AREA. IF THE CURRENT OR SUBSEQUENT OWNERS CONSTRUCTS ANYTHING (WALLS, FENCES, BUILDINGS, ETC.) WITHIN THE ROW OR PUE, IT WILL BE THE OWNER'S SOLE RESPONSIBILITY TO REMOVE SUCH ITEMS PRIOR TO THE ROADWAY CONSTRUCTION OR UTILITIES INSTALLATION, UPON NOTIFICATION FROM THE CITY OR UTILITY COMPANIES.

UTILITY PROVIDERS

PHONE:	QWEST
CABLE:	COX
ELECTRIC:	ARIZONA PUBLIC SERVICE
WATER:	PRIVATE WELL
SEWER:	SEPTIC SYSTEM
INTERNET:	WITHIN AZ

LAND SURVEYOR'S CERTIFICATION

I, JOSHUA L. VUKODER, HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JANUARY 2022, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, AND THE MONUMENTS SHOWN ACTUALLY EXIST.

JOSHUA L. VUKODER
REGISTRATION NO. 44114
IN THE STATE OF ARIZONA

ZONING

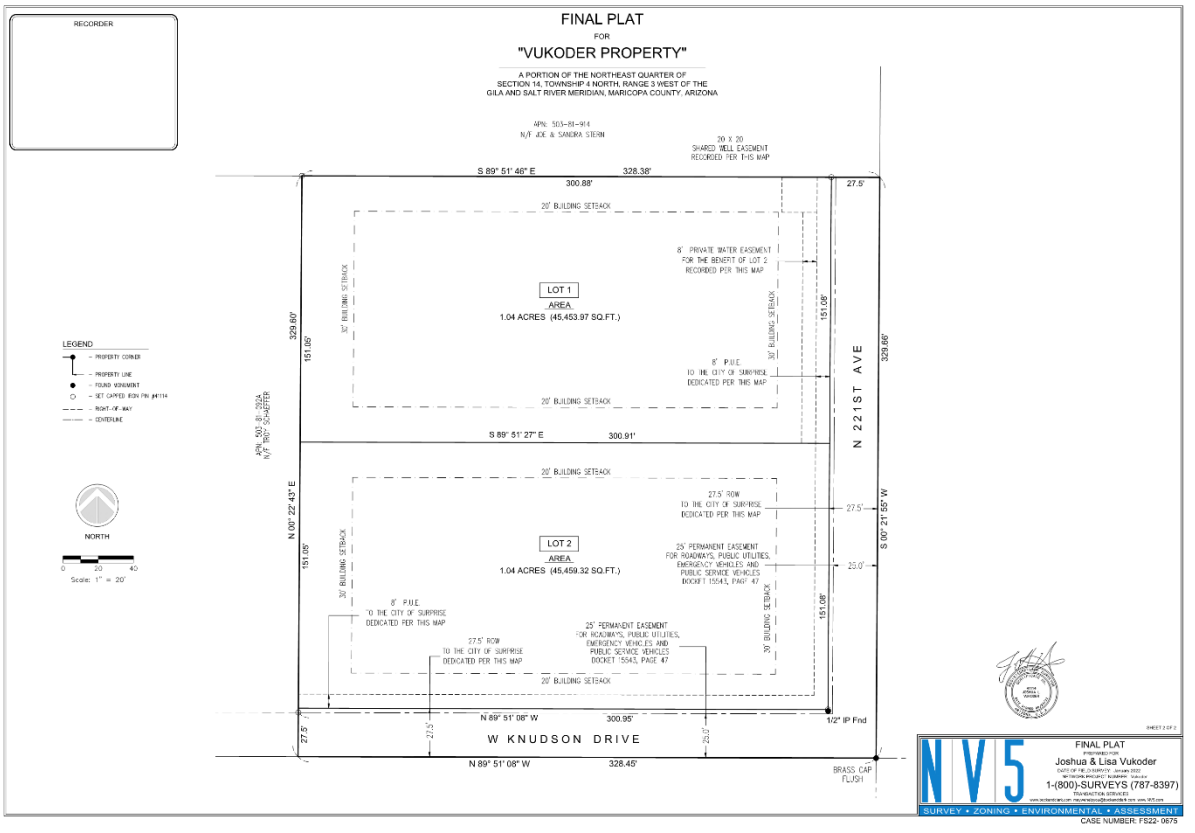
RURAL RESIDENTIAL (RR)

SHEET 1 OF 2

NV5
FINAL PLAT
PREPARED FOR
Joshua & Lisa Vukoder
DATE OF FIELD SURVEY: January 2022
SURVEYOR: KELLY D. HARRIS Arizona
1-(800)-SURVEYS (787-8397)
TRIANGULATION SERVICES
www.triangulationnv5.com manuel.rodriguez@triangulationnv5.com
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

CASE NUMBER: FS22- 0675

Final Plat



RECORDER
FINAL PLAT
FOR
"VUKODER PROPERTY"
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
APN: 503-81-914
N/F JOE & SANDRA STERN
20 X 20
SHARED WELL EASEMENT
RECORDED PER THIS MAP
S 89° 51' 46" E
328.38'
300.88'
27.5'
20' BUILDING SETBACK
8' PRIVATE WATER EASEMENT
FOR THE BENEFIT OF LOT 2
RECORDED PER THIS MAP
LOT 1
AREA
1.04 ACRES (45,453.97 SQ.FT.)
30' BUILDING SETBACK
8' P.U.E.
TO THE CITY OF SURPRISE
DEDICATED PER THIS MAP
329.60'
151.05'
151.08'
329.66'
N 221ST AVE
LEGEND
PROPERTY CORNER
PROPERTY LINE
FOUND MONUMENT
SET CAPPED IRON PIN #4114
RIGHT-OF-WAY
CENTERLINE
APN: 503-81-2924
N/F TROY SCHAEFFER
S 89° 51' 27" E
300.91'
N 00° 22' 43" E
S 00° 21' 55" W
27.5' ROW
TO THE CITY OF SURPRISE
DEDICATED PER THIS MAP
LOT 2
AREA
1.04 ACRES (45,459.32 SQ.FT.)
25' PERMANENT EASEMENT
FOR ROADWAYS, PUBLIC UTILITIES,
EMERGENCY VEHICLES AND
PUBLIC SERVICE VEHICLES
DOCKET 15543, PAGE 47
25.0'
8' P.U.E.
TO THE CITY OF SURPRISE
DEDICATED PER THIS MAP
27.5' ROW
TO THE CITY OF SURPRISE
DEDICATED PER THIS MAP
25' PERMANENT EASEMENT
FOR ROADWAYS, PUBLIC UTILITIES,
EMERGENCY VEHICLES AND
PUBLIC SERVICE VEHICLES
DOCKET 15543, PAGE 47
N 89° 51' 08" W
300.95'
1/2" IP Fnd
W KNUDSON DRIVE
N 89° 51' 08" W
328.45'
BRASS CAP
FLUSH
NORTH
0 20 40
Scale: 1" = 20'
NV5
FINAL PLAT
PREPARED FOR
Joshua & Lisa Vukoder
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT
CASE NUMBER: FS22- 0675

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022
Contact Person: Seth Dyson, DIRECTOR - HSCV
Submitting Department: Human Svcs and Comm Vitality
District: Citywide
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:
Consideration and action pertaining to approval of the Independent Contract Agreement between the City of Surprise and Arizona Community Action Association DBA Wildfire; authorizing the City to accept grant funding for the Utility Assistance Program; and amending the Fiscal Year 2023 Budget by moving budget authority of $22,900 from Contingency within the Grants Fund; Resolution # 2022-78.

Motion:
I move to approve Resolution # 2022-78.

Background:
Wildfire is a nonprofit organization that as part of its mission is to promote economic self-sufficiency for low-income Arizonans and administers energy program funding to provide weatherization services, utility repair and replacement, utility deposits and bill assistance. The City of Surprise and Wildfire wish to partner to allow the City to provide additional utility services to the residents of Surprise through the Surprise Resource Center.

Objective Analysis:
This item allows the HSCV Department to accept and administer additional funding in support of the Utility Assistance Program.

Policy Compliant:
This item is consistent with City and Council Policy.

Financial Impact:
This one time grant will allow expenditures up to $22,877 to support the Utility Assistance Program. All expenses are on a reimbursement basis. There is no match requirement.

Budget Impact:
This item amends the Fiscal Year 2023 budget by the moving of budget authority in the amount of $22,900 from Contingency within the Grants Fund to Project G51740.

FTE Impact:

N/A

ATTACHMENTS:

1. FY23 City of Surprise Wildfire
2. Res. 2022-78 Wildfire FY23
3. Exhibit A -- FY23 HEAF Policy Manual Final
4. Exhibit B -- FPG Chart FY23 - Updated 5.27.22

INDEPENDENT CONTRACTOR AGREEMENT
2022-23 Utility Assistance Programs
Contract No. 07012022-23

This INDEPENDENT CONTRACTOR AGREEMENT (this "Agreement") is entered into as of the Effective Date set forth below by and between **(City of Surprise)** (hereinafter "Contractor") and Arizona Community Action Association DBA Wildfire, an Arizona nonprofit corporation DBA Wildfire (hereinafter "Wildfire").

RECITALS:

A. Wildfire is a nonprofit organization that, as part of its mission to promote economic self-sufficiency for low-income Arizonans, administers energy program funding to provide weatherization services, utility repair and replacement, utility deposits and bill assistance.

B. Wildfire is receiving or expects to receive during the term of this Agreement funding from the fund sources in ***Section 1*** (the "Fund Sources") pursuant to Program Documents (as defined in ***Section 4***).

C. Wildfire desires to subcontract with Contractor to obtain assistance with fulfilling Wildfire's obligations under the Program Documents and Contractor desires to receive the funding described herein and use it to provide services in accordance with the Program Documents and this Agreement.

THEREFORE, in consideration of the terms and conditions set forth in this Agreement and intending to be bound, Wildfire and Contractor hereby agree as follows:

1. Services and Programs.

1.1 Services. Contractor agrees, under the terms and conditions of this Agreement, to perform the following services for the programs listed in ***Section 1.2***: (i) conduct application intake services, (ii) make eligibility determinations, and (iii) where applicable, conduct weatherization work, utility deposits, repair and replacement work, and (iv) bill assistance. Contractor shall perform the foregoing services during the term set forth in ***Section 2***. Wildfire will not exercise control over the specific methods used by Contractor or the specific manner in which Contractor performs services under this Agreement, but Contractor shall follow Wildfire's instructions as to the result to be achieved. Contractor will receive Wildfire's instructions through an employee of Wildfire who is appointed to manage the program ("Program Manager"). Contractor may also receive instructions from a Wildfire employee designated to serve as a liaison between Wildfire and Contractor ("Monitor").

1.2 Fund Sources. For purposes of this Agreement, the programs, Fund Sources and amount of funding to be allocated to Contractor will be as set forth in the table on the following pages.

Fund Source(s)	Direct Service Amount (A)	Program Delivery (B)	Total Allocation (A+B)	Allowable Activities	Additional Information
APS Crisis Bill Assistance	**$10,509**	**$2,102**	**$12,611**	Utility assistance for APS customers	**Refer to Exhibit A**: Arizona Public Service (APS) Crisis Bill Assistance Program Summary
Southwest Gas Energy Share – Bill Assistance	**$3,424**	**$342**	**$3,766**	Utility assistance and deposits for SWG customers	**Refer to Exhibit A**: Southwest Gas Energy Share – Bill Assistance Program Summary.
Utility Repair Replacement Deposit (URRD)	**$5,909**	**$591**	**$6,500**	Utility/Appliance Repair or Replacement and/or Utility Deposits	**Refer to Exhibit A, Appendix A**: URRD **Refer to Exhibit A, Appendix C**: Instructions for Verifying Citizenship and Non-Legal Permanent Resident (LPR) Status
Total Funding	**$19,842**	**$3,035**	**$22,877**		

Contractor makes guarantees and payments to utility companies and repair/replacement vendors. Service costs and program delivery costs are then reimbursed based on activity reports.

The table above, which highlights certain provisions of the Program Documents, is provided for Contractor's convenience and is not intended to be an exhaustive description of all material terms of the Program Documents. Contractor is advised to carefully review the Program Documents in their entirety. In the event of any conflict between this summary and the Program Documents, the terms of the Program Documents will control.

1.3 Training. Contractor will participate in any training provided by Wildfire on dates and times selected by Wildfire.

1.4 Program Modification. Wildfire and the Fund Sources reserve the right to modify program eligibility guidelines and Program Documents. Contractor agrees to implement and comply with any and all modifications immediately after receipt of written notice of such modifications.

2. Term and Termination.

2.1 Term. Unless sooner terminated pursuant to ***Section 2.2***, the term of this Agreement will be for one year beginning on the later of full execution of this Agreement or **July 1, 2022** (the "Effective Date") and ending on **June 30, 2023**.

2.2 Termination. Either Wildfire or Contractor may terminate this Agreement at any time, for any or no reason, by giving thirty (30) days written notice to the other party of its election to terminate. If a Fund Source terminates a program or otherwise discontinues funding to Wildfire, then this Agreement will automatically terminate as to any services to be provided for that Fund Source.

2.3 Effect of Termination; Survival. Upon termination, Contractor's obligation to perform further services for Wildfire shall terminate and Wildfire's obligation to provide funding to Contractor for such services shall terminate, but the remainder of this Agreement shall continue in full force and effect.

3. Funding; Expenses; Nature of Relationship.

3.1 Funding; Payments to Contractor. Not later than the 15th day of each month, Contractor will ensure that all services performed during the prior month are represented correctly in the Wildfire Grants Management System (GMS) as required by ***Section 4.*** After the 15th day of each month, Wildfire will endeavor to review Contractor's activities from the prior month and give notice to Contractor of any disallowed items within ten (10) business days. Wildfire will submit all approved portions of Contractor's activities to the applicable Fund Sources. Contractor acknowledges and agrees that all activities are subject to approval by the Fund Sources and Wildfire's approval does not bind any Fund Source or constitute a guarantee by Wildfire of payment to Contractor.

3.2 Request for Additional Funds. Contractor may submit in writing a request for additional funds to Wildfire no earlier than November 30 of the current contract year. Requests for additional funds will be submitted to the Home Energy Assistance Fund Advisory Board of Directors on the next available agenda. Approval of request(s) will be based on: a) there are adequate funds available; b) agency is at an expenditure rate to ensure any additional funds will be expended; c) request is not being used to cover over expenditures. All approved requests will be submitted to the Wildfire Board of Directors on the next available agenda for final review and approval.

3.3 Reimbursement of Expenses. Wildfire may provide certain materials and supplies to Contractor for use in performing services under this Agreement. Except for such materials and supplies, and except to the extent the Program Documents permit reimbursement of expenses from the Fund Sources, Contractor shall be responsible for expenses that it incurs in performing services under this Agreement, and shall not be entitled to reimbursement from Wildfire.

3.4 Expenditures. Wildfire reserves the right to terminate, reduce, or reallocate funds to another Contractor within the service territory, if Contractor's expenditure rate is not at a percentage to ensure one hundred percent expenditure of funds within the contract period. Wildfire will conduct a review of agency expenditures on a quarterly basis, and will notify the Contractor of any concerns. It is the responsibility of the Contractor to monitor all contract expenditures and to ensure that no over expenditures occur. If an over expenditure occurs, the Contractor is responsible for absorbing and/or returning the amount of the payment.

3.5 Advance Payments. Contractor may request a one-time advance in accordance with the established One-Time Advance Payment Policy approved by the Home Energy Assistance Advisory Board of Directors and the Wildfire Board of Directors. Contractor may request the Advance Request Form through Wildfire, if needed.

3.6 Nature of Relationship. As between Wildfire and Contractor, Wildfire shall have the same rights as the Funding Sources have under the applicable Program Documents. Contractor shall have only those rights expressly provided to Contractor under this Agreement. The relationship between Wildfire and Contractor shall be that of independent contractors for purposes including tax law purposes and employment law purposes and not that of employer-employee, partners, joint ventures, or otherwise. Contractor acknowledges and agrees that Contractor shall have no right or opportunity to participate in any employee benefits plans, compensation plans, or other benefits that Wildfire may offer to its employees,

and that Contractor will not be treated as an employee for purposes of workers compensation laws, employment laws, or tax laws, including without limitation federal and state income tax laws, social security tax laws and unemployment contribution laws. Contractor agrees to comply with all laws applicable to independent contractors including, but not limited to, professional and tax licensing requirements and reporting and payment of applicable federal, state and local taxes, including without limitation income taxes and self-employment taxes.

3.7 Indemnification. Contractor agrees to indemnify, defend and hold Wildfire and its directors, officers, employees and agents harmless for, from and against any tax or other liabilities, losses, costs, expenses (including attorneys' fees and court costs), penalties, claims, demands resulting from or arising out of a breach of this Agreement by Contractor or Contractor's employees or agents, or resulting from or arising out of rendering services under this Agreement by Contractor or Contractor's employees or agents or to the extent caused by the negligence or intentional misconduct of Contractor or Contractor's employees or agents. Wildfire agrees to indemnify, defend and hold Contractor and its directors, officers, employees and agents harmless for, from and against any liabilities, losses, costs, expenses (including attorneys' fees and court costs), penalties, claims, demands to the extent caused by the negligence or intentional misconduct of Wildfire or Wildfire's employees or agents.

3.8 Insurance.

3.8.1 Contractor and any subcontractors shall procure and maintain, until all of their obligations have been satisfied, insurance against claims for injury to persons or damage to property which may arise from or in connection with the performance of the services hereunder by Contractor or Contractor's agents, representatives, employees or subcontractors. Contractor shall also procure and maintain all additional insurance coverage required by the Program Documents.

3.8.2 The insurance requirements herein are minimum requirements for this Agreement and in no way limit Contractor's indemnity obligations contained in this Agreement. Wildfire makes no representation or warranty that the minimum limits contained herein are sufficient to protect Contractor from liabilities that might arise out of the performance of the work under this contract by Contractor, its agents, representatives, employees or subcontractors, and Contractor is free to purchase additional insurance.

3.8.3 Contractor shall provide coverage with limits of liability not less than those stated below.

a) Commercial General Liability – Occurrence Form

General Aggregate: The policy will have a combined single limit of $1,000,000 for each occurrence for bodily injury and property damage. The policy shall include bodily injury, property damage, personal injury and broad form contractual liability.

- The policy shall be endorsed to include the following additional insured language: *"Arizona Community Action Association (dba Wildfire) shall be named as additional insured with respect to liability arising out of the activities performed by or on behalf of the Contractor".*

- The policy shall contain a waiver of subrogation against Arizona Community Action Association (dba Wildfire) and its officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.

b) Automobile Liability

Bodily Injury and Property Damage for any owned, hired, and/or non-owned vehicles used in the performance of this Agreement.

- Combined Single Limit (CSL) $ 1,000,000

    - The policy shall be endorsed to include the following additional insured language: *"Arizona Community Action Association DBA Wildfire shall be named as additional insured with respect to liability arising out of the activities performed by or on behalf of the Contractor, involving automobiles owned, leased, hired or borrowed by the Contractor".*

c) Worker's Compensation and Employers' Liability

The policy will cover all obligations imposed by federal, state and local statutes with jurisdiction over Contractor's employees.

3.8.4 The Contractor's insurance coverage shall be primary insurance with respect to all other available sources.

3.8.5 Each insurance policy required by the insurance provisions of this Agreement shall provide the required coverage and shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days prior written notice has been given to Wildfire.

3.8.7 Contractor shall furnish Wildfire with certificates of insurance (ACORD form or equivalent approved by Wildfire) as required by this Agreement. Each insurance policy required by this Agreement must be in effect at or prior to commencement of services under this Agreement and remain in effect for the duration of the term of this Agreement. Failure to maintain the insurance policies as required by this Agreement, or to provide evidence of renewal, is a material breach of contract.

3.8.8 Insurance is to be placed with duly licensed or approved non-admitted insurers in the state of Arizona with an "A.M. Best" rating of not less than A- VII. Wildfire makes no representation or warranty that the above-required minimum insurer rating is sufficient to protect Contractor from potential insurer insolvency. If Contractor utilizes the Social Service Contractors Indemnity Pool (SSCIP) or other approved insurance pool for insurance coverage, SSCIP or the other approved insurance pool is exempt from the A.M. Best's rating requirements listed in this Agreement. If Contractor chooses to use SSCIP or another approved insurance pool as its insurance provider, Contractor would be considered in full compliance with insurance requirements relating to the A.M. Best rating requirements.

4. <u>Compliance with Terms of Funding</u>.

4.1 <u>Contractor's Compliance with Terms of Funding</u>. Contractor acknowledges that Contractor's services will be part of the programs funded by the Funding Sources in *Section 1* pursuant to the Program Documents. Contractor agrees it will be bound by and will comply with all terms and conditions of the Program Documents, including without limitation all indemnification and insurance obligations. The "Program Documents" consist of the Attachments and Exhibits hereto and any written policies and procedures that Wildfire may send to Contractor from time to time, all of which are incorporated herein by this reference. The Program Documents require Wildfire to submit certain periodic reports to the Fund Sources. Contractor agrees to cooperate with Wildfire in preparing these reports. In addition, Contractor agrees to comply with all other reporting obligations under the Program Documents.

4.2 Grants Management System Database (GMS). Contractor will ensure that applications from all fund sources will be directly entered into the GMS Database, or transferred electronically, in accordance with the policies outlined in the Program Documents.

5. Confidential Information.

5.1 Contractor's Obligation of Confidentiality. Contractor recognizes that as a result of this Agreement and Contractor's performance of services hereunder Contractor will have access to confidential information ("Confidential Information"). Contractor will keep the Confidential Information it receives confidential at all times and will not, without the prior written consent of Wildfire, disclose Confidential Information to any person other than its legal counsel and other parties authorized by Wildfire in writing prior to the disclosure of the Confidential Information (such legal counsel and other authorized parties will hereinafter be collectively referred to herein as the "Representatives") who need to know the Confidential Information. Contractor agrees to inform its Representatives of the confidential nature of the Confidential Information and to obtain their agreement to be bound by the terms of this ***Section 5*** for the benefit of Wildfire. Contractor agrees to treat and use Confidential Information in a manner that is consistent with protecting such information. Contractor agrees that it will be responsible for any unauthorized use or disclosure of Confidential Information or other non-compliance with this Agreement by any Representative or other agents, or by any other person who obtains access to Confidential Information from, or due to the fault of, Contractor. Any such non-compliance will constitute a breach of this Agreement by Contractor.

5.2 Definition of Confidential Information. Confidential Information includes without limitation any information in whatever form, whether documents, computer disks, computer drives, computer chips, audio tapes or video tapes, that are marked with the legend "confidential" or other notice of similar meaning or are otherwise treated as confidential by Wildfire. Whether or not indicated to be confidential, the following information shall be deemed to constitute Confidential Information: all data collected from applicants for assistance and program participants including without limitation names, addresses, and any other information of a personal or intimate nature, and all trade secrets, proprietary data, financial information, business information and other proprietary information disclosed by Wildfire to Contractor, and further including without limitation any copies, summaries, indexes or abstracts of Confidential Information and any information or materials derived from Confidential Information. In addition to the foregoing, any information that is otherwise protected by law as confidential without regard to this Agreement shall constitute Confidential Information. The term "Confidential Information" as used herein does not include any information which (a) is already known to the public prior to disclosure to Contractor; (b) is subsequently made known to the public without any violation of this Agreement; or (c) is rightfully received by Contractor from a third party without similar restriction and without breach of this Agreement. Notwithstanding the foregoing, Contractor will not be deemed in violation of this Agreement in the event Contractor discloses Confidential Information in response to a duly issued court order or subpoena if Contractor provides prompt advance notice thereof to Wildfire or if Contractor discloses data regarding applicants for assistance and program participants to the extent required by Contractor's reporting obligations under other agreements pursuant to which Contractor receives funding.

6. Audit and Inspection. Wildfire will have the right to audit and inspect Contractor's work to verify compliance with this Agreement. Contractor agrees to provide Wildfire and its Fund Sources with access, upon reasonable advance notice and during normal business hours, to all of Contractor's books and records that relate to this Agreement. Contractor will maintain copies of all books and records that relate to this Agreement for at least 3 years after the expiration of this Agreement.

7. Notices. All notices given in connection with this Agreement shall be in writing and sent by: (i) hand delivery (ii) nationally recognized courier, (iii) facsimile, (iv) United States certified mail with return receipt requested, postage paid, or (v) e-mail. All notices shall be deemed given and received when

(a) if given by facsimile, upon confirmed transmission during normal business hours (before 5:00 p.m. Arizona time), if confirmed transmission is after normal business hours it will be deemed given and received the next business day, (b) if hand delivered, when delivered (as confirmed by receipt executed by the recipient or delivery confirmation executed by the courier), (c) if given by a nationally recognized courier, on the day the notice is actually delivered (as confirmed by receipt executed by the recipient or delivery confirmation by the courier), (d) if given by certified mail, return receipt requested, postage paid, when actually delivered to the addresses specified herein as evidenced by return receipt or refusal or failure to accept delivery. All notices will be given at the address or by use of the facsimile number or e-mail address specified for a party on the signature page hereof. A party may change its mailing address, e-mail address and/or facsimile number for notice by giving notice to the other parties in accordance with this Section.

8. Limitation of Liability. Contractor acknowledges that all funds to be provided pursuant to this Agreement will be provided by the Fund Sources, and Contractor agrees to look solely to funds actually paid by the Fund Sources for Contractor invoices approved by the Fund Sources for all compensation and reimbursement hereunder. Wildfire's obligations under this Agreement are subject to the Fund Sources actually providing the funds (either to Wildfire or directly to Contractor) pursuant to the Program Documents. Wildfire intends to allocate the funds from each Fund Source to multiple contractors. If one or more Fund Sources reduces their funding to Wildfire, then Wildfire reserves the right to reduce Contractor's funding under this Agreement and to allocate the reduced funding among Contractor and other contractors as determined by Wildfire in its sole discretion.

9. Assignment; Subcontractors. Contractor may not assign Contractor's rights or obligations under this Agreement without Wildfire's prior written consent, which consent Wildfire may withhold in its sole discretion. Contractor may not use a subcontractor to perform any of Contractor's obligations under this Agreement without Wildfire's prior written consent, which consent Wildfire will not unreasonably withhold. Wildfire's consent to an assignment or subcontractor will not release Contractor from any obligations hereunder.

10. Choice of Law and Forum; Attorneys' Fees. This Agreement has been entered into in Maricopa County, Arizona and its application and interpretation shall be governed exclusively by its terms and by the laws of the State of Arizona without regard to its choice of law rules. The exclusive and proper venue for any dispute arising out of this Agreement will be the state and federal courts located in Maricopa County Arizona. In the event that mediation, arbitration, or litigation is initiated to enforce the terms of this Agreement, the parties shall each bear their own attorneys' fees and related expenses.

11. Integration; Modification; Waiver. This Agreement reflects the entire agreement of the parties relating to the subject matter hereof. All recitals, Attachments and Exhibits to this Agreement are incorporated herein by this reference. No provision of this Agreement shall be deemed waived, amended, or modified by any party unless both parties sign a written amendment or the party against whom the waiver is asserted signs a written waiver.

12. Counterparts; Email. This Agreement may be executed in counterparts and delivered via email.

13. Default; Remedies. In the event of any breach of this Agreement by Contractor or Wildfire, the non-defaulting party shall be entitled to enjoin such breach or seek specific performance of any duty not timely performed by the defaulting party after written notice to cure. Under no circumstances may a either party seek or be awarded monetary damages in the event of a default, except for any suns due and payable under this Agreement.

14. **Cancellation for Conflict of Interest**. This Agreement is subject to cancellation by Contractor for conflict of interest pursuant to A.R.S. § 38-511.

15. **Exhibits.**

Exhibit A Home Energy Assistance Fund Policy Manual FY 2023

Exhibit B Federal Poverty Income Guidelines effective July 1, 2022 – June 30, 2023

[Signature page follows]

INDEPENDENT CONTRACTOR AGREEMENT
2022-23 Utility Assistance Programs
Signature Page

IN WITNESS WHEREOF, the undersigned have executed this Agreement, effective as of the Effective Date.

CONTRACTOR
(City of Surprise)

By:_____

Name: _____

Title: _____

Date: _____

Address:
16000 N Civic Center Plaza
Surprise, AZ 85374

Arizona Community Action Association (dba Wildfire), an Arizona nonprofit corporation

By:_____

Name: Cynthia Zwick

Title: Executive Director

Date:_____

Address:
340 E Palm Lane, Suite 315
Phoenix, Arizona 85004
Fax: 602-604-0644
E-mail: czwick@wildfireaz.org

RESOLUTION # 2022-78

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING THE INDEPENDENT CONTRACT AGREEMENT BETWEEN THE CITY OF SURPRISE AND ARIZONA COMMUNITY ACTION ASSOCIATION DBA WILDFIRE; AUTHORIZING THE CITY TO ACCEPT GRANT FUNDING FOR THE UTILITY ASSISTANCE PROGRAM; AND AMENDING THE FISCAL YEAR 2023 BUDGET BY MOVING BUDGET AUTHORITY OF $22,900 FROM CONTINGENCY WITHIN THE GRANTS FUND.

WHEREAS, the City desires to enter into an Independent Contract Agreement with Arizona Community Action Association DBA Wildfire (Wildfire) for the purpose of receiving a grant for $22,877 to support the Utility Assistance Program;

WHEREAS, all service expenditures pursuant to the Independent Contract Agreement are on a reimbursement basis, up to $22,877;

WHEREAS, the FY2023 budget was adopted by Council Resolution #2022-56 on June 7, 2022;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as ***Exhibit A*** and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2022 through June 30, 2023.

Section 2. That the Independent Contract Agreement between Wildfire and the City of Surprise (Contract No. 07012022-23), attached as ***Exhibit B***, is hereby approved.

Section 3. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this _____day of _____, 2022.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

1. Appropriation - The allocations below represent the moving of budget authority in the amount of $22,900 from Contingency within the Grants Fund to cover projected expenditures associated with the Utility Assistance Program This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Human Svcs and Comm Vitality	#G51740 Wildfire HEAF	E	-	22,900	22,900
Grants	Human Svcs and Comm Vitality	#G51740 Wildfire HEAF	R	-	22,900	22,900
Grants/Contingency	General Operations	Contingency	E	4,000,000	(22,900)	3,977,100
Grants/Contingency	General Operations	Other	R	4,006,800	(22,900)	3,983,900
			Expense Total	**4,000,000**	-	**4,000,000**
			Revenue Total	**4,006,800**	-	**4,006,800**

EXHIBIT B

Independent Contract Agreement (Contract No. 07012022-23)

wildfire
Igniting Community Action
to End Poverty in Arizona

Wildfire
Home Energy Assistance Fund
Policy Manual

FY 2023

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Mission

The Home Energy Assistance Fund (HEAF) at Wildfire develops and coordinates resources through education, advocacy, financial assistance, and local partnerships throughout the state of Arizona to help families meet their basic energy needs and move toward economic stability.

Purpose and Principles

This fund has been established to provide assistance to Arizona households in managing their energy burdens. The purposes of the fund are to:

- Alleviate crisis situations by preventing disconnection and/or facilitating reconnection of utility services
- Supplement currently existing energy assistance resources
- Identify new/additional sources of support

Fund Sources Currently in Distribution

- APS Crisis Bill Assistance
- Global Water LIRP
- SRP Bill Assistance
- SRP Weatherization
- Southwest Gas Energy Share – Bill Assistance
- Southwest Gas Energy Share – Repair/Replacement
- Southwest Gas LIEC
- TEP Bill Assistance
- Trico
- UNSE Electric
- UNS Warm Spirit Gas & Electric
- Utility Repair, Replacement and Deposit

Target Population

Individuals and families throughout the state of Arizona, who find themselves in a position of economic crisis, are encouraged to seek assistance from a community partner organization with access to these funds.

Local organizations under contract with Wildfire to distribute these funds are encouraged to provide outreach services to increase awareness of this program among the target population who reside within the borders of their service area, including Native Americans living on tribal reservations.

Intake and Application

Local partner agencies should utilize efficient and accessible intake processes to ensure services are available to as many eligible households as feasibly possible in their service area. This may include, but is not limited to, telephonic or web-based services. An appropriate

intake/application form is recommended for use in the intake process to facilitate prescreening and client data gathering.

Agencies should also provide low-income individuals who are not able to travel to the intake site the means to submit an application without leaving their residence.

Grants Management System (GMS)

Appropriate data provided by clients in the application process must be entered into the Grants Management System (see the GMS User Manual) at the time of application or on a monthly basis by way of a pre-arranged, pre-approved data integration process.

Monthly transfers of applications from partner agencies utilizing the data integration process must be received by the 10th day of the month, following any activity in the previous month.

All partner agencies must ensure that, by the 15th day of the month, applications in GMS from the previous month reflect accurate and complete information.

Data received after the 15th may be reimbursed the following month.

Repair/Replace jobs may take longer than the 15th day of the following month; however, expenditures should be entered into GMS as soon as they occur. If other fund sources are utilized, expenditures using repair/replace should be entered into GMS prior to full completion.

Repair/replace jobs must be completed prior (and coordinated as such) to the end of the fiscal year; otherwise, they will be billed to the new fiscal year contract.

Household Eligibility

Specific eligibility requirements for utility assistance vary by fund source. Comprehensive outlines for these fund sources can be found in the Program Summaries. See Attachment 2 at the end of this manual. The following eligibility topics apply to all fund sources.

Frequency of Assistance

Frequency of assistance within a 12-month period depends on the fund source. Clients may return within a 12-month period, to seek additional assistance, but may or may not be eligible. Refer to the Program Summaries for full eligibility details.

Depending on the fund source, current and past-due charges of the same fund source may be combined but should not exceed the maximum fund source amount.

Agencies using GMS can determine whether a client has been served by a different agency in the same year.

Household Members

Each person living in the home is considered a household member. Income level and eligibility will be determined based on the entire household, including roommates. Boarders, not related by blood or law to the homeowner, are not considered household members for purposes of eligibility determination.

For clarification, boarders pay rent to someone living in the same home, while roommates pay rent to someone living outside the home. Income from each roommate is counted toward total household income, while income from boarders is not.

Household Income

All income for household members 18 years of age and older must be counted toward total household income, as well as the income of all household members 16 and 17 years of age who do not attend school full time.

In cases of domestic violence, the income and resources of the abuser are not counted as long as the client does not have access to the abuser's income and resources.

Income Eligibility

Each fund source specifies an income threshold for households seeking assistance. These thresholds are based on the Federal Poverty Level (FPL) guidelines. Updated information outlining these guidelines will be attached to community partner contracts and should be adhered to throughout the entire fiscal year.

Condition of Crisis

When required by the fund source, eligible clients must be experiencing a crisis in order to qualify for services. There is no required timeframe wherein the crisis must have occurred. Crisis reasons must be listed on the application. Additional documents verifying the crisis may be required by specific fund sources. If documents verifying the crisis are unavailable, a client affidavit form should be used to allow the client to attest to the validity of their crisis reason. The form must be signed by the client. Refer to Program Summaries for information on crisis requirement.

<u>Applicable crisis reasons</u>

1. Loss or reduction of income or public assistance benefits or a delay in receiving public assistance benefits.
    a. Examples include: loss of employment, theft of income, serious illness which causes a loss of income, divorce, abandonment or death of a wage earner, reduction of benefits or public assistance monies.

2. Unexpected and/or unplanned expenses that cause a lack of resources.

    a. Examples include: car repairs, medical bills, natural or man-made disasters, death in the immediate family, court fines.
3. A condition that endangers the health and safety of the household.
    a. Examples include: lead poisoning, condemned property, infestation, domestic violence, asbestos, a medical condition that requires uninterrupted utility service for life-saving equipment such as oxygen machines, heart monitors, breathing machines, etc.

Document Verification

Identity Verification

The identity of the applicant must be verified before services can be provided. Any of the documents listed below can be used for identity verification.

Identity Verification Documents

1. Driver's license
2. Work or school ID
3. ID card from health benefits or social service program
4. Social Security card
5. Voter registration card
6. Wage stubs
7. Birth certificate
8. Family census card
9. Other reasonable sources

In addition, the utility service address must be verified to match the applicant's residential address.

Citizenship Verification (URRD ONLY)

The Utility Repair Replacement Deposit (URRD) requires that the primary applicant be verified as a U.S. Citizen or Qualified Immigrant. Information concerning this verification process and a list of all federally accepted documents can be found in Appendix B of this manual.

Income Verification

Please refer to the Program Summaries, at the end of this manual, to determine income verification requirements.

For those fund sources requiring income verification, in order to determine the eligibility of applicants, all household income must be accounted for and verified. The most recent 30 days (up to and including the day of application) of countable income for each household member

must be verified. This includes earned and unearned amounts. In addition, gross income amounts (not net income) must be counted, unless otherwise noted.

In cases where all attempts to obtain necessary income verification have failed, a client affidavit form can be used to allow the client to attest to the validity of their income information. The form must be signed by the client.

Some sources of income do not count against total household income. The following lists include the most common sources of both countable and excludable income. For comprehensive lists, please refer to Appendix A of this document.

Countable Income Sources

1. Earned income: employment, self-employment[1]
2. Benefit income: SSA, SSI, TANF-CA, VA, UI, GA
3. Pensions
4. Worker's compensation
5. Child support
6. Work study
7. Other unearned income: rental income, and endowments or legal settlements
8. Tribal per capita

Excludable Income Sources

1. Food stamps and/or P-EBT
2. Medicare
3. WIC
4. AmeriCorps stipend
5. Earned income of a child under 16 years of age, or of a child that is 16 or 17 years of age and is a full-time student
6. Income tax refund
7. Cash gifts of $50 or less per month per household member
8. Insurance payments
9. Foster care payments and adoption subsidies
10. Housing and Urban Development (HUD) benefits
11. Stimulus payments
12. Previous rental/utility assistance through other grants

Steps to Calculate and Verify Household Income

1. Identify the 30-day period prior to and including the application date.
2. Determine the number of sources of countable income received by all household members during this 30-day period.

[1] Net income will be counted for self-employment income (gross income less business related expenses).

3. Determine the amounts of countable income received from each source for each household member during this period.
4. Combine these amounts to reach the total, 30-day household income.
5. Compare this amount to the chosen fund source's income threshold, based on the number of household members.
6. Verify each amount from each income source using documents provided by the client and preserve a copy of each document for the client's file.

Payment Guarantee Process

Once a decision to approve a client's application has been made and all documents have been obtained and verified, a payment guarantee can be initiated on behalf of the client. Each fund source has its own point of contact for receiving these guarantee requests. See Attachment 1: Payment Guarantee Contact Information at the end of this manual. Payment guarantee requests should include all of the information listed below and a hard copy placed in the file.

Information Included in Payment Guarantee Requests

1. Account number
2. Customer name on account
3. Customer address
4. Date of guarantee and guarantee amount
5. Fund source
6. Name of case worker requesting the guarantee
7. Name of organization requesting the guarantee

Agency Reimbursement Process

All guarantees and payments made by local partner agencies on behalf of clients are eligible for reimbursement from Wildfire on a monthly basis. These guarantees and payments must be accompanied by complete and accurate applications recorded properly in the Grants Management System (GMS) in order to receive reimbursement from Wildfire. See the GMS User Manual for clarification on this process.

Agencies will receive reimbursement for the amounts guaranteed plus any program delivery amounts, as specified in contract. Funds received for guarantees made are dedicated funds only for the purpose of paying for the guarantees and must be paid to the respective utility company as soon as possible. Funds received for program delivery have no restrictions and may be used at the discretion of the agency.

Record Keeping

The applicant has the primary responsibility to provide all required documents. In situations where it is difficult for the applicant to obtain documents needed to complete the eligibility

determination, the local partner agency should offer assistance to the client in obtaining the information.

In cases where all attempts to obtain necessary documents have failed, a client affidavit form can be used to allow the client to attest to the validity of any eligibility information provided. The form must be signed by the client. The client affidavit cannot be used to verify U.S. Citizenship or Legal Permanent Resident status for applicable fund sources. Please see Appendix XXXX for citizenship affidavit.

Case Files

Supporting documentation for each client application must be kept in individual case files. Each file must contain all of the necessary documents to support the eligibility determination decision reached by the agency. Case files for every fund source must contain the documents listed below. Electronic records are sufficient.

Documents Included in Case Files[2]

1. Intake/Application with client info and name of Case Manager
2. Verification document for ID of client
3. Citizenship verification of primary applicant (for HEAF and URRD only)
4. Utility bill (or receipts for purchases of fuel), matching applicant's service address
5. Income verification
6. Documents verifying crisis (if required by fund source)
7. Client affidavit form (if utilized)
8. Statement of truth and release of information form, signed by the client^
9. Copy of completed payment guarantee request
10. Proof of ownership (repair/replace)
11. Verification of job completion with client signature (repair/replace)

Additional documents may be required by certain fund sources when indicated on the fund source program summary.

^A hard copy of the Approval/Denial Letter signed by the client, which includes the statement of truth and release of information, should also be placed in the file. For agencies that batch monthly, the signed statement of truth and release of information can be on a separate document. A hard copy of this document needs to be placed in the file.

Client Affidavit may be used in place of the following:

- Documents verifying crisis
- Income verification

[2] Agencies may be granted reasonable exemptions from including certain documents in case files. Contact Wildfire staff for exemption requests.

Maintaining Records

Local partner agencies are required to maintain supporting financial records, documentation, and statistical records for three years.

Payments Made to Ineligible Households

If assistance is provided to an ineligible household due to a Case Manager's error, an over-expended fund source, or if the client was found to be ineligible after the payment was made, the award to the household must be honored and the partner agency will be responsible for repaying the award amount to Wildfire and paying the guarantee using funds other than those provided to the agency by Wildfire. The partner agency has the right to appeal any repayment determination directly to Wildfire.

Fraudulent Information and Conflict of Interest

If a client is found to be fraudulent in his/her application and the payment has not been sent to the utility, the payment must be stopped and the client appropriately informed.

Relatives of Applicants

Case Managers are not permitted to complete applications for their own relatives to the first-cousin level including step and in-law relatives. Specifically, parents, siblings, spouses, aunts, and uncles are to be interviewed by another Case Manager or supervisor.

Agency Employees

Agency employees should not be denied the right to apply for and receive services through this program. These individuals or members of their households may apply for assistance; however, a supervisor must conduct the application intake process.

Policy Changes and Clarifications

Revisions to any policies and procedures will be reviewed and approved by the Wildfire Home Energy Assistance Fund Advisory Board and the Wildfire Board of Directors.

All revisions will be sent to local partner agencies as they occur. Partner agencies have the responsibility to update their own information as revisions are received. Issues regarding policy and/or procedures must be submitted in writing.

Distributing Funds and Monitoring Balances

Local partner agencies are responsible for monitoring the ongoing balances of each fund source under contract with Wildfire, throughout the course of the contract year. All funds must be distributed to eligible clients by the end of the contract year and over-expenditures must not be

allowed. Any over-expenditure incurred by the agency must be repaid to Wildfire using funds other than those provided to the agency by Wildfire.

There is an expectation that agencies fully expend their fund sources by the end of their annual contract. Agencies are also expected to account for projected spending and consider potential redistribution to other agencies if they are unable to meet targeted expenditures.

Repair/replacement jobs should be submitted at the time of completion, even if part of the larger weatherization job may not be finished. Repair/replace jobs must be completed prior (and coordinated as such) to the end of the fiscal year, otherwise they will be billed to the new fiscal year contract.

Monitoring/Audit Process

Partner agencies are responsible for ensuring that all policies and procedures are being followed. Wildfire staff will conduct an audit of application and case files during annual monitoring visits. The following four, general elements are reviewed in every audit.

General Elements of an Audit

1. Accuracy of information
2. Client eligibility, based on the fund source utilized
3. Completeness of the client file (all required documents included)
4. Demonstration of payment guarantee to utility company or completion of job related to URRD

Wildfire recommends agencies complete regular internal audits on utility assistance files in preparation for future visits.

Cooperation

Applicants must cooperate in all aspects of the application process. Applicants must provide requested information or verification and complete and sign an application. If the applicant refuses, the application will be denied. The partnering agency should document the lack of cooperation by the applicant for proper notation in refusal of assistance.

Confidentiality

All information, regarding an applicant or recipient, is confidential and may be disclosed only for purposes of determining eligibility, providing services, or investigating suspected fraud in connection with the program. Applicants authorize access to their records by signing the release of information form. Anyone not authorized on the application must have the applicant's written approval to access information.

Information that can be divulged must pertain to the eligibility of the applicant, and excludes items that do not address eligibility, i.e. personal details. Inappropriate disclosure of information can result in severe disciplinary action or could result in the suspension of the partnering agreement.

Access to information by inappropriate, unauthorized individuals or parties shall be considered a violation of the individual's right to confidentiality. The Contractor shall take reasonable steps to safeguard, secure and maintain the confidentiality of any and all individual information in its possession, and to protect such information from unauthorized access, use or disclosure, utilizing the same degree of care it uses to protect its own confidential information and, in no event, less than a commercially reasonable degree of care. All records shall be open to any and all federal, state, and contractor auditors and/or examiners in the course of their regular audits.

In the event that an agency receives a request to produce or disclose documents that contain any confidential information pursuant to a valid public records request, or other applicable law, order, or court ruling, the agency must promptly notify Wildfire before honoring the request.

General information, policy statements, or statistical materials that cannot be directly identified with any individual or family are not considered confidential. They may be given to, or provided by: agencies, helping organizations, or contracted parties (unless restricted by Arizona statutes, federal regulations, or court orders).

Non-Discrimination Policy

In compliance with Title VI of the Civil Rights Act of 1964 and Executive Order 12250, no individual in Arizona shall be excluded from participation in, denied benefits from, or subjected to discrimination under any program or activity receiving federal funds because of: race, color, national origin, disability, religion, or sex, or sexual orientation.

In compliance with the Age Discrimination Act of 1975, no individual shall be denied services or participation or be subjected to discrimination in any of its programs or activities on the basis of age.

Appeals Policy

The client/agency has the right to appeal a denial of assistance or an awarded grant amount. Appeals by the client must follow the policies of the intake partner agency and will be addressed by Wildfire administrative staff.

Complaints regarding the service of the administering agency, discrimination or other issues directly related to the administering agency and staff must be addressed to the office where the application was made.

Appendix A: Countable and Excludable Income

Countable Income

EARNED and/or UNEARNED income will be considered in determining eligibility for services. The gross amount of income prior to deductions will be counted unless otherwise specified.

Earned Income

Earned income is defined as either cash or in-kind income received as compensation for wages, salaries, commissions or profit through employment or self-employment.

Earned income includes but is not limited to:

1. ARIZONA TRAINING PROGRAM (ATP): Salaries to handicapped persons working in a sheltered workshop situation are counted. Verbal or written verification may be obtained from ATP.

2. BABY-SITTING OR CHILDCARE INCOME: Earnings from baby-sitting are counted as self-employment income. Verbal or written verification may be obtained from DES or the person paying for the care.

3. CAN OR BOTTLE SALES OR OTHER USABLE DISREGARDS: Income from these sales is counted as self-employment income. Client should have receipts for such sales. If receipts are not available, a signed and dated client statement would be acceptable.

4. CONTRACT INCOME: Income received by individuals who are employed under a contract that states a specific length of time and a specific income amount to be paid during that time.

5. HOUSEKEEPER OR HOME HEALTH AIDES: Income earned as a housekeeper or home health aide is countable. Verbal or written verification may be obtained from the employer. Income is only counted once, if living in the household and paid by the applicant.

6. IN-KIND EARNED INCOME: Work performed by a client in exchange for room, board, or other needs is earned in-kind income. The employer will establish the monetary value of the service. A collateral contact or a signed and dated statement from the employer, or client can verify in-kind income. The employer may be, but is not limited to:
    a. A landlord who is providing rent or portions of the rent or utilities in exchange for work.
    b. A storeowner who gives goods, such as groceries, clothes or furniture in exchange for work.
    c. An individual who receives a car, tools, trailer, building material, gasoline, etc. in exchange for work.

7. JURY PAY: Counted as earned income. Check stubs should be available to verify income.

8. MILITARY INCOME: Wages received while in the military are countable. This includes: base pay (BP), Proficiency pay (PRO), rations (separate/leave), basic allowance for housing (BAQ), basic allowances for subsistence (BAS) and variable housing allowance (VHA) when considered an entitlement. Use the leave and earnings statement, when available, to verify the amount of earned income issued.

9. RENTAL INCOME: Any monies received from rental of property, including boarders, less expenses, are counted as earned income if work is involved.
    a. Work includes, but is not limited to, managing rental property requiring maintenance, collection of rent or accounting functions. There is no time requirement for number of hours worked.
    b. If a person's income from rental of property does not require work, rent is considered unearned income.

10. SELF-EMPLOYMENT INCOME AND EXPENSES: Self-employment includes but is not limited to, businesses such as grocers, craftsmen, taking in boarders, ranching, farming, swap meet sales, odd jobs, baby-sitting, can and bottle collection, janitorial, guide for hunting or fishing or any wholesale or retail sales.

    Clients are not considered self-employed if they work for a business or another person on a commission basis, unless the client reports and pays his/her own withholding taxes for state, federal and FICA.

    Acceptable verification for self-employment is:
    a. IRS Form 1099
    b. Ledger statement
    c. Client statement

    When calculating self-employment income, the client may deduct any business expenses. Gross incomes minus business expenses equals countable income.

11. VOCATIONAL REHABILITATION (VR): Wages from VR sponsored on-the-job training (OJT) are countable.

12. WAGES: Gross earnings from employment, prior to any deductions, garnishments, allowances or adjustments. Special benefits or deductions connected with employment earnings are counted as follows:
    a. Advances, bonuses and commissions must be counted as earned income in the month received.
    b. When tips are shown on the paystub and the household claims a lesser amount but has no record of actual tips received, count the amount on the paystub.
    c. When tips are not shown on the paystub, obtain the individuals' written tip record. When not available, obtain a written statement from the household or contact the employer.

13. WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA): Earnings from employment through WIOA will be counted for persons age 18 and over.

14. WORK STUDY: Earnings received from the following: Work-study programs, when the funds do not come under Title IV of the Higher Education Act; Veterans Administration work-study program.

Unearned Income (countable)

Unearned income is defined as income, which was not received as a result of the performance of a service, or earned from sources other than employment, self-employment or in-kind income.

Countable unearned income includes but is not limited to:

1. ALIMONY OR SPOUSAL MAINTENANCE: A court-ordered support amount, which a legally divorced or separated person pays to the spouse, must be counted. Verbal or written verification may be obtained from the office of the Clerk of the Court or Division of Child Support Services.

2. ASSISTANCE PAYMENTS: such as General Assistance (GA) or Cash Assistance (CA) from this state, as well as, other states must be counted.

3. BUREAU OF INDIAN AFFAIRS (BIA):
    a. BIA-General Assistance payments are public assistance and treated as any other assistance payments.
    b. Clothing allowances available to the individual, whether in cash or a voucher made out to the individual must be counted.
    c. Tribal Work Experience Program (TWEP) or Tribal Assistance Project Program (TAPP). Exclude any portion of the amount, which is an incentive payment.

4. CHILD SUPPORT: Any payment received directly by the household from an absent parent or paid through the Division of Child Support Services or Clerk of the Court. Only the amount paid to the client is counted (CP) = child support payment. All child support income is considered unearned income.

5. COMMISSIONS: Commissions received from a terminated source of employment are counted as unearned income.

6. CONTRIBUTIONS AND COMPLIMENTARY ASSISTANCE: Cash contributions must be counted as unearned income, if not considered as gifts or child support.

7. INDUSTRIAL COMPENSATION: The amount of the compensation, after attorney's fees are deducted, is unearned income. The Industrial Claim award letter will verify amount being paid but will not verify the attorney's fees.

8. INDIAN GAMBLING INDUSTRY: Per capita disbursements are considered income in the month received. Any amount remaining in a following month will be counted as a resource.

9. INSURANCE: Insurance payments made directly to the insured must be considered income IF the money is not used to replace or repair insured items, such as car, roof repair, or

medical bills. Insurance benefits, which are used for or are intended to meet basic daily needs, are counted as unearned income.

10. INTEREST, DIVIDENDS, AND ROYALTIES: Any interest, dividend, or royalty payments, exceeding $50 in the 30 days prior to and including date of application made directly to the individual, are counted as unearned income. Funds left on deposit or converted into additional securities are a resource.

11. LEGAL SETTLEMENTS: Legal settlements, less attorney fees and medical bills paid by the attorney out of the settlement, are unearned income in the month received.

12. MORTGAGES AND SALES CONTRACTS: Payments received from mortgages or sales contracts are counted. Includes payment received from a reverse mortgage.

13. LUMP SUM PAYMENT: Any form of income received in a lump sum payment, including but not limited to:
    a. Inheritance
    b. Winnings from lotteries, bingo, or any other form of gambling
    c. Insurance settlements including amount withheld as a lawyer's fee
    d. Property Tax Credit
    e. Rebates/Credits
    f. Refund Deposit
    g. Severance Pay

14. RENTAL INCOME: If the property owner does not perform any services in order to receive the income, it is unearned income.

15. RETIREMENT INCOME: The payments from retirement funds, pensions, and annuities must be considered unearned income.

16. SOCIAL SECURITY ADMINISTRATION BENEFITS: SSA benefits (sometimes referred to as RSDI-Retirement, Survivors, and Disability Insurance) are granted to eligible wage earners and/or their dependents or survivors and are counted as unearned income. Do not include the Medicare deduction in the total amount.

17. SUPPLEMENTAL SECURITY INCOME (SSI): Monthly cash payments made under the authority of Title XVI of the Social Security Act, as amended, to the aged, blind, and disabled (A Federally financed public assistance program). The recipient need not have contributed to the Social Security Fund to be eligible for SSI benefits.

18. STRIKE PAY: from unions to striking employees is not wages and must be considered unearned income. If there is no check stub, verification can be obtained by calling the union.

19. UNEMPLOYMENT INSURANCE (UI): Considered unearned income in the month received. The amount of income can be verified by a check stub or contacting the local UI office.

20. VETERANS ADMINISTRATION BENEFITS (VA): Retirement, Survivors, Disability, and Educational Benefits are paid to veterans and their dependents or survivors. Only the

amount of the benefit, which is actually received by the person whose income must be included, will be counted.

Excludable Income

Only the income discussed in this section will be excludable:

1. Insurance payments designated to repay a specific bill, debt, or estimate, which cannot be used for other needs, is not countable

2. WIC – Payments or benefits to persons participating in the WIC program (Special Supplemental Food Program for Women, Infants, and Children) must be disregarded

3. Retirement, pension, and annuity interest/dividends are not countable as long as the money cannot be withdrawn without penalty

4. Bureau of Indian Affairs (BIA) work-study program. This includes monies provided for educational and living expenses

5. Work study programs funded under Title IV of the Higher Education Act

6. Any portion of an education grant or scholarship received by a household member

7. Earned income of a child 16 and 17 years of age who is a full-time student

8. Earned income of a child under 16 years of age

9. Cash gifts of $50.00 or less per month per household member

10. Non-cash benefits provided on behalf of a household member but not paid directly in the name of the household member, including but not limited to vouchers for food, clothing, or housing

11. Loans that need to be repaid

12. Money that a household member receives and uses for the care and maintenance of a person who is not a household member

13. Payments/vouchers received by the household from the State for the health/well-being of a foster child residing in the household

14. Stipends from senior companion programs – VISTA, Title II, Title V

15. Earned Income Tax Credit

16. Income Tax Refund

17. Reimbursements, e.g.; mileage, gas, lodging and meals

18. Agent Orange Payments

19. AmeriCorps Network Program payments for living allowances, earnings, and in-kind aid. The AmeriCorps Network Program includes but is not limited to:
    a. Arizona Conservation Corp
    b. Arizona Council of Centers for Children and Adolescents (ACCCA)
    c. Border Volunteer Corps (BVC), Mesa AmeriCorps Community Services
    d. Partnership Rural Health Office, University of Arizona, Youth in Action, Learn and Serve (NAU) Child Care Food Program payments

20. Disaster or emergency assistance provided by the Federal Disaster Relief Act or comparable assistance provided by States, local governments and disaster assistance organizations

21. Housing and Urban Development (HUD) – Some individuals residing in HUD housing are granted benefits either in the form of credits against their rent or as cash allowances. The cash allowance must be used for the purpose intended, (rental or utility obligation)

22. Education and Employment: (a) Any wages, allowances, or reimbursement for transportation and attendant care cost, unless accepted on a case-by-case basis, when received by an eligible handicapped individual employed in a project under Title VI of the Rehabilitation Act of 1973 as added by Title II of Public Law 95-602.

23. Payments to members of specific Indian Tribes and Groups:
    a. Settlement fund payments and the availability of such funds to members of the Hopi and Navajo Tribes under section 22 of Public Law 93-531 (88 Stat. 1722) as amended by Public Law 96-305 (94 Stat. 929) (Note: This exclusion applies to the income of sponsors of aliens only if the alien lives in the sponsor's household.)
    b. Any distributions of judgment funds to members of the San Carlos Apache Indian Tribe of Arizona under section 7 of Public Law 93-134 (87 Stat. 468) and Public Law 97-95 (95 Stat. 1206) (Note: This exclusion applies to the income of sponsors of aliens only if the alien lives in the sponsor's household.)

24. Adoption Subsidies/Reimbursements

    Adoption Subsidy payments are federally, state, or locally funded assistance payments provided to children with special needs. These payments are intended to help a child whose special needs otherwise might hinder their adoption. Adoption Subsidy payments vary depending on the special needs of the child. Adoption subsidy payments are NOT COUNTABLE as income.

25. Other:
    a. Compensation provided to volunteers by the Corporation for National and Community Service (CNCS), unless determined by the CNCS to constitute the minimum wage in effect under the Fair Labor Standards Act of 1938 (29 U.S.C. 201 et seq.), or applicable State law, pursuant to 42 U.S.C. 5044(f) (1) (Note: This exclusion does not apply to the income of sponsors of aliens.)

b. Any assistance to an individual (other than wages or salaries) under the Older Americans Act of 1965 as amended by Section 102 (h) (1) of Pub. L. 95-478 (92 Stat. 1515, 42 U.S.C. 3020a)
c. Amounts paid as restitution to certain individuals of Japanese ancestry and Aleuts for losses suffered as a result of evacuation, relocation, and internment during World War II, under the Civil Liberties Act of 1988 and the Aleutian and Pribilof Islands Restitution Act, sections 105(f) and 206(d) of Public Law 100-383 (50 U.S.C. App. 1989 b and c)
d. Payments made under section 6 of the Radiation Exposure Compensation Act, Public Law 101-426 (104 Stat. 925, 42 U.S.C. 2210)
e. Payments made to individuals because of their status as victims of Nazi persecution excluded pursuant to section 1(a) of the Victims of Nazi Persecution Act of 1994, Public Law 103-286 (108 Stat. 1450)
f. Any matching funds from a demonstration project authorized by the Community Opportunities, Accountability, and Training and Educational Services Act of 1998 (Pub. L. 105-285) and any interest earned on these matching funds in an Individual Development Account, pursuant to section 415 of Pub. L. 105-285 (112 Stat. 2771)
g. Any earnings, Temporary Assistance for Needy Families matching funds, and interest in an Individual Development Account, pursuant to section 103 of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (Pub. L. 104-193, 42 U.S.C. 604(h)(4))
h. Payments made to individuals who were captured and interned by the Democratic Republic of Vietnam as a result of participation in certain military operations, pursuant to section 606 of the Departments of Labor, Health and Human Services and Education and Related Agencies Appropriations Act of 1996 (Pub. L. 105-78)
i. Payments made to certain Vietnam veterans' children with spinal bifida, pursuant to section 421 of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act of 1997 (Pub. L. 104-204, 38 U.S.C. 1805(a))

Appendix B: Instructions for Verifying Citizenship and Qualified Immigrant Status

Definition of U.S. Citizenship

U.S. citizenship is established at birth when an applicant is born in the U.S., its territories, or possessions. U.S. territories or possessions include any of the following:

- American Samoa
- Guam - on or after January 17, 1917
- Northern Mariana Islands - on or after November 4, 1986
- Panama Canal Zone – on or after February 26, 1904
- Puerto Rico - on or after July 1, 2010 (Senate Bill 1182, Law #191 of 2009)
- Swain Islands
- U.S. Virgin Islands - on or after January 17, 1917

Verification of U.S. Citizenship

TO BE POTENTIALLY ELIGIBLE APPLICANTS WHO DECLARE U.S. CITIZENSHIP OR LEGAL RESIDENT STATUS MUST PROVIDE DOCUMENTATION FOR VERIFYING, WITH THE FOLLOWING EXCEPTIONS:

The following participants are exempt if they are receiving the following services:

- Currently receiving Social Security Disability (SSD).
- Currently receiving Supplemental Security Income (SSI). This includes participants who move here from another state and are in the process of transferring their SSI benefits to Arizona.
- Currently receiving Medicare.
- Eligible in the Deemed Newborn MA category.
- Children in Foster Care assisted under title IV-8 of the Social Security Act. Children who are recipients of Foster Care maintenance or adoption assistance payments under title IV-e.
- Children receiving adoption subsidies.

Note: The participants receiving the service must provide an award letter or documentation as proof of receiving the service. Once the participant is no longer receiving the benefits that meet the exemption criteria, they must then provide the proper and approved documentation as described in the section below.

Approved Documentation

Citizenship may be verified using ANY of the documents indicated under sections A, B, C or D below:

A. Primary – Verification Documents

1. A birth certificate showing birth in the U.S., its territories or possessions.

2. Certificate of Birth issued by the Department of State (FS-545 or DPS-1350).

3. U.S. Passport current or expired, except limited passports which are issued for periods of less than 5 years.

4. U.S. Passport Card issued by the United States Citizenship and Immigration Services (USCIS).

5. Certificate of Naturalization (N-550 or N-570).

6. Certificate of U.S. Citizenship (N-560 or N-561).

7. Report of Birth Abroad of a U.S. Citizen (FS-240) issued by the U.S. State Department.

8. U.S. Consular officer's statement.

9. A United States Citizen Identification Card (I-197).

10. Northern Mariana Identification Card (I-873).

11. A tribal enrollment card or Certificate of Indian Blood issued by a federally recognized Indian Tribe that shows that the person is enrolled or affiliated with that tribe.

12. American Indian Card (I-872) issued by USCIS with the classification code KIC. The benefit granting Service Provider shall require the applicant to present a membership card or other tribal document demonstrating membership in an Indian tribe. If the applicant has no document evidencing tribal membership, the benefit granting Service Provider should contact the Indian tribe for verification of membership.

B. Secondary – Verification Documents

1. An identification card for use of Resident Citizen (I-179).

2. U.S. Census record that shows the applicant's name, a U.S. place of birth and the date of birth or the applicant's age when the record was made. It must also indicate a place of birth in the U.S., its Territories or Possessions.

3. Religious record created within three months after birth, showing the participant's date of birth, OR the participant's age when the record was made. It must indicate a place of birth in the U.S., its Territories or Possessions.

4. Proof of employment as a U.S. Government Civil Servant before June 1, 1976.

5. Early school records, showing the date of admission, the child's date and place of birth and the names and places of birth of the parents.

6. Adoption finalization papers showing the child's name and place of birth in the U.S., its territories or possessions. (When adoption is not finalized and the State will not release a birth certificate prior to final adoption, a statement from a state approved adoption Service Provider containing the child's name and place of birth may be used. The source of information must be an original birth certificate and must be indicated in the statement).

C. Primary or Secondary Documents Are Not Available

When none of the primary or secondary documents are available, accept any other document that establishes a U.S. place of birth or in some way indicates U.S. Citizenship. These include the following**:**

1. Certificates of Live Birth signed by a hospital official and parent

2. Medical records created at least five years before applying for services that list a U.S. place of birth (For children under age 16 the documents must be created near the time of birth OR five years prior to the application date. These include: hospital wrist bands, crib cards, or yellow copies of hospital birth certificates indicating birth in the U.S., its territories or possessions (See U.S. Citizenship on page 1).)

3. American Indian Census Records

4. Verification from the U.S. Citizenship and Immigration Services (USCIS). The documentation **CANNOT** be expired.

5. Verification from the Social Security Administration, e.g. award letter

6. Verification sent directly to the agency from a local, state or federal bureau of vital records office

7. Legal records showing the applicant’s name and place of birth in the U.S., its Territories or Possessions

8. Department of Homeland Security (DHS), Verification Information System (VIS) response that validates U.S. Citizenship

9. Online data match screen print with the Arizona Department of Vital Records through the AHCCCS Citizenship Verification System
    - AHCCCS Award Letter is acceptable verification

10. Military papers - When verifying military service criteria, the following apply:

    a. An honorably discharged veteran of the Armed Forces of the U.S. must present an original or notarized copy of the veteran's discharge papers
    b. Verify active duty status with an original or notarized copy of the applicant's current orders or a military ID card (DD form 2(active))
    c. A spouse or unwed dependent child of a veteran or active duty non-citizen must provide a document to verify relationship along with military verification requirements
    d. A stepchild living with the stepparent must provide documents to verify relationship along with military verification requirements

11. Marriage certificate showing marriage to a U.S. male citizen before September 22, 1922

12. Life, health or other insurance record, created at least five years before the application date (Record must indicate a place of birth in the United States)

13. State census records that show the participant's name, a U.S. place of birth, and the date of birth or age of the participant

14. Tribal census records for the Navajo or Seneca tribes (The records must be created at least five years before the application and list a U.S. place of birth.)

15. An official notification of birth registration from a U.S. State's Department of Vital Statistics

16. An amended U.S. public birth record that is amended more than five years from the applicant's birth

17. A statement signed by the physician or midwife who was in attendance at the time of birth

18. The roll of Alaska Natives from the Bureau of Indian Affairs

19. A **current** decision letter from the ADES/Family Assistance Administration that demonstrates eligibility for the Food Stamp or Cash Assistance Programs (The award letter must list the applicant as an eligible member of the household).

20. A DES SNAP/TANF case management system record match, indicating that the individual is currently receiving SNAP or TANF benefits.

D. Primary or Secondary Documents Not Obtainable

When the applicant cannot obtain the Primary or Secondary forms of verification, they may provide an Affidavit Attesting Citizenship **(this is separate from the client affidavit form provided by Wildfire)**. An Affidavit Attesting Citizenship must meet all of the following requirements:

1. Be completed by a U.S. Citizen who is knowledgeable about the participant's circumstances

2. Be signed by a U.S. Citizen that is not a member of the household

3. Be approved by the Case Manager Supervisor

4. Document the reason for using the affidavit form

Only original or un-tampered copies of required documents are acceptable for verifying citizenship.

Verification of Qualified Immigrants

Applicants, who state they are Resident Immigrants, must meet at least one of the categories set forth below:

A. Resident Immigrants

A Resident Immigrant is admitted into the U.S. for permanent residence under the Immigration and Nationality Act (INA). This Resident Immigrant is potentially eligible for services when they meet any of the following:

1. They have been continuously lawfully residing in the U.S.

2. They have a military connection

3. They are American Indians born in Canada who possess at least 50 per quantum of American Indian Blood. These Non-Citizen Legal Residents are recognized as immigrants

These applicants normally have one of the following USCIS documents.
(NOT ACCEPTABLE IF DOCUMENTS ARE EXPIRED):

1. I-551- Resident Alien Card (Eligible for Benefits)

2. I-151- Alien Registration Receipt Card (Eligible for Benefits)

3. I-194- or unexpired passport with the words: Processed for I-551

<u>Temporary Evidence of Lawful Permanent Residence – Valid Until (Date)</u>
<u>With the following Stamp/Annotations of Law</u>

1. Adjustment Admission Stamp - Eligible when any of the following sections of law are indicated: 203(a)(7); 207;208;212(d)(5); 243(h)(with a PRUCOL determination)

2. Non-Specific Admission Stamp -Eligible when the form is noted with an I- 551 eligible status code

3. Parole Admission Stamp - Eligible when the period of parole is for at least one year as verified on the stamp

4. Replacement Admission Stamp - Eligible when the stamp displays an I-551 eligible Status Code

5. Temporary I-551 Admission Stamp - Eligible when the key phrase reads one of the following:

    a. "Admission for Permanent Residence at: “D" or "Processed for I-551 Temporary evidence of admission for Permanent Residence" and displays one of the following Status Codes: AM1; -2; -3; -6; -7; -8,

    b. Asylee
        i. An Asylee, Non-Citizen Legal Resident is granted asylum through an exercise of discretion by the Attorney General, pursuant to Section 208 of INA. This Non-Citizen is potentially eligible for benefits for a period of seven years from the date their status is granted.
        ii. These applicants normally have one of the following USCIS documents. (NOT ACCEPTABLE IF DOCUMENTS ARE EXPIRED):
            1. I-94 with one of the following:
                a. A stamp showing grant of asylum under Section 208 of the INA to include:
                    i. AS1 - Eligible for benefits
                    ii. AS2 - Eligible for benefits
                    iii. AS3V92 - Eligible for benefits

    Note: The eligibility period begins from the month the Asylee status is granted, NOT the month of U.S. entry.

B. Refugee or Amerasian

A Refugee or Amerasian is admitted into the U.S. under Section 207 of INA. This Non-Citizen is potentially eligible for benefits for a period of seven years from the date that their status is granted.

These applicants normally have one of the following USCIS documents:
(NOT ACCEPTABLE IF DOCUMENTS ARE EXPIRED):

1. I-94- endorsed to show entry as a refugee under Section 207 of the INA or entry as an Amerasian OR noted with one of the following Status Codes: NP2 – 7; P2 -6, -7, -71; RE-8; Z2; (Eligible for Benefits).

C. Victim of Human Trafficking

A victim of human trafficking is admitted onto the U.S. under the Trafficking Victims Protection Act (TVPA) of 2000. This Non-Citizen Legal Resident is potentially eligible for services for a period of seven years from the date that their status is granted.

These applicants normally have one of the following USCIS documents:
(NOT ACCEPTABLE IF DOCUMENTS ARE EXPIRED)

1. I-94- with a T Visa or Derivative T Visa (T, T-2, T-3, T-4, or T-5)

D. Non-Citizen Legal Resident Paroled Into The U.S.

A Non-Citizen paroled into the U.S. is lawfully present in the U.S. as a result of a grant of parole by the Attorney General, pursuant to Section 212(d) (5) of the INA. This Non-Citizen is potentially eligible for services when the period of the parole is for at least one year.

These applicants normally have one of the following USCIS documents:
(NOT ACCEPTABLE IF DOCUMENTS ARE EXPIRED):

1. I-94 - with PAROLE PURSUANT TO SECTION 212(d) (5) on the front.

The form must not be expired, and the expiration date must be at least one year after the issue date. Both dates are documented on the form (Eligible for Benefits).

E. Non-Citizen Legal Resident Whose Deportation Is Withheld

A Non-Citizen Legal Resident whose deportation is withheld is a Non-Citizen Legal Resident for whom the Attorney General has withheld deportation from the U.S. pursuant to Section 243(h) or 241 (b)(3) of the INA. A Non-Citizen Legal Resident whose deportation is withheld is potentially eligible for services for a period of seven years from the date of the judge's orders.

These applicants normally have one of the following USCIS documents:
(NOT ACCEPTABLE IF DOCUMENTS ARE EXPIRED).

1. I-94 -with an order from an immigration Judge showing one of the following:
    a. Deportation withheld under 243(h) of the INA (Eligible for Benefits)
    b. Removal withheld under 241(b)(3) of the INA (Eligible for Benefits)

F. Cuban or Haitian Entrant

Cuban or Haitian entrants are admitted to the U.S. by USCIS as a Cuban or Haitian entrant pursuant to Section 501 (e) of the Refugee Education Assistance Act of 1980 (PL 104-93). Cuban or Haitian entrants are potentially eligible for benefits for a period of seven years from the date that their status is granted.

These applicants normally have the following USCIS document:
(NOT ACCEPTABLE IF DOCUMENTS ARE EXPIRED)

1. I-94 with the words: CUBAN/HAITIAN ENTRANT UNDER 212(D) OF THE INA (Eligible for Benefits)

G. Conditional Entrant

A conditional entrant was granted conditional entry into the U.S. before April 1, 1980, pursuant to Section 203 (a) (7) of the INA. Conditional entrants are potentially eligible for benefits regardless of any later change in their status.

These applicants normally have one of the following USCIS documents.
(NOT ACCEPTABLE IF DOCUMENTS ARE EXPIRED):

1. I-94 – with the words: ADMITTED AS A REFUGEE – CONDITIONAL ENTRY under Section 203(a) (7) of the INA. (Eligible for Benefits)

H. Abused or Battered Resident Immigrants

Documented non-citizen asylum seekers may become qualified Resident Immigrants when they have suffered abuse from a parent or a spouse.

The Service Provider staff must inform the abused or battered applicant of the following:

1. Applicant must contact the USCIS to obtain a Petition for Abused Aliens

2. The abuse must have occurred in the U.S. and the abusive person must be a U.S. Citizen or Lawful Permanent Resident

3. They must currently reside in the U.S.

4. They must provide any and all documentation verifying continuous residency in the U.S. for the prior five years

Note: All periods of time that are not accounted for must be addressed by an applicant statement.

In order for the Resident Immigrant to be eligible under this category, they must meet ALL of the following:

1. Possess appropriate USCIS status

2. Be battered or subject to extreme cruelty

3. Have a substantial connection between battery and the need for benefits

4. No longer residing with the batterer

I. Indefinite Detainee

Indefinite detention status pertains to Non-Citizens who have served their time for a criminal conviction and have been given formal orders to leave the U.S. Subsequently, Indefinite Detainee status is met when the Non-Citizen is allowed to indefinitely remain the U.S. because neither their home country, nor any other country will accept them.

J. Military Connection

Non-Citizens who meet both of the following criteria are potentially eligible for benefits, regardless of their date of entry:

1. They are a qualified Resident Immigrant

2. They meet one of the following military service criteria:
    a. An honorably discharged veteran or person on active duty
    b. On active duty in the Armed Forces of the U.S.
    c. A spouse of a veteran or person on active duty who meets one of the following:
        i. Is legally married to the veteran or person on active duty
        ii. Is legally separated from the veteran or person on active duty
        iii. Is a widowed spouse of the veteran or person on active duty and has not remarried

Note: The applicant remains eligible regardless of whether they are living together or apart; the veteran or active duty person can be a U.S. Citizen or a Resident Immigrant.
When verifying military service criteria, the following apply:

1. An honorably discharged veteran of the Armed Forces of the U.S. must present an original or notarized copy of the veteran's discharge papers

2. To verify the active duty status an original or notarized copy of the applicant's current orders or a military ID card (DD form 2 (active)) may be used

3. Only full-time Air Force, Army, Navy, Marine or Coast Guard is eligible

4. Any Reserve or National Guard duty is excluded

A spouse or single dependent child of a veteran or active duty alien must provide a document to verify relationship along with military verification requirements.

Qualified USCIS Identification Cards

This section identifies qualified USCIS identification cards that applicants may provide to determine whether they meet one of the qualified non-citizen requirements to receive benefits. Documents cannot be EXPIRED.

USCIS Identification Cards

The eligible ID cards listed in this section are as follows:

1. I-94 Arrival/Departure Record
    a. POTENTIALLY ELIGIBLE depending on the following:

i. I-94 admission stamp used, section of law/class-code annotations; Applicant must also meet a qualified Non-Citizen Legal Resident Status criterion identified in Section II-A. NOT ELIGIBLE for benefits when the document lacks a registration number

2. I-94 Parole Edition
    a. POTENTIALLY ELIGIBLE depending on the following:
        i. I-94 admission stamp used; section of law/class-code annotations; Applicant must also meet a qualified Non-Citizen Legal Resident Status criterion identified in Section II-A. NOT ELIGIBLE for benefits when the document lacks a registration number.

3. I-151 Alien Registration Card
    a. POTENTIALLY ELIGIBLE – The I-151 is the original green card. Many however were printed on blue paper; several versions of this card exist.
        i. Applicants must also meet qualified Non-Citizen Legal Resident Status criteria identified in Section II-A.

4. I-551 Permanent Resident Card

5. Visa Stamps in Foreign Passports – Eligible when all of the following occur:
    a. The Visa is stamped "Processed for I-551, temporary Evidence of Lawful Admission for Permanent Residence".
    b. Neither the Visa NOR the passport have expired. The passport's expiration date is normally found on the same page as the person's photograph.

Note: Applicants, who have expired, lost or otherwise cannot locate their immigration documents from USCIS are responsible for contacting USCIS for replacement documents.

Note: Qualified Non-Citizen Legal Residents may have documents described as eligible. Case managers must examine documents to establish their expiration date and cannot accept expired documents.

Affidavit That Document(s) Is/Are True

An eligible applicant must execute a sworn affidavit stating that the documentation provided as listed on this document during the verification process is true.

1. Contractors who determine eligibility for these programs will be required to ensure that a sworn affidavit is obtained in a way that does not delay the eligibility determination process or add cost to the process for the applicant.

2. Eligible applicants are exempt from providing an affidavit only if they are 60 years of age or older, if they are Tribal Members or if they are disabled or have an incapacity of the body or mind which makes them unable to supply such affirmation.

Non-Qualified Immigrants

Consider the following Non-Citizens as Non-Qualified Immigrants. Documents include, but are not limited to the following:

1. I-94 (Non-citizens with this document may have either qualified or nonqualified status. The admission stamp annotated on the card determines the non-citizen's status.)

2. I-184 (Crewman Landing Permit)

3. I-185 (Nonresident Alien Canadian Border Crossing Card)

4. I-186 (Nonresident Mexican Border Crossing Card)

5. I-444 (-Mexican Border Visitor Permit)

6. I-586 (Nonresident Alien Border Crossing Card)

7. l-688A (Employment Authorization)

8. I-688 (Temporary Resident [This is the first card issued to non-citizens living in the U.S. under the Amnesty Program of the Immigration Reform and Control Act of 1986.])

9. I-688B (Employment Authorization [This is the second card issued to non-citizens under the Amnesty Program of the Immigration Reform and Control Act of 1986.])

10. I-689 (Fee Receipt-Non-citizens [With this card may have either qualified or nonqualified status. The Provision of Law annotated on the card determines the non-citizen's status.])

11. I-766 (Employment Authorization)

12. DSP150 (Border Crossing Card [This card was introduced in 1997. Non-citizens with this card may have either qualified or nonqualified status. The Provision of Law annotated on the card determines the non-citizen's status.])

13. Student Visa (This card was introduced in 1998)

Ineligible Alien ID Cards

When an applicant provides one of the following alien ID cards, they are INELIGIBLE for services and the applicant must provide another eligible document. All these forms expired before January 24, 1990.

1. Any alien ID cards that are expired.

2. I-181a Memorandum of creation of record of lawful permanent residence

3. I-184 Alien crewman landing permit and identification card

4. I-185 Non-resident alien Canadian border crossing card

5. I-186 Non-resident alien Mexican border crossing card

6. I-444- Mexican border visitor permit

7. I-586 Non-resident alien border crossing card

8. I-688 Employment authorization

9. I-688A Employment authorization document

10. I-688B Employment authorization document

11. I-689 Fee receipt

12. I-766 Employment authorization document

13. Non-resident border crossing card

ATTACHMENT 1:

PAYMENT GUARANTEE CONTACT INFORMATION

PAYMENT GUARANTEE CONTACT INFORMATION

--ALL UTILITIES--

APS:	Online through the APS EAG system. Call the APS Caps Team (602) 371-6774 for questions and assistance. Email: guaranteeassistance@apsc.com
SRP:	Email: SRPEAG@srpnet.com Phone: (602) 236-3003 Fax: (602) 914-8732
SWG:	Online through the SWG Portal. Please contact Southwest Gas directly for access to the portal. Email: SCA-SWGAgencies@swgas.com Phone: (877) 967-9427 Fax: (866) 997-9427
GLOBAL WATER:	CustomerService@gwresources.com Fax: (520) 568-6367
TEP:	Email: AgencyDesk@tep.com Phone: 1-520-917-8418 Phasing out Fax Access
TRICO:	Email: memberservices@trico.coop Phone: 1-520-744-2944 Option 4 Fax: 1-520-353-1640
UNISOURCE (Warm Spirit):	Email: AgencyDesk@uesaz.com Phone: 1-866-628-5721 Fax: 1-866-870-5163
REQUIRED INFORMATION:	Guarantees should include the following information (see also the Policy section on Payment Guarantee Process): 1. Account number 2. Customer name on account 3. Customer address 4. Date of guarantee and guarantee amount 5. Fund source (if possible) 6. Name of case worker requesting the guarantee 7. Name of organization requesting the guarantee

ATTACHMENT 2:

PROGRAM SUMMARIES

WILDFIRE UTILITY ASSISTANCE
PROGRAM SUMMARY OVERVIEW

INFORMATION APPLIES TO:	***All fund sources*** subcontracted to human service agencies through Wildfire.
INCOME VERIFICATION (When required by fund source):	All sources of household income received during the past 30 days, including the date of application must be accounted for and verified.
SERVICE PERIOD:	A household may be assisted only once in a 12-month period for each fund source, unless otherwise specified.
SUBSTITUTE SSN (if necessary):	Zip code + Birthday (for example: if zip code is 85203 and b-day is May 1, 1980 then the substitute SSN will be 852-03-0501)

ACCEPTABLE CRISIS REASONS
(Program Summary will list requirements):

1. Loss or reduction of income or public assistance benefits or a delay in receiving public assistance benefits.
2. Unexpected and/or unplanned expense that caused a lack of resources.
3. A condition that endangers the health and safety of the household. ***See page 6 for more details/examples.***

CLIENT FILES MUST CONTAIN:

1. Intake sheet with client info and name of Case Manager
2. Verification document for ID of client
3. Citizenship verification (for HEAF and URRD only)
4. Utility bill, matching applicant service address or receipt of fuel purchase
5. Income verification
6. Documents verifying crisis (if required by fund source)
7. Client affidavit form (if utilized)
8. Statement of truth/release of info, signed by the client
9. Copy of payment guarantee request
10. Additional documents required by fund source (specifically repair/replace) as listed on Program Summary

PAYMENT GUARANTEE INFO: Guarantees should include the following information:

1. Account number
2. Customer name on account
3. Customer address
4. Date of guarantee and guarantee amount
5. Fund source
6. Name of case worker requesting the guarantee
7. Name of organization requesting the guarantee

ARIZONA PUBLIC SERVICE (APS)
CRISIS BILL ASSISTANCE PROGRAM SUMMARY

CAN PAY:	Current and past due charges, including reconnection fees or establishment charges, incurred only at the client's current address. No credits can be given. Cannot pay deposits. A deposit is not required if the customer is on E-3. Payments can be given to clients who are already enrolled in the Budget Billing Program, even if a credit balance is already showing on the account. The payment amount should cover the current and upcoming month's charges, as well as any outstanding debt due to missed payments.
MAXIMUM GRANT AMOUNT:	$800.00. Customers may receive assistance twice in a 12-month period, provided that the total assistance does not exceed $800 within that period.
ELIGIBILITY CRITERIA:	Household income must be at or below 200% of the current Federal Poverty Level (FPL) guidelines. Client must be the customer of record or a household member. Disconnected accounts are eligible for assistance, but charges incurred at former residences are not eligible.
CITIZENSHIP REQUIREMENT:	None
CRISIS:	Crisis reason must be stated on application. Documents verifying crisis are required or the Case Manager may document in file that documents verifying crisis were viewed.
PAYMENT GUARANTEE:	Online through the APS EAG system. Call the APS Caps Team (602) 371-6774 for questions and assistance.

GLOBAL WATER LOW INCOME RELIEF TARIFF
PROGRAM SUMMARY

WATER COMPANIES:	Santa Cruz Water Company (Water – Maricopa) Palo Verde Utilities Company (Sewer – Maricopa) Water Utility of Greater Tonopah Water Utility of Northern Scottsdale Eagletail Water Company Global Water – Red Rock Utilities
CAN PAY:	Current and past due charges, deposits, late fees, reconnection fees, service fees, returned payment fees, after hours service fees (where applicable). Installation of a back-flow prevention assembly if such assembly is required by tariff of the Global Water Utilities. Credits can be given.
MAXIMUM GRANT AMOUNT:	$350.00 for water customers and $350.00 for sewer customers in North Scottsdale, Tonopah and Eagletail. $700.00 for customers in Maricopa and Red Rock. Customers may be assisted more than once in a 12-month period. The total amount of assistance within the year cannot exceed $350.00 for water and $350 for sewer for customers in North Scottsdale, Tonopah and Eagletail and $700.00 for customers in Maricopa and Red Rock. Clients can only receive assistance from one Customer Assistance Program; listed under Eligibility Criteria.
ELIGIBILITY CRITERIA:	Client must be customer of record and fall within one of the following Customer Assistance Programs: 1) **Low-Income Program**: Household income must be at or below 300% of the federal poverty guidelines. Clients must not have a history of meter tampering or lock-cutting within the last two years. 2) **Deployed Service Member Program**: Service member must be on active duty for any of the armed forces, as defined by 10 U.S.C. 101(a)(4) and including any member of the Reserves or National Guard called to active duty ***OR*** Be deployed, on a deployment that is not a "permanent change of station" and have a primary residence in the Company's service area.

Each service member's eligibility must be verified based on written orders from the service member's command.

3) **Disabled Military Veteran Program:** Client must have been on active duty for any of the armed forces, as defined by 10 U.S.C. 101(a)(4); including any member of the Reserves or National Guard called to active duty *AND* been honorably discharged from the armed forces *AND* have a permanent disability rating related to their military duty service, as demonstrated by a medical discharge or other written documentation from the US Department of Defense or Department of Veteran Affairs.

4) **Furloughed Worker Program**: Client must have been employed in good standing with an employer *AND* provide written evidence that the person has been temporarily laid off, subject to recall or furloughed by an employer.

5) **Medical Hardship Program**: Customers, customers' spouse or customers' qualifying dependent may have experienced a medical issue resulting in unexpected medical costs. To qualify the person must – be qualified for Social Security Disability Benefits, as evidenced by notice from the SSA ***OR*** be qualified for other short-term or long-term disability insurance benefits, as evidenced by a letter from the insurer ***OR*** have experienced hospitalization of more than five (5) days within the last year ***OR*** provide documentation that the customer, customer's spouse, or a person claimed as a dependent on the customer's federal tax return, is currently on leave under the Family and Medical Leave Act of 1993, as amended 29 U.S.C 2601 et seq., or has been on such leave within the past year.

CITIZENSHIP REQUIREMENT: None.

CRISIS: A crisis reason is not necessary. Required documents are outlined in the Customer Assistance Programs; listed under Eligibility Criteria.

PAYMENT GUARANTEE: Email to: customerservice@gwresources.com; must indicate which Customer Assistance Program was utilized.

Fax: (520) 568-6367; must indicate which Customer Assistance Program was utilized.

SALT RIVER PROJECT (SRP)
BILL ASSISTANCE PROGRAM SUMMARY

CAN PAY:	Current and past due charges, reconnection fees, establishment charges, deposits and balances from a previous SRP address. Credits can be given to clients under circumstances where the Case Manager determines that the funds are necessary for the financial stability of the client. Credits must be given only to clients whose circumstances truly warrant them. In these situations, case notes should outline the details of the decision-making process. Payments can be given to clients who are already enrolled in the Budget Billing program, even if a credit balance is already showing on the account. The payment amount should cover the current and upcoming month's charges, as well as any outstanding debt due to missed payments. Payments for clients enrolled in the M-Power Program should be enough to cover outstanding debt and the next 30 days of energy usage, based on the Customer Usage Report (available from SRP), taking into account upcoming weather conditions.
MAXIMUM GRANT AMOUNT:	$600.00. Customers can receive assistance once in a 12-month period.
ELIGIBILITY CRITERIA:	Household income must be at or below 200% of the current Federal Poverty Level (FPL) guidelines. Client must be the customer of record or a household member.
CITIZENSHIP REQUIREMENT:	None
CRISIS:	Crisis reason must be stated on application. Documents verifying crisis is NOT required. An inability to pay a bill is considered a crisis.
PAYMENT GUARANTEE:	Email: SRPEAG@srpnet.com Phone: (602) 236-3003 FAX: (602) 914-8732

SALT RIVER PROJECT (SRP)
WEATHERIZATION PROGRAM SUMMARY

CAN PAY:	Weatherization services that conserve primarily electric energy, general repairs to the house, health and safety repairs, repair or replacement of appliances, low-cost/no-cost weatherization.
MAXIMUM GRANT AMOUNT:	$6,000.00
ELIGIBILITY CRITERIA:	Client household must be a current SRP customer. A household may be assisted only once in a 12-month period. Clients must live in a qualified home served by SRP, client must prove ownership of home, appliance, and/or system. Renters may show receipt of purchase for specific appliance or written permission from the property owner to weatherization the property. **Households must be at or below 200% of the federal poverty guidelines.** All income (within the past 30 days, including the date of application, or annual documentation) must be verified. **Upgrades must be cost-**effective as determined by current building science technologies in accordance with the Arizona Governor's Office of Energy Policy Weatherization Program Requirements.
CLIENT FILES MUST CONTAIN:	1. Application for benefits. 2. Most recent SRP utility bill. 3. Income verification for the most recent 30 days including application date, or annual income documentation.

SOUTHWEST GAS LIEC
BILL ASSISTANCE PROGRAM SUMMARY

CAN PAY:	Current and past due charges, including deposits. Up to 25% of the agency's allocated funds can be used to assist clients with deposits. A client may receive a credit under circumstances where the case manager determines that the funds are necessary for the financial stability of the client. Credits must be given only to clients whose circumstances truly warrant them. In these situations, case notes should outline the details of the decision-making process. This may include assisting customers who have historically disconnected their gas in the summer, only to have a reconnection fee in the fall that they might have trouble paying. By crediting them in the spring/summer months, this can allow them to avoid such fees.
MAXIMUM GRANT AMOUNT:	$400.00. Customers can receive assistance once in a 12-month period.
ELIGIBILITY CRITERIA:	Household income must be at or below 200% of the current Federal Poverty Level (FPL) guidelines. Client must be the customer of record or apply for assistance by named proxy.
CITIZENSHIP REQUIREMENT:	None
CRISIS:	Not required.
PAYMENT GUARANTEE:	Email: SCA-SWGAgencies@swgas.com Phone: (877) 967-9427 Fax: (866) 997-9427

SOUTHWEST GAS ENERGY SHARE – BILL ASSISTANCE PROGRAM SUMMARY

CAN PAY:	Current and past due charges, including deposits, late charges, reestablishment fees, and other related costs or fees. A client may receive a credit under circumstances where the case manager determines that the funds are necessary for the financial stability of the client. Credits must be given only to clients whose circumstances truly warrant them. In these situations, case notes should outline the details of the decision-making process. This may include assisting customers who have historically disconnected their gas in the summer, only to have a reconnection fee in the fall that they might have trouble paying. Providing a credit in the spring/summer months can allow them to avoid such fees. MAXIMUM GRANT AMOUNT: $400.00. Customers may receive assistance multiple times in a 12-month period, provided that the total assistance does not exceed $400 within that period.
ELIGIBILITY CRITERIA:	Clients must have household income at or below 200% of the federal poverty guidelines, a verified financial crisis or an unexpected financial difficulty. Client must be the customer of record or a household member.
CITIZENSHIP REQUIREMENT:	None
CRISIS:	Not required for clients whose household income is at or below 200% of the federal poverty guidelines. For clients whose household income is above 200% of the federal poverty guidelines, crisis reason must be stated on application. Documents verifying financial crisis are required.
PAYMENT GUARANTEE:	Email: SCA-SWGAgencies@swgas.com Phone: (877) 967-9427 Fax: (866) 997-9427

SOUTHWEST GAS ENERGY SHARE – REPAIR/REPLACEMENT PROGRAM SUMMARY

CAN PAY:	Costs associated with repairing natural gas equipment or replacement costs in cases where repair is impossible, or repair costs would exceed replacement costs. Costs associated with gas line repair or relocation in conjunction with the Southwest Gas Customer-Owned Yard Line (COYL) Program. MAXIMUM GRANT AMOUNT: $2,000.00. Customers may receive assistance multiple times in a 12-month period, provided that the total assistance does not exceed $2,000 within that period; funds can only be used once in conjunction with the COYL program.
ELIGIBILITY CRITERIA:	Clients must have household income at or below 200% of the current Federal Poverty Level (FPL) guidelines, OR a condition that endangers the health and safety of the household. Client must be the customer of record or a household member. *For appliance repair/replacement:* Proof of ownership of the appliance is required. *For gas line repair/replacement in conjunction with COYL program:* Proof of client participation in COYL program (completed Southwest Gas Meter Relocation Agreement, signed by client and Southwest Gas representative) is required.
CITIZENSHIP REQUIREMENT:	None
CRISIS:	Not required for clients whose household income is at or below 200% of the federal poverty guidelines. Clients whose household income is above 200% may be assisted if they are experiencing a condition that endangers the health and safety of household members. Crisis reason must be stated on application. Documents verifying crisis is NOT required.
ADDITIONAL DOCUMENTS REQUIRED FOR CLIENT FILE:	*For appliance repair/replacement:* (1) Invoice for total costs from pre-approved contractor; (2) Client statement indicating that repairs/replacements have been completed is required. *For gas line repair/replacement in conjunction with COYL program:* Completed Meter Relocation Agreement, signed by client and Southwest Gas representative is required.

Instructions for Assisting Clients in the Southwest Gas Customer-Owned Yard Line (COYL) Program Using Southwest Gas Energy Share – Repair/Replacement Funds

The COYL program is operated by Southwest Gas and is a service provided to certain Southwest Gas customers who elect to allow their gas meters to be relocated at the expense of Southwest Gas.

Southwest Gas Customers who are participating in the COYL program may be eligible for additional assistance with Southwest Gas Energy Share – Repair/Replacement funds under the following circumstances:

1. A gas leak at the customer's residence was discovered during the meter relocation process AND/OR
2. The meter cannot be relocated to the original residence entry point and requires additional plumbing to complete the installation.

In these cases, the client would incur additional costs, not covered by the COYL program. These clients can be assisted with Southwest Gas Energy Share – Repair/Replacement funds if otherwise eligible. In order to assist these clients, their participation in the COYL program must be verified using a copy of their completed Meter Relocation Agreement, signed by both the client and a Southwest Gas representative.

TRICO ASSISTANCE
PROGRAM SUMMARY

CAN PAY:	Utility bills, rent, mortgage, food, medical bills and other emergency needs at the discretion of the Participating Agency. Replacement of appliances only in cases where repair cost would exceed replacement cost. For repair/replacement, the applicant must be the owner of the appliance or home, as applicable.
MAXIMUM GRANT AMOUNT:	$800.00. Customers may receive assistance multiple times in a 12-month period, provided that the total assistance does not exceed $800 within that period
ELIGIBILITY CRITERIA:	Household income must be at or below 200% of the federal poverty guidelines. Households must be in Trico service area; within Pima, Pinal and Santa Cruz Counties. A Trico customer must reside in the household.
CITIZENSHIP REQUIREMENT:	None.
CRISIS:	Crisis reason must be stated on application. Documents verifying crisis are NOT required.
ADDITIONAL DOCUMENTS:	Copy of the rental agreement or a note from the landlord for utility costs included in rent, if applicable. For repair/replace, proof of ownership of the appliance or home.

TUCSON ELECTRIC POWER (TEP) BILL ASSISTANCE PROGRAM SUMMARY

CAN PAY:	Current and past due charges. Can pay deposits, reconnect fees and establishment charges. No credits can be given on any accounts.
MAXIMUM GRANT AMOUNT:	$400.00. Customers can receive assistance once in a 12-month period.
ELIGIBILITY CRITERIA:	Household income must be at or below 200% of the current Federal Poverty Level (FPL) guidelines. Client must be the customer of record or a household member.
CITIZENSHIP REQUIREMENT:	None
CRISIS:	Crisis reason must be stated on application. Documents verifying crisis are NOT required.
PAYMENT GUARANTEE:	Email: AgencyDesk@tep.com Phone: 1-520-917-8418 Option 4 Fax: 1-520-571-4026

UNISOURCE ELECTRIC (UNSE) BILL ASSISTANCE
PROGRAM SUMMARY

CAN PAY:	Current and past due charges. Can pay deposits, reconnect fees and establishment charges. No credits can be given on any accounts.
MAXIMUM GRANT AMOUNT:	$400.00. Customers can receive assistance once in a 12-month period.
ELIGIBILITY CRITERIA:	Household income must be at or below 200% of the current Federal Poverty Level (FPL) guidelines. Client must be the customer of record or a household member.
CITIZENSHIP REQUIREMENT:	None
CRISIS:	Crisis reason must be stated on application. Documents verifying crisis are NOT required.
PAYMENT GUARANTEE:	Email: AgencyDesk@uesaz.com Phone: 1-866-628-5721 Fax: 1-866-870-5163

UTILITY REPAIR REPLACEMENT AND DEPOSIT (URRD) PROGRAM SUMMARY

The Utility Repair, Replacement and Deposit (URRD) fund was established by state law (A.R.S. §46-731) to provide assistance to low income individuals in crisis situations with deposits for utility services and to make needed repairs and/or replacements to **existing** utility related appliances or systems. In January 2007, A.R.S. §46-731 was revised to require abandoned deposits to be administered by a qualified fuel fund entity.

CAN PAY:	***Deposits*** for utility services (electric, gas, water, telephone) ***Repairs*** to existing utility related appliances or systems ***Replacement*** of existing utility related appliances only in cases where repair costs would exceed replacement costs or when an appliance is found to be inoperable with repairs. Replacement appliances must have an Energy Efficient Star Rating.

Guidelines for Deposits

CAN PAY:	Deposits for any utility company. Utility deposit included in a client's rental agreement and collected along with rental payments are eligible for assistance.
MAXIMUM GRANT AMOUNT:	$3,000.00. Customers can receive assistance once in a 12-month period.
ELIGIBILITY CRITERIA:	Household income must be at or below 200% of the current Federal Poverty Level (FPL) guidelines.
CRISIS:	None needed.
CITIZENSHIP REQUIREMENT:	Primary applicant must be U.S. citizen or legal resident.
ADDITIONAL DOCUMENTS:	Citizenship/Legal Resident status verification for primary applicant Copy of the rental agreement or a note from the landlord for utility costs included in rent. **Payment guarantees made to the designated utility company (page 34).**

Guidelines for Repair/Replacement

Ownership:

The applicant must be the owner of the appliance or system to be repaired and/or replaced. The following documents can be used to verify ownership:

1. Purchase receipt provided by the client, or
2. Statement of ownership, signed by the client

A qualified individual of the agency, vendor, or trained weatherization contractor may complete inspection of the needed repair and/or replacement.

Appliances and Systems:

Eligible Appliances & Systems	**Ineligible Appliances & Systems**
Water Heaters	Televisions
Cooking Stoves	Radios
Microwaves	VCRs
Furnaces	Hair Dryers
Air Conditioners	Blenders
Home Telephone (Landlines Only)	Cable TV
Evaporative Coolers	Satellite Receivers
Refrigerators	Water Softeners
Washers/Dryers	Water Pump
	Water Tanks
	Pressure Tanks

For any appliance repair and/or replacement not listed on the list of eligible appliances, please contact Wildfire at (602) 604-0640.

MAXIMUM GRANT AMOUNT:	$3,000.00. Customers can receive assistance once in a 12-month period.
ELIGIBILITY CRITERIA:	Household income must be at or below 200% of the current Federal Poverty Level (FPL) guidelines. The applicant must be the owner of the appliance or system to be repaired and/or replaced. A qualified individual of the agency may conduct inspection of the needed repair and/or replacement.

CRISIS:	Crisis reason must be stated on application. Documents verifying crisis are NOT required.
CITIZENSHIP REQUIREMENT:	Primary applicant must be a U.S. citizen or legal resident.
ADDITIONAL DOCUMENTS:	Citizenship/Legal Resident status verification for primary applicant *For appliance repair/replacement:* (1) Proof of ownership of appliance or system (receipt or client statement is acceptable); (2) Invoice for total costs from pre-approved contractor; (3) Client statement indicating that repairs/replacements have been completed and are satisfactory**.**
PAYMENT FOR REPAIR/REPLACEMENT:	After completion of work, inspection, written confirmation from client that work was completed and is satisfactory, and receipt of appropriate documentation, such as an invoice with a client's signature.

WARM SPIRIT ELECTRIC & GAS FUND PROGRAM SUMMARY

(Funds Provided by UniSource Energy)

CAN PAY:	Utility bills, including current and past due charges, deposits, late fees, service establishment and reconnection fees. No credits can be given on any accounts.
MAXIMUM GRANT AMOUNT:	$500.00
ELIGIBILITY CRITERIA:	Household income must be at or below 200% of the current Federal Poverty Level (FPL) guidelines. Client must be the customer of record or a household member.
CITIZENSHIP REQUIREMENT:	None
CRISIS:	Crisis reason must be stated on application. Documents verifying crisis are NOT required.
PAYMENT GUARANTEE:	Email: AgencyDesk@uesaz.com Phone: 1-866-628-5721 Fax: 1-866-870-5163

ATTACHMENT 3:

SITE VISIT CHECKLIST

AGENCY FUND SOURCE CHECKLIST

Wildfire recommends agencies be "audit ready" by completing regular internal audits or file reviews on utility assistance files in preparation for future Wildfire Site Visits.

Items for review must be easily accessible for Wildfire staff conducting visits, whether contents are pulled out of the file or tabbed in accordance with the checklist.

Documentation on File:	Yes	No	Notes
ID verification of applicant			
Income verification for all household members during previous 30 days; FPL%			
Current utility bill with address that matches applicant & service address; acceptable applicants			
Crisis documentation			
Signed affidavit for any and all missing documents			
Signed statement of truth and release of information			
Payment Guarantee			
For URRD: Documentation of citizenship or lawful presence for primary applicant (page 21 of the manual)			
For repair/replace: Proof of ownership for appliance repair/replace			
For repair/replace: Verification of costs for appliance repair/replace			
For repair/replace: Statement of completion signed by client			

Wildfire
Home Energy Assistance Fund
Effective July 1, 2022 - June 30, 2023

Federal Poverty Guidelines (FPG) - Income thresholds for **the last 30 days** by percent of FPG

Household Size											
Percent of Poverty	1	2	3	4	5	6	7	8	9	10	For each additional member add:
100%	$1,132	$1,525	$1,919	$2,312	$2,705	$3,099	$3,492	$3,885	$4,279	$4,672	$393
150%	$1,698	$2,288	$2,879	$3,468	$4,058	$4,649	$5,238	$5,828	$6,419	$7,008	$590
200%	$2,264	$3,050	$3,838	$4,624	$5,410	$6,198	$6,984	$7,770	$8,558	$9,344	$786

Federal Poverty Guidelines (FPG) - **ANNUAL** income thresholds

Household Size											
Percent of Poverty	1	2	3	4	5	6	7	8	9	10	For each additional member add:
100%	$13,590	$18,310	$23,030	$27,750	$32,470	$37,190	$41,910	$46,630	$51,350	$56,070	$4,720
150%	$20,385	$27,465	$34,545	$41,625	$48,705	$55,785	$62,865	$69,945	$77,025	$84,105	$7,080
200%	$27,180	$36,620	$46,060	$55,500	$64,940	$74,380	$83,820	$93,260	$102,700	$112,140	$9,440

5.2022

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022

Contact Person: Holly Osborn, DIRECTOR-PARKS & REC

Submitting Department: Parks and Recreation

District: District 5

Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2023 budget by reallocating appropriations of $27,200 within the General Fund from Services in the Public Works Department to Services in the Parks and Recreation Department for landscaping at the Northwest Regional Library; Resolution # 2022-87.

Motion:

I move to approve Resolution # 2022-87.

Background:

The Public Works Department currently manages the landscaping contract for the Northwest Regional Library. The Parks and Recreation Department is responsible for the surrounding landscaping in the Community Park and is managing the current Community Park Improvement project and other projects surrounding the Northwest Regional Library. The Department is recommending that the Parks and Recreation Department manage the library landscaping contract as the area surrounding the library is located within the vicinity of Community Park. The reallocation of the funding from Public Works to Parks and Recreation requires a Budget Amendment.

Objective Analysis:

Due to the location of the Northwest Regional Library within Community Park, it is better suited for the Parks and Recreation Department to manage the landscaping contract for the library.

Policy Compliant:

This action is compliant with City, Council and Budget Amendment Policies.

Financial Impact:

The Parks and Recreation Department will now manage the funds allocated for the library landscaping contract. There will be no additional financial impact.

Budget Impact:

This action requires a budget amendment to the Fiscal Year 2023 budget moving appropriation in the amount of $27,200 from Services in the Public Works General Fund to Services in the Parks and Recreation General Fund. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

There is no FTE impact.

ATTACHMENTS:

1. Res. No. 2022-87 - FINAL - Resolution-Library Landscaping

RESOLUTION # 2022-87

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2023 BUDGET BY MOVING BUDGET AUTHORITY OF $27,200 FROM THE PUBLIC WORKS GENERAL FUND TO THE PARKS AND RECREATION GENERAL FUND FOR LANDSCAPING AT THE NORTHWEST REGIONAL LIBRARY.

WHEREAS, the FY2023 budget was adopted including funding for landscaping at the Northwest Regional Library in the Public Works Department's General Fund;

WHEREAS, due to landscape improvements to be completed in the surrounding area by the Parks and Recreation Department, it is recommended that the Parks and Recreation Department also manage the contracted landscape for the Northwest Regional Library;

WHEREAS, the FY2023 budget was adopted by Council Resolution #2022-56 on June 7, 2022;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2022 through June 30, 2023.

APPROVED AND ADOPTED this _____day of _____, 2022.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2022-87
Exhibit A

1. Appropriation- The exhibit below represents a movement of budget authority in the amount of $27,200 from Services within the Public Works Department General Fund to Services within the Parks and Recreation General Fund to establish a budget for contracted landscaping at the Northwest Regional Library. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
General Fund	Public Works	Services	E	4,110,000	(27,200)	4,082,800
General Fund	Parks and Recreation	Services	E	6,790,700	27,200	6,817,900
			Total Expense	**10,900,700**	**$0**	**10,900,700**

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022

Contact Person: Trever Fleetham, PLANNER SENIOR

Submitting Department: Community Development

District: District 3

Staff Recommendations: None

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the Preliminary Development Plan for the Truman Ranch Marketplace PAD (PAD08-015); Case FS20-829; Ordinance # 2022-18.

Motion:

I move to approve Ordinance # 2022-18.

Background:

Susan Demmitt of Gammage and Burnham PLC, on behalf of Truman Ranch 46, LLC, seeks approval of a Preliminary Development Plan (PDP) for Truman Ranch Marketplace PAD, aka Waddell Crossing, aka The Promenade. The proposed PDP seeks to secure the development rights for the property, including memorializing the allowed residential density.

Objective Analysis:

The proposed Preliminary Development Plan is in substantial compliance with the development standards of the Truman Ranch Marketplace PAD. This PDP will allow the applicant to move forward to Site Plan review for the proposed development.

Policy Compliant:

The proposed Preliminary Development Plan is consistent with the Graduated Density Concept, General Plan 2020, and former Chapter 125.

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS20-829 Truman Ranch Marketplace PDP - Staff Report 081622 CC
2. 01 - FS20-829 Truman Ranch Marketplace PDP - Vicinity Map
3. 02 - FS20-829 Truman Ranch Marketplace PDP - Zoning Map
4. 03 - FS20-829 Truman Ranch Marketplace PDP - PDP Narrative
5. 05 - FS20-829 Truman Ranch Marketplace PDP - Citizen Participation Report - REDACTED
6. 06a - FS20-829 Truman Ranch Marketplace PDP - Letters of Opposition Redacted
7. 06b - FS20-829 Truman Ranch Marketplace PDP - Letters of Support Redacted
8. 07 - FS20-829 Truman Ranch Marketplace PDP - Affidavit of Site Posting
9. 08 - FS20-829 Truman Ranch Marketplace PDP - Luke AFB Letter
10. 09 - FS20-829 Truman Ranch Marketplace PDP - Ordinance 2022-18
11. FS20-829 Truman Ranch Marketplace PDP 080322 Edits

Preliminary Development Plan

REPORT TO THE CITY COUNCIL

Case:	**FS20-829**
Project Name:	Preliminary Development Plan for Truman Ranch Marketplace PAD
Council District:	3 - Mesquite
Meeting Date:	August 16, 2022
Planner:	Trever Fleetham, AICP

Owner:	Truman Ranch 46 SWC, LLC
Applicant:	Gammage and Burnham, PLC
Request:	Preliminary Development Plan for the Truman Ranch Marketplace Planned Area Development (PAD) for purposes of securing development rights.
Site Location:	Southwest corner of Cotton Lane and Waddell Road
Site Size:	43.35 Acres (Net Approx.) 45.93 Acres (Gross Approx.)
Residential Density:	20.9 DU/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2020
Support/Opposition:	See attached Citizen Participation Report.
Commission Recommendation:	Commission recommends the Council **approve** case FS20-829, subject to stipulations ‘a’ through ‘d’.

PROJECT DESCRIPTION:

Susan Demmitt of Gammage and Burnham PLC, on behalf of Truman Ranch 46, LLC, seeks approval of a Preliminary Development Plan (PDP) for Truman Ranch Marketplace PAD (PAD08-015). The proposed PDP seeks to secure the development rights for the property, including memorializing the allowed residential density.

BACKGROUND:

September 13, 2007: Adoption of Resolution 07-128 creating a public record for Chapter 125 of the Municipal Code.

September 27, 2007: Adoption of Resolution 07-44 adopting Chapter 125 of the Municipal Code.

July 24, 2008: The City Council approved a Major General Plan Amendment over the subject property under case GPA08-019, changing the Land Use designation from Low-Density Residential to Mixed Use per Resolution 08-104.

September 12, 2008: The subject property was annexed into the City of Surprise under case ANX08-013.

September 25, 2008: The City Council approved the Truman Ranch Marketplace PAD under case PAD08-015.

May 14, 2009: Adoption of Ordinance 09-12 repealing Chapter 125 and adopting Chapter 122.

May 14, 2013: Adoption of the 2035 General Plan per Resolution 2013-39.

June 25, 2013: Approval of a Minor General Plan Amendment under Resolution 2013-59 regarding development in high noise and accident potential zones for Luke Air Force Base.

October 7, 2014: Approval of Minor General Plan Amendment pertaining to changes to the Implementation Chapter.

December 15, 2015: Approval of a Minor General Plan Amendment relating to revised Land Use Map per Resolution 2014-101.

December 15, 2015: Approval of Major General Plan Amendment deleting Village Plan requirements and adopting the Character Area planning concept per Resolution 2015-120.

November 19, 2020: Staff met with the applicant via WebEx, to discuss the project during a regularly scheduled Concept Review meeting under CR20-687.

December 31, 2020: The applicant filed a request for a Major PAD Amendment to the Truman Ranch PAD under case FS20-829, the subject case.

January 29, 2020: The applicant filed a request for a Master Site Plan for Truman Ranch under case FS21-076.

May 13, 2021: The applicant held an outreach meeting to discuss the subject request in both virtually and in-person.

July 29, 2021: The applicant held a second outreach meeting to discuss the subject request.

ANALYSIS AND DISCUSSION:

The Truman Ranch Marketplace PAD (PAD08-015) established the permitted land uses for the property as those that were allowed in the Neighborhood Commercial (C-1), Community Commercial (C-2), and Mixed Use Planned Development (MU-PD) districts under Chapter 125, the former Surprise Zoning Ordinance that was in effect in 2008 when the PAD was approved by the City Council. The PAD also specified certain development/design standards that any developments within the subject property would need to abide by.

The applicant proposes to develop the property as a mixed-use project that includes C-1 commercial uses, a self-storage or mini-storage warehouse, and a multi-family three- and four-story apartment complex with some townhomes consisting of 601 total dwelling units. All of these proposed uses are permitted under PAD08-015 as approved in 2008, except that the mini-storage use would require a Conditional Use Permit.

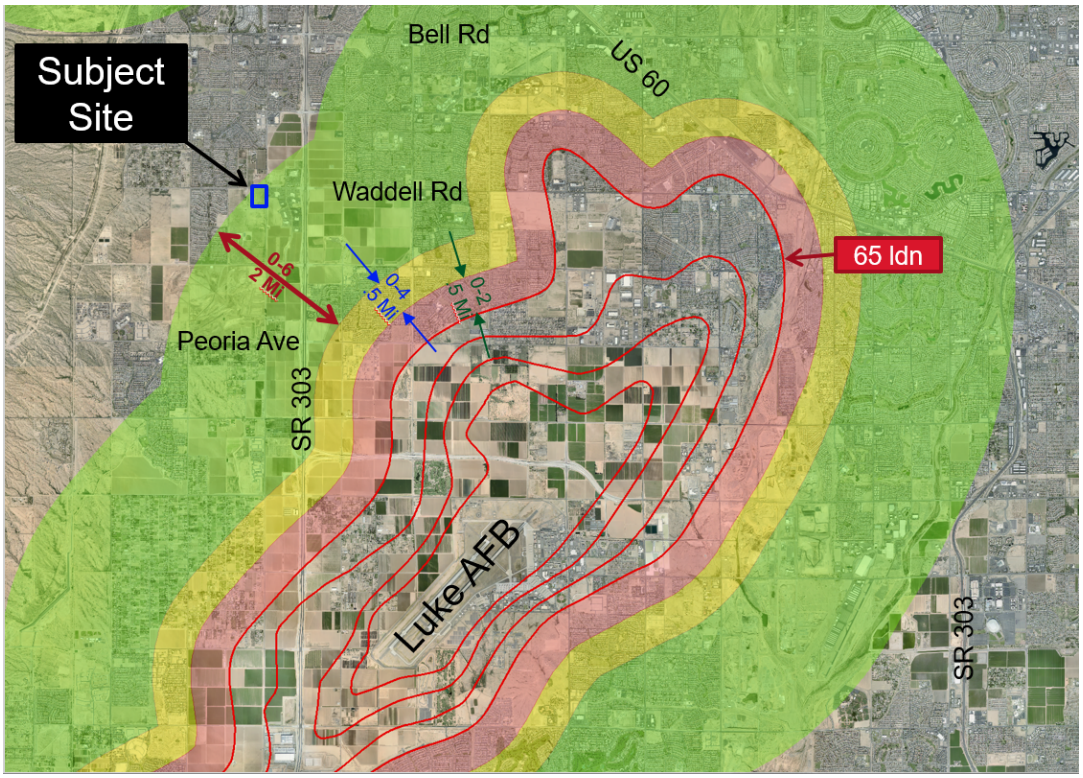
In regard to phasing, the applicant proposes the following: "It is anticipated that the first phase of development will include the Residential Development Unit, including the construction of all residential buildings… A future phase (or phases) will include the development of the Commercial Development Unit."

Residential Density

PAD08-015 did not, however, establish a residential density number for development of the property. Per Chapter 125, without an established residential density number in the PAD, the governing document for this is the general plan in effect at the time: General Plan 2020.

Resolution 08-104, which was approved by City Council on July 24, 2008, changed the land use designation of the subject property from Low-Density Residential to Mixed Use. General Plan 2020 did not include a residential density range for the Mixed Use land use designation. As such, the allowed density range in this land use designation would refer to the use. In this case, High-Density Residential Uses per General Plan 2020 allow a density range of 15-21 dwelling units per acre. Per Chapter 125, this is the range applicable to the subject PDP.

The current General Plan seeks to protect the mission of Luke Air Force Base through the implementation of the Graduated Density Concept (GDC). The GDC limits residential density based on the site's proximity to the 65 Day-Night Average Sound Level ("ldn") noise contours for Luke AFB. As illustrated in the graphics below, the site is located along the outermost edge of the 0-6 DU/Ac ribbon of the GDC.



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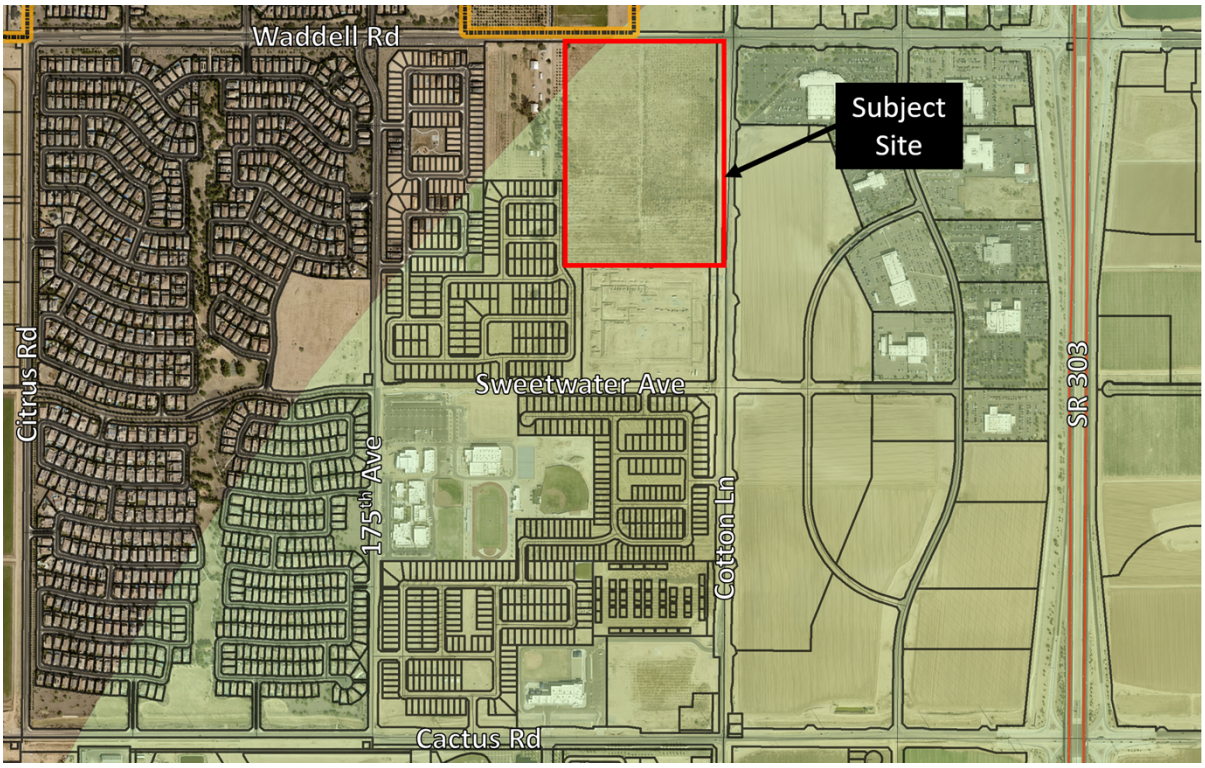


In a letter dated February 4, 2021, Luke Air Force Base stated that the project would meet the guidelines of the GDC, provided the density over the entire 320-acre half-section bounded by Waddell Road, Cactus Road, Cotton Lane, and 175th Avenue is maintained at a maximum of six (6) dwelling units per acre. This will require the City to administer the remainder of the undeveloped property within the half-section to ensure compliance with the maximum – a task already being conducted by Community Development staff in other areas of Surprise impacted by Luke AFB. It should be noted that the proposed number of dwelling units and density has been reduced by the applicant since Luke issued said letter from 613 to 601.

Preliminary Development Plan

Chapter 125 requires that a PAD include a "Preliminary Development Plan" or master conceptual site plan. When PAD08-015 for the Truman Ranch Marketplace PAD was approved in 2008 a PDP was not included. The original narrative for PAD08-015 states that a preliminary development plan or a master site plan would follow, but this never happened. Presumably due to the economic downturn, a subsequent approval of a PDP did not occur and the site was never developed.

When the applicant initially submitted for the subject case, FS20-829, in December 2020 it was understood by staff that the applicant was seeking approval of a Major PAD Amendment. Several reviews by staff were conducted on the proposed Major PAD Amendment, public outreach meetings were held, and conversations between the applicant and staff occurred.

The applicant subsequently elected to not amend the existing approved PAD, but rather to seek approval of a PDP at this time, which Chapter 125 requires for them to move forward with site planning for each of the planned uses and then building permits and construction. At this time, the applicant intends to develop the property per the approved PAD, General Plan 2020, and Chapter 125, with the Land Development Ordinance (LDO) governing any development matters not addressed by the other regulations, in addition to the allowed density memorialized by the proposed PDP.

Chapter 125 mandates that a PDP be reviewed and considered by the Planning and Zoning Commission, with the Commission making a recommendation for approval or denial to the City Council. The PDP is then presented to the City Council for approval or denial.

Preliminary Development Plan Analysis

Per the approved Truman Ranch Marketplace PAD (PAD08-015), the site will be developed with uses allowed within the Mixed-Use Planned Development District (MU-PD), Neighborhood Commercial Zone (C-1), and Community Commercial Zone (C-2) of Chapter 125 of the Surprise Municipal Code in effect at the time the PAD was approved in 2008.

The PDP proposes a horizontal mixed-use development integrating residential and commercial uses on 45.93 gross acres (43.35 net acres). The residential component of the development is proposed to include a maximum of 601 dwelling units on the south approximate 28.65 acres of the property. Of the 601 total dwelling units proposed, 213 units are planned to be senior living, 384 family-oriented, and 4 townhome units. Utilizing the applicable density calculation within former Chapter 125 of the Surprise Municipal Code, this equates to 20.9 du/acre, which is within the 15-21 du/acre range permitted for High-Density Residential Uses by General Plan 2020.

The commercial component of the proposed development is located on the north side of the property along Waddell Road from the west property boundary, east to Cotton Lane. The proposed PDP anticipates a series of freestanding pads capable of supporting retail, restaurant, and services uses. At this time, convenience, restaurant uses, a fuel station, and a mini-warehouse facility are planned for the property. The allowed uses will be determined by the approved Truman Ranch Marketplace PAD, and Chapter 125 of the Surprise Municipal Code that was in effect at the time of the PAD approval.

Development Standards

The site will be developed in accordance with the development standards within the approved Truman Ranch Marketplace PAD. For any development standards not addressed within this approved PAD, Chapter 125 of the Surprise Municipal Code in effect at the time of approval of the PAD will be applicable. Any development standard not covered by either of these documents will be addressed by the current LDO.

The proposed PDP anticipates 1,339 parking spaces provided on site for the residential component, and 310 parking spaces provided for the commercial development unit. The approved Truman Ranch Marketplace PAD requires adequate parking, but allows for the opportunity for a reduction to the requirements of Chapter 125 with a parking study provided at the time of final site plan.

The Truman Ranch Marketplace PAD outlines required setbacks for the subject site, with an emphasis on the perimeter to protect existing/future adjacent residential. Internal to the site, the PAD allows for a 0 foot setback subject to the current adopted building codes in the City of Surprise. The PAD also requires the following landscape buffers from the edge of street:

- Major Arterial R/W: 22ft.
- Collector: 10ft. If designed to a pedestrian scale with a more urbanized approach. If the project is designed more traditional, greater landscape buffers may be required.
- Street: 5ft.

The proposed PDP demonstrates compliance with these setbacks and buffer requirements, but these will be scrutinized more closely at time of site plan review.

While actual building heights are not known at this time, the PDP contemplates buildings between one and four stories. The PAD limits the maximum height on the west half of the subject site to 50 feet.

GENERAL PLAN CONFORMANCE:

Surprise General Plan 2020: The Surprise General Plan 2020 shows the subject property as lying within the Mixed Use Gateway. As such, the proposal is consistent with the general plan.

NEIGHBORHOOD MEETING:

The applicant held their official Neighborhood Outreach Meeting on May 13, 2021, which was advertised in accordance with state and local regulations. The meeting was held in-person at Sunset Hills Elementary School and also allowed for virtual attendance. The applicant also held a second outreach meeting on July 29, 2021 at Sunset Hills Elementary School. This meeting was not formally advertised; however, said meeting exceeded the minimum requirements for public outreach. Both meetings were well attended and many residents spoke on the matter. Staff has also received numerous items of opposition and a few items of support. Primary concerns received included traffic, parking, density, housing, crime rates, property values, amenities, school capacity, and infrastructure improvements. Those in support generally cited the need for affordable workforce housing.

On June 2, 2021, the applicant launched a project website to provide additional information. The website has been periodically updated throughout the process.

The applicant also held an additional informal virtual neighborhood meeting on May 31, 2022.

REVIEWING AGENCIES:

In addition to the standard city internal reviewing departments, the Maricopa County Flood Control District, Maricopa Water District, and Luke AFB were included in the routing of this request and indicated no concerns over the request. Luke AFB also issued a letter stating concurrence with the methodology used to determine consistency with the Graduated Density Concept.

SUMMARY:

The original PAD established the allowed uses for the site but did not establish residential density. The proposed Preliminary Development Plan seeks to define the residential density, while adding clarity to the development standards and other aspects of the project. The proposed density is consistent with the Graduated Density Concept, General Plan 2020, and Chapter 125.

FINDINGS:

- The zoning of the property was established via the approval of case PAD08-015.
- The currently approved PAD establishes the allowed uses and development standards.
- The proposed Preliminary Development Plan aims to memorialize the allowed residential density.
- The proposed residential density is consistent with the Graduated Density Concept, General Plan 2020, and former Chapter 125.
- The proposed Preliminary Development Plan is substantially consistent with PAD08-015 and former Chapter 125.

COMMISSION RECOMMENDATION:

Based on the findings noted above, the Planning & Zoning Commission recommended **approval** of case FS20-829 to the City Council, subject to stipulations 'a' through 'd' as outlined below:

a. Development and use of the subject site, pursuant to final development plans approved under Section 125-35 of former Chapter 125, shall be substantially consistent with ***Exhibit C*** and ***Exhibit D.***

b. One or more of the commercial uses planned for the Commercial Development Unit shall be constructed concurrently with the Residential Development Unit to ensure that not only one type of use is exclusively developed during any phase of development of the subject site as required by Section 125-194 of former Chapter 125.

c. The subject site may include a maximum of 601 residential dwelling units.

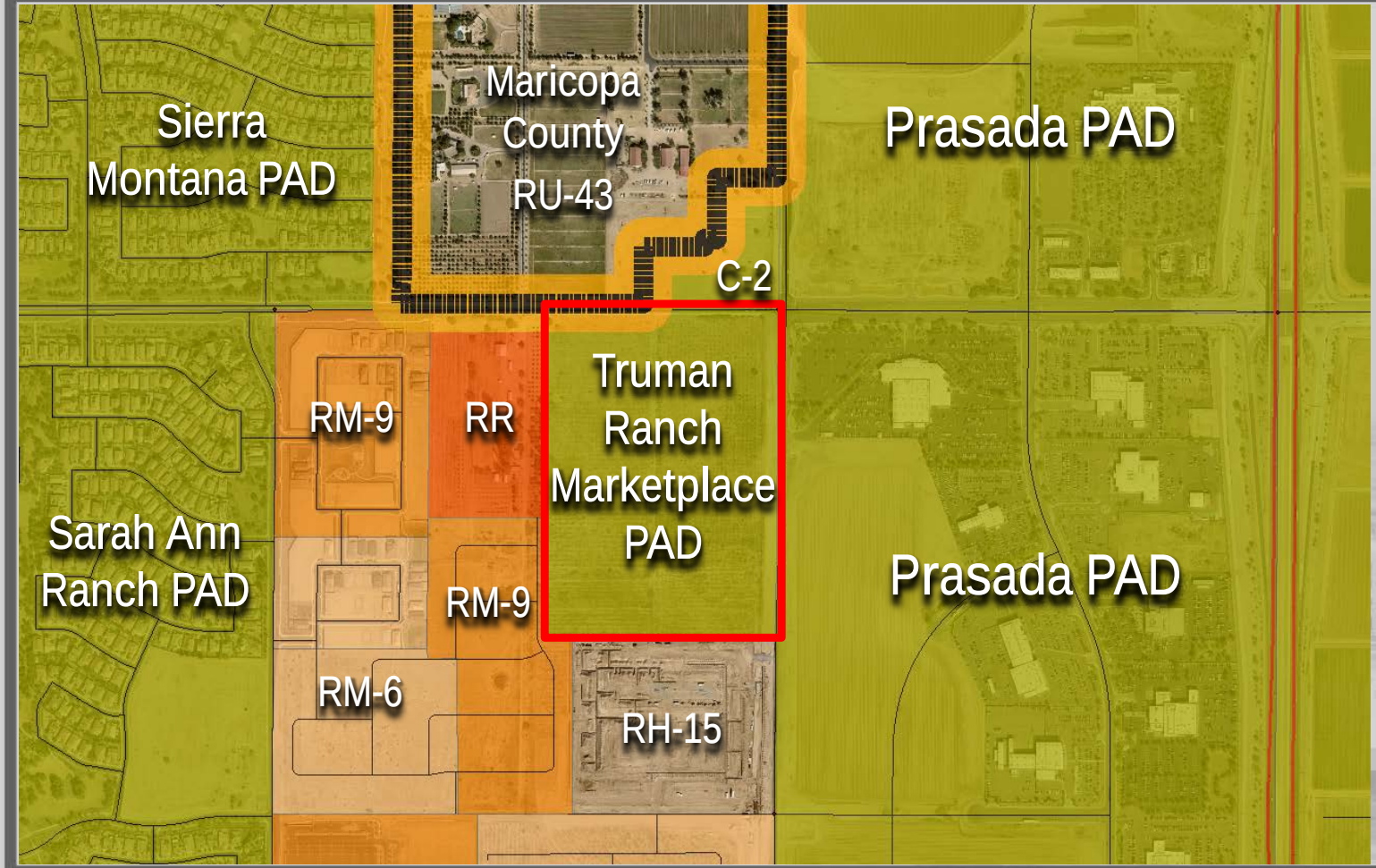
d. Non-compliance with the stipulations of approval of this Preliminary Development Plan will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

However, should the City Council wish to **deny** the request, the City Council should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Map
02 Zoning Map
03 PDP Narrative
04 PDP Site Plan
05 Citizen Participation Report
06 Opposition and Support
07 Affidavit of Site Posting
08 Luke AFB Letter
09 Ordinance
PPT

FS20-829 VICINITY MAP



FS20-829 ZONING MAP

Truman Ranch Marketplace

Preliminary Development Plan

Application No. FS20-829

+/- 45.93 gross acres generally located at the southwest corner of Cotton Lane and Waddell Road

Submitted:	December 27, 2021
Resubmitted:	April 6, 2022
Resubmitted:	April 26, 2022

PRINCIPALS and DEVELOPMENT TEAM

Property Owner/ Commercial Developer:	**Truman Ranch 46 SWC LLC**
Commercial Unit Architect:	**Butler Design Group** Rick Butler 5017 East Washington Street, Suite 107 Phoenix, Arizona 85034 602 / 957.1800 rbutler@butlerdesigngroup.com
Commercial Unit Legal Representative:	**Berry Riddell LLC** Wendy Riddell / Elyse DiMartino 6750 East Camelback Road, Suite 100 Scottsdale, Arizona 85251 480 / 682.3902 wr@berryriddell.com
Residential Unit Developer:	**Dominium, Inc.** Owen Metz / Mark Lambing 2828 North Central Avenue, Suite 1100C Phoenix, Arizona 85004 623 / 265-6828 ometz@Dominiuminc.com 623 / 265-6830 mark.lambing@Dominiuminc.com
Residential Unit Architect:	**Todd & Associates** Gary Todd / Shelley Ranney 4019 North 44th Street Phoenix, Arizona 85018 602 / 952.8280 gtodd@toddassoc.com
Residential Unit Legal Representative:	**Gammage & Burnham PLC** Susan E. Demmitt 40 North Central Avenue, 20th Floor Phoenix, Arizona 85004 602 / 256.4456 sdemmitt@gblaw.com

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Principals and Development Team 2
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Property and Context 4
General Plan 5
Permitted Uses 5
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Dwelling Unit and Density 8
Phasing 10

EXHIBITS

Preliminary Development Plan . . . . . Tab A
Pedestrian Circulation Plan . . . . . Tab B
Graduated Density Concept Table . . . . . Tab C

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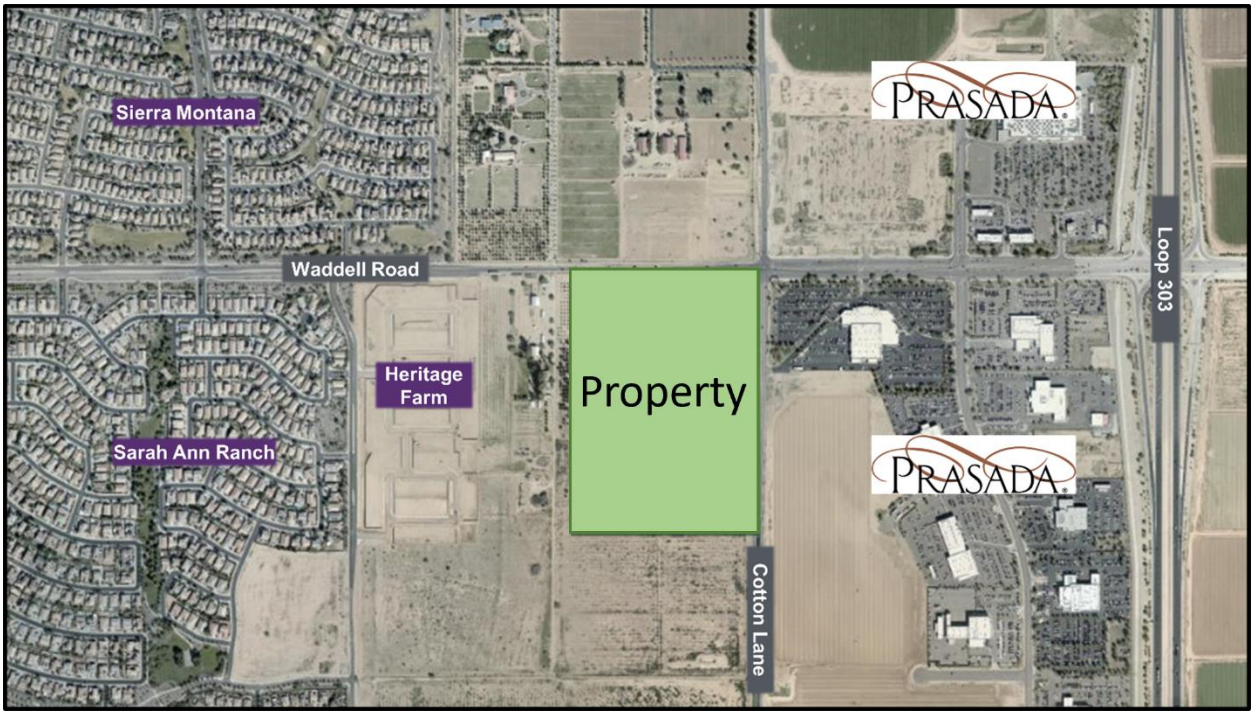
INTRODUCTION

This application proposes a Preliminary Development Plan ("PDP" or "Application") for the approximate 43.35 net acres (45.93 gross acres) generally located at the southwest corner of Cotton Lane and Waddell Road ("Property"), in accordance with Section 125-35 of the Surprise Municipal Code—Chapter 125 in effect in September 2008. The Property is zoned Planned Area Development in the Truman Ranch Marketplace Planned Area Development ("Truman Ranch PAD"), approved by the Surprise City Council on September 25, 2008, in Ordinance No. 08-37 (PAD case no. 08-015). This Application proposes a master-planned, horizontal mixed-use development integrating residential uses with commercial activities, such as retail, restaurant, office, service, mini-warehouse, and other similar uses.

PROPERTY AND CONTEXT

The Property was formerly part of Truman Ranch, a larger ranch property, owned and operated by the Truman family. Other portions of the larger Truman Ranch property have been sold off over the years for various individual development projects. The Property is currently vacant, undeveloped land.



The Property is located approximately one-half mile west of the State Route 303 and Waddell Road interchange in an area of the City experiencing significant growth and development interest. Bounding the north and east Property lines are Cotton Lane and Waddell Road, respectively, both classified as Major Arterial roadways. Immediate surrounding uses include:

- North: across Waddell Road, agricultural land zoned Maricopa County Rural-43 and undeveloped property at the immediate northwest corner of Cotton Lane and Waddell Road zoned PAD as part of the Prasada development for intense commercial uses
- East: across Cotton Lane, the Prasada Auto Mall zoned PAD
- South: a built to rent community, under construction, approved for 244 residential units
- West: the Truman Ranch homestead zoned Rural Residential

Within the immediate area, notable uses include the overall 800-acre Prasada master-plan development to the east, which allows for a wide variety of residential and commercial uses, the Loop 303 Freeway corridor and substantial employment uses under development along the Loop 303.

GENERAL PLAN

On July 24, 2008, the Surprise City Council approved a Major General Plan Amendment to the 2020 Surprise General Plan in GPA08-019 changing the land use designation on the Property to Mixed-Use. The Mixed-Use land use designation accommodates a variety of land uses, including the commercial and multi-family land uses planned for the Property. Specifically, the existing Mixed-Use General Plan designation allows multi-family development at a density between 15-21 dwelling units per acre. This PDP conforms with the General Plan.

PERMITTED USES and DEVELOPMENT STANDARDS

The Truman Ranch PAD permits a variety of land uses, including but not limited to residential, commercial/retail, employment, and service uses.

In accordance with the approved Truman Ranch PAD (case no. 08-015), Principally Permitted Uses, Conditionally Permitted Uses, and Permitted

Accessory Uses on the Property include Mixed-Use Planned Development District (MU-PD) (Sec. 125-186), Neighborhood Commercial Zone (C-1) (Sec. 125-187), and Community Commercial Zone (C-2) (Sec. 125-188), as provided in Chapter 125 of the Surprise Municipal Code, in effect at the time the Truman Ranch PAD was approved in 2008.

Development standards shall comply with the approved Truman Ranch PAD (case no. 08-015). If a development standard is not addressed by the approved Truman Ranch PAD (case no. 08-015), then Chapter 125 of the Surprise Municipal Code, in effect in 2008 at the time of approval of the Truman Ranch PAD, controls.[1]

DEVELOPMENT PROPOSAL

This Application proposes a 43.35 net acre master-planned horizontal mixed-use development integrating residential uses with commercial activities, such as retail, restaurant, office, service, mini-warehouse, and other uses. See Tab A—*Preliminary Development Plan*.

Development of the Property is planned to include two Development Units, referred to as the Residential Development Unit and the Commercial Development Unit. The Residential Development Unit consists of a maximum of 601 dwelling units on the south approximate 28.65 acres of the Property. Density has been calculated in accordance with Chapter 125 of the Surprise Municipal Code, in effect in 2008 at the time of the approval of the Truman Ranch Marketplace PAD, as follows:

$$20.9 \text{ du/ac} = \frac{601 \text{ dwelling units}}{29.485 \text{ ac. (total site area)} - 0.8324 \text{ ac. (arterial ROW)} = 28.6526}$$

The Commercial Development Unit consists of the remainder of the Property. A Pedestrian Circulation Plan is also included with this Application. See Tab B – *Pedestrian Circulation Plan*.

[1] Unless otherwise indicated, all references to "Chapter 125 of the Surprise Municipal Code" refer to the Code that was in effect in 2008 when the Truman Ranch PAD was approved.

RESIDENTIAL DEVELOPMENT UNIT

The Residential Development Unit is planned to be developed as a residential community that includes three different housing types. The Residential Development Unit will include: (1) 213 senior living multifamily community units ("Senior Living Community"); (2) 384 family-oriented multifamily community units ("Family-Oriented Community"); and (3) 4 townhome units ("Townhome Units").

Senior Living Community. An age-restricted, active independent Senior Living Community is planned on the approximate 9 acres located near the southwest corner of the Property. The Senior Living Community will include 213 dwelling units spread throughout two 4-story, "L" shaped, interlocking buildings.

Primary vehicular access to the Senior Living Community is planned to occur from Cotton Lane via a full movement access drive and roundabout entry shared by with the other two residential communities. Secondary vehicular access is planned at the northwest corner of the Senior Living Community (through the Family-Oriented Community), which ultimately extends north to Waddell Road offering residents an alternate point of vehicular access.

Amenities are planned in a courtyard setting and are anticipated to include a clubhouse, pool and spa with cabanas, ramada and fire table/pit, and turf open space areas capable of supporting active and passive uses. Additionally, on-site landscaping will include a blend of desert and/or desert-adapted plant materials and canopy trees that will provide shade relief, contrast, color and texture, and scale to the community.

Family-Oriented Community and Townhome Units. The Family-Oriented Community will be generally located in the midsection of the Property on approximately 21 acres, with frontage along Cotton Lane. This portion will include the 384 Family-Oriented Community units developed in a series of 3-story buildings and 4 Townhome Units developed in 2-story buildings.

Amenities for the Family-Oriented Community and Townhome Units are anticipated to include a clubhouse and fitness center, pool and spa, cabanas, ramada, fire table/pit, tot lot, barbeque, and/or other active and passive open space areas. On-site amenities are planned to be distributed

throughout so that they are convenient and accessible to residents. Similar to the Senior Living Community, on-site landscaping will include a blend of desert and/or desert-adapted plant materials and canopy trees that will provide shade relief, contrast, color and texture, and scale to the community.

Primary vehicular access to the Family-Oriented Community and Townhome Units is planned to occur off Cotton Lane via a shared full movement access drive. A secondary vehicular access drive is planned to connect to and through the Commercial Development Unit providing residents vehicular access to Waddell Road. The Family-Oriented Community and Townhome Units will be gated.

COMMERCIAL DEVELOPMENT UNIT

The Commercial Development Unit, with its strong street-front presence along both Cotton Lane and Waddell Road, is anticipated to be developed with a series of freestanding pads capable of supporting retail, restaurant, and service uses.

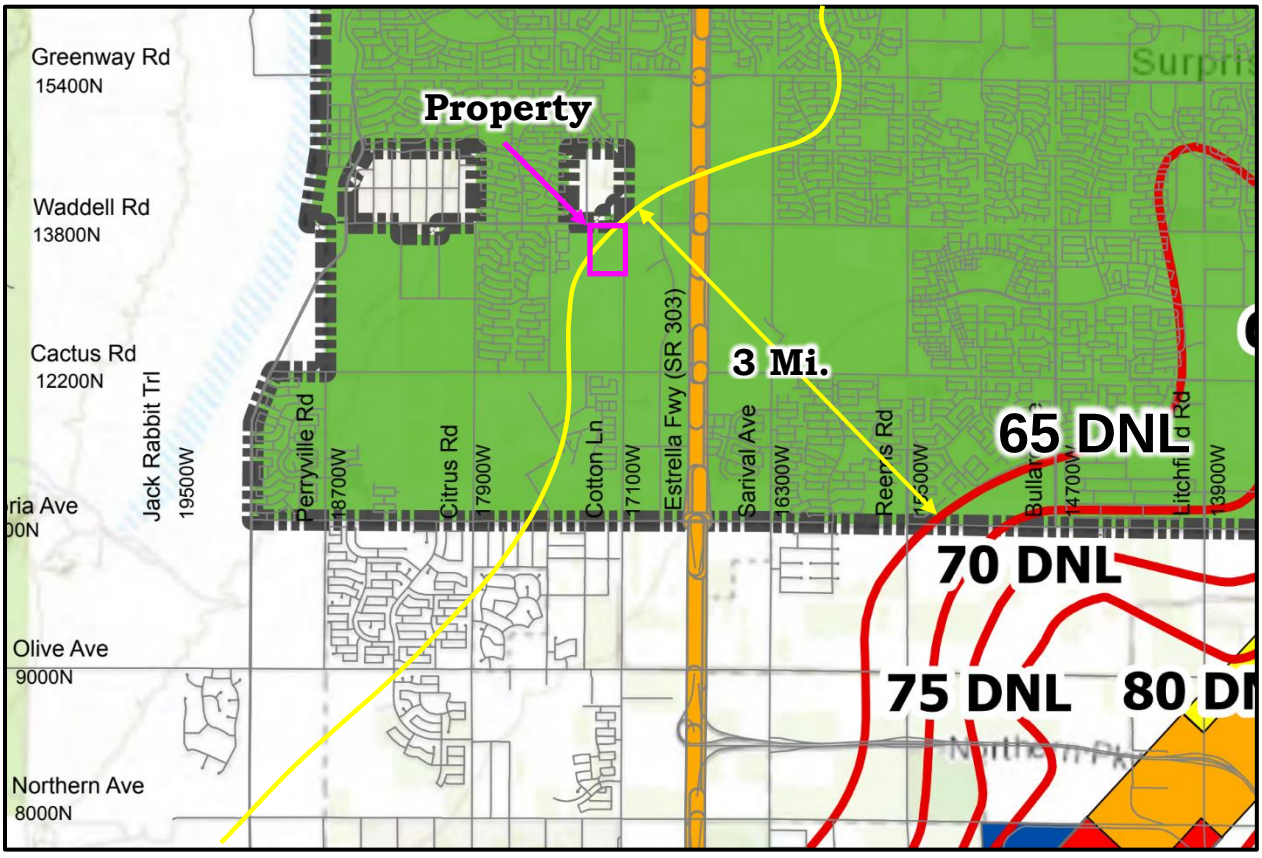
This Application provides for a broad range of land uses that enable the development of the Property consistent with market demands. At this time, convenience, restaurant uses, a fuel station, and a mini-warehouse are planned for the Property.

Retail, fuel, and restaurant land uses have been placed along the street frontages to maximize convenience for visitors. As a buffer between these land uses and the Residential Development Unit, mini-warehouse—one of the least impactful commercial land uses—is anticipated to be located internal to the Property where it creates an appropriate transition between land uses.

DWELLING UNITS and DENSITY

In accordance with Section 125-194(b)(5) of the Surprise Municipal Code—Chapter 125, this Preliminary Development Plan includes a total of 601 dwelling units, with a resulting density of 20.9 dwelling units per acre. The proposed residential density is within the allowed range for the Mixed-Use General Plan designation and conforms with the General Plan and existing PAD zoning.

State law, through the Growing Smarter and Growing Smarter Plus measures, and the Arizona Military Regional Compatibility Project Policy Guidebook ("Policy Guidebook"), addresses growth and land development issues through changes in community planning and rezoning process where in proximity to the State's various military airports and facilities. Specifically, Section 4-8 of the Policy Guidebook includes the "Graduated Density Concept," a concept developed by Luke AFB to address development outside the "high noise or accident potential zone." The Graduated Density Concept recognizes that each political subdivision in proximity to Luke AFB faces unique circumstances and obstacles that prevent an aggressive implementation of low density residential within 10 miles of Luke AFB. As such, Luke AFB developed a concept of graduated development away from the 65 Ldn, including a maximum of 2 dwelling units per acre within ½ mile from the 65 Ldn, 4 dwelling units per acre from ½ mile to 1 mile, and 6 dwelling units per acre from 1 to 3 miles, and graduated densities beyond 3 miles.



The Property (as shown above) is generally located just inside the 3-mile Graduated Density Concept line. For the purpose of calculating density in connection with the Graduated Density Concept, the density has been calculated based on the surrounding half-Section of land, inclusive of the Property, and

taking into consideration existing entitlements. The Property is located within Section 14, Township 3 North, Range 2 West, generally bounded by Waddell and Cactus Roads (north-south) and Cotton Lane and Citrus Road (east-west). The east half-Section is comprised of 320 total acres, of which approximately 281 acres are within the Graduated Density Concept boundary. In order to maintain a conservative approach (even though 29 acres within the half section are not subject to the Graduated Density Concept), the recommended maximum of 6 dwelling units per acre as set forth in the Policy Guidebook was used for the 320 acre half-Section resulting in an allowed density of 1,920 residential units. Taking into consideration both developed and entitled units within the half-Section, the proposed density for the Application (601 units) results in an overall maximum density of 4.59 dwelling units per acre within the half-Section (320 acres), which complies with the Graduated Density Concept maximum of 6 dwelling units per acre. A table and map quantifying and depicting the number of entitled/constructed dwelling units per parcel or development within this half-Section is also provided with this Application. See Tab C – *Graduated Density Concept Table*. This PDP and attendant density conform with the Graduated Density Concept established by Luke AFB. Luke AFB has provided a letter indicating that the proposed development is within the allowable density.

PHASING

It is anticipated that the first phase of development will include the Residential Development Unit, including the construction of all residential buildings, together with necessary on- and off-site work (amenities, landscape, hardscape, lighting, parking, infrastructure, etc.). A future phase (or phases) will include the development of the Commercial Development Unit. Plans for each phase will be submitted to the City to ensure proper and orderly development.

TAB A

PRELIMINARY DEVELOPMENT PLAN

Residential Development Unit - Site Data

CLIENT:
DOMINIUM
2828 NORTH CENTRAL AVENUE
SUITE 1100B
PHOENIX, AZ 85004
CONTACT - OWEN METZ
(623) 265-6828

DESIGN PROFESSIONAL:
TODD & ASSOCIATES, INC.
4019 NORTH 44TH STREET
PHOENIX, AZ. 85018
CONTACT - GARY TODD, AIA
(602) 952-8280

SITE AREA:

PARCEL	NET	GROSS
FAMILY COMMUNITY	+/- 865,890 SF / 19.87 AC	+/- 902,196 SF / 20.71 AC
TOWNHOME UNITS		
SENIOR LIVING	+/- 382,153 SF / 8.78 AC	+/- 382,153 SF / 8.78 AC
TOTAL	+/- 1,248,043 SF / 28.65 AC	+/- 1,284,349 SF / 29.49 AC

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015

BUILDING HEIGHT:
PROPOSED: 50 FEET MAXIMUM FOR PEAK ELEMENTS IN WESTERLY HALF
FAMILY 3 STORIES (EAST AND WEST HALF)
TOWNHOMES 2 STORIES (EAST HALF)
SENIOR LIVING 4 STORIES (WEST HALF)

DENSITY:
PROPOSED: 21 D.U./AC (601 D.U. / 28.65 AC)

APPROVED SETBACKS:
PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 10'
WEST: MIN 45'
SOUTH: MIN 45'
INTERNAL: 0'

LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

UNIT MIX:

FAMILY APARTMENTS: (3 BUILDING TYPES TOTAL)

APARTMENTS - BUILDING TYPE 1 (6 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	12	12	24
TOTAL: 6 BUILDINGS	0	72	72	144

APARTMENTS - BUILDING TYPE 2 (2 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	0	12	12
TOTAL: 2 BUILDINGS	0	0	24	24

APARTMENTS - BUILDING TYPE 3 (6 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	24	12	36
TOTAL: 6 BUILDINGS	0	144	72	216

TOWNHOME UNITS: BUILDING TYPE 4 (2 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	4 BD	TOTAL D.U.
TOTAL PER BUILDING	0	0	0	2	2
TOTAL: 2 BUILDINGS	0	0	0	4	4

UNIT TOTALS (APARTMENTS AND TOWNHOMES) - (15 BUILDINGS)

UNIT TYPE	NO.	%
B-2 BEDROOM/ 2 BATH	216 D.U.	55%
C-3 BEDROOM/ 2 BATH	168 D.U.	44%
D-4 BEDROOM/ 2 BATH	4 D.U.	01%
TOTAL	388 D.U.	100%

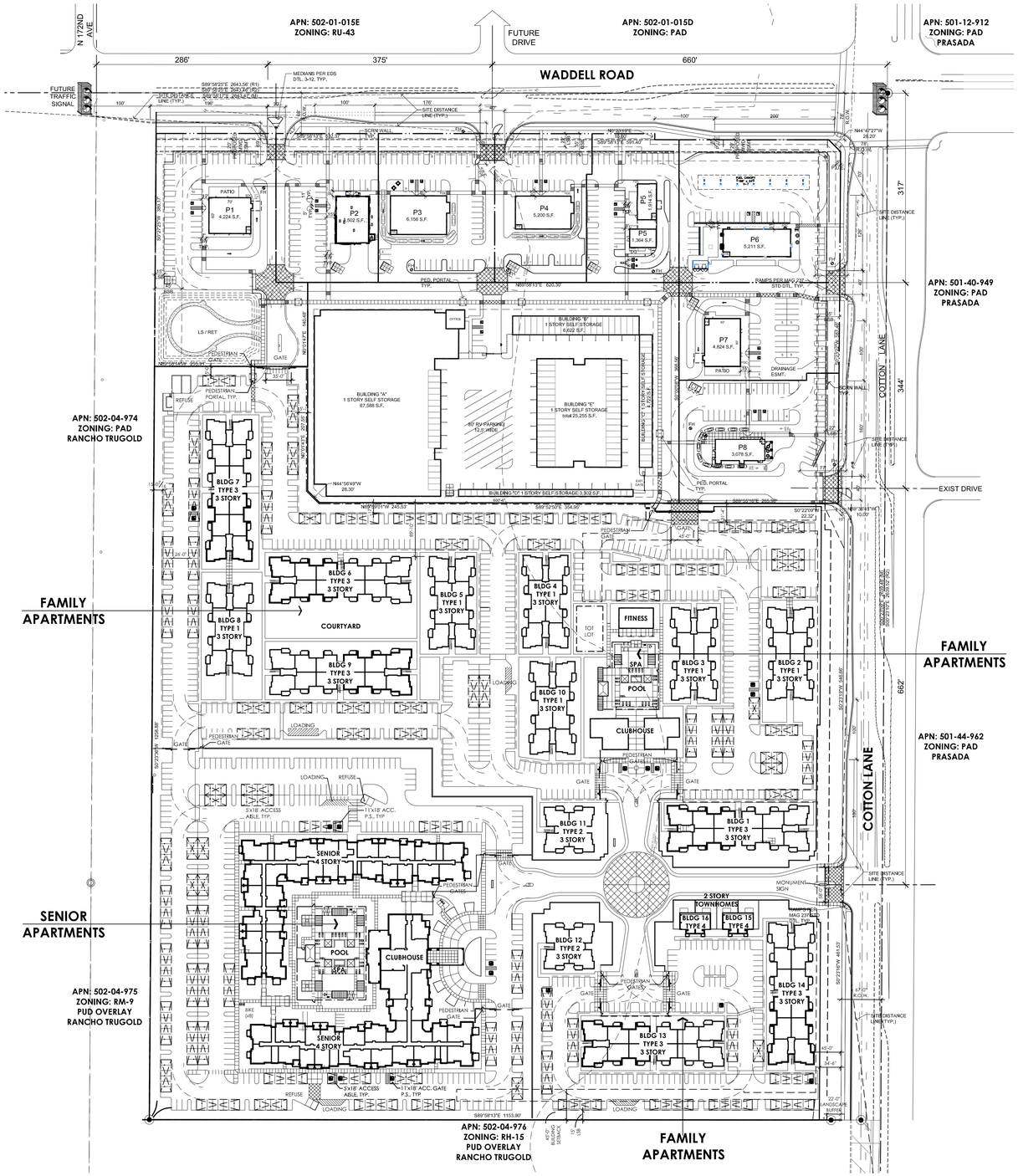
SENIOR LIVING: (ONE INTEGRAL COMPLEX)

UNIT TYPE	NO.	%
A-1 BEDROOM/ 1 BATH	58 D.U.	27%
B-2 BEDROOM/ 2 BATH	131 D.U.	62%
C-3 BEDROOM/ 2 BATH	24 D.U.	11%
TOTAL	213 D.U.	100%

TOTAL: ALL RESIDENTIAL 601 D.U.

PROVIDED PARKING:

FAMILY APARTMENT: 882 P.S.
TOWNHOME UNITS: 10 P.S.
SENIOR LIVING: 447 P.S.
TOTAL: 1,339 P.S.



Commercial Development Unit - Site Data

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015

APN#: 502-04-005C

SITE AREA:

PARCEL	NET	GROSS
COMMERCIAL	+/- 643,729 SF / 14.78 AC	+/- 778,239 SF / 17.87 AC

BUILDING AREA:

RETAIL:	36,473 SF
SELF-STORAGE:	107,489 SF
TOTAL:	143,962 SF
SITE COVERAGE:	22.7%
PROVIDED PARKING:	310 SPACES
ADA PROVIDED PARKING :	16 SPACES

BUILDING HEIGHT:
PROPOSED:
RETAIL 35 FEET MAX.
SELF-STORAGE 35 FEET MAX.

APPROVED SETBACKS:
PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 10'
WEST: MIN 45'
SOUTH: MIN 45'
INTERNAL: 0'

LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

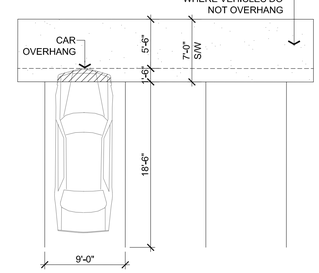
NOTE:

1. THE SITE PLAN, BUILDING FOOTPRINTS, SQUARE-FOOTAGES, AND ARRANGEMENTS, AND USES WITHIN THIS APPLICATION ARE PRELIMINARY AND CONCEPTUAL, AND MAY BE MODIFIED DURING THE FINAL DESIGN AND SITE PLAN REVIEW APPROVAL(S). SPECIFIC PLANS FOR INDIVIDUAL DEVELOPMENT PROJECTS WILL BE PROCESSED THROUGH THE CITY OF SURPRISE REVIEW PROCESS.

2. THE SITE PLAN IS CONCEPTUAL AND SUBJECT TO REVIEW UNDER SEPERATE CASE AND COVER.

3. ERRC SURVEY TEST TO BE CONDUCTED PER IFC 510 PRIOR TO C OF O.

PARKING DIAGRAM



VICINITY MAP

CONTACT INFORMATION

PROPERTY OWNER / COMMERCIAL DEVELOPER
TRUMAN RANCH 46 SWC LLC

RESIDENTIAL ARCHITECT:
TODD & ASSOCIATES, INC.
4019 N 44TH STREET
PHOENIX, ARIZONA 85018
602.952.8280

GARY TODD
gtodd@toddasssoc.com

COMMERCIAL ARCHITECT
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5017 E WASHINGTON STREET, SUITE 107
PHOENIX, ARIZONA 85034
602.957.1800

RICK BUTLER / DAVID REUTERMAN
rbutler@butlerdesigngroup.com
davidr@butlerdesigngroup.com

RESIDENTIAL DEVELOPER
DOMINIUM
2905 NORTHWEST BOULEVARD, SUITE 150
PLYMOUTH, MINNESOTA 55441
763.354.5604

JEFF HUGGETT / KATESSA ARCHER
jhuggett@dominiuminc.com
katessa.archer@dominiuminc.com

RESIDENTIAL LANDSCAPE ARCHITECT:
TODD&, ASSOCIATES, INC.
4019 N 44TH STREET
PHOENIX, ARIZONA 85018
602.952.8280

GARY TODD
gtodd@toddasssoc.com

COMMERCIAL LANDSCAPE ARCHITECT
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ANNE S. DEBOARD
anne.deboard@kimley-horn.com

CIVIL ENGINEER
KIMLEY-HORN
1001 W SOUTHERN AVENUE, SUITE 131
MESA, AZ 85210
623.552.3171

HEATHER D. ROBERTS
HeatherD.Roberts@kimley-horn.com

0" 50' 100' 200'
SCALE: 1"=100'-0"

CASE #FS20-829

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
Kimley»Horn
Butler Design Group, Inc
architects & planners

REGISTERED ARCHITECT
CERTIFICATE NO.
22417
RICHARD R. BUTLER
Date Signed: 04-26-22
ARIZONA, U.S.A.

TRUMAN RANCH MARKETPLACE PAD

Surprise, Arizona

Preliminary Development Plan

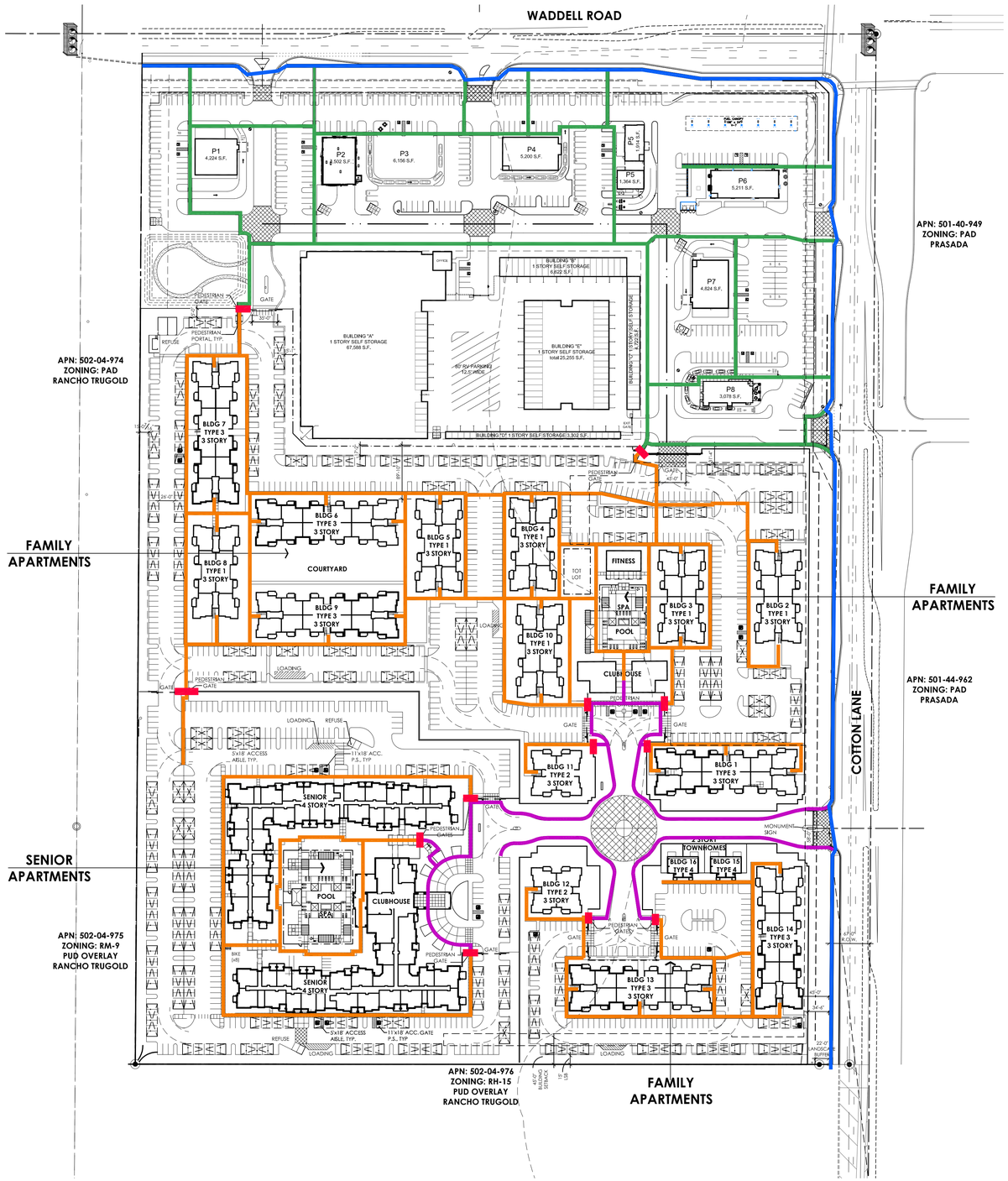
April 26, 2022

ARENA CAPITAL HOLDINGS
REAL ESTATE INVESTMENT CORPORATION
DOMINIUM

20-2007-02
Preliminary Not For Construction

TAB B

PEDESTRIAN CIRCULATION PLAN



PUBLIC STREET PEDESTRIAN CIRCULATION

PUBLIC COMMERCIAL PEDESTRIAN CIRCULATION

PUBLIC RESIDENTIAL PEDESTRIAN CIRCULATION

PEDESTRIAN ACCESS GATE

SECURED PEDESTRIAN CIRCULATION

VICINITY MAP

CONTACT INFORMATION

PROPERTY OWNER / COMMERCIAL DEVELOPER
TRUMAN RANCH 46 SWC LLC

RESIDENTIAL ARCHITECT:
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4019 N 44TH STREET
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Butler Design Group, Inc
architects & planners

REGISTERED ARCHITECT
CERTIFICATE NO.
22417
RICHARD R. BUTLER
Date Signed 03-30-22
ARIZONA, U.S.A.

TRUMAN RANCH MARKETPLACE PAD

Surprise, Arizona

Pedestrian Circulation Plan

March 30, 2022

ARENA CAPITAL HOLDINGS
REAL ESTATE INVESTMENT CORPORATION
DOMINIUM

CASE #FS20-829

20-2007-02
Preliminary Not For Construction

TAB C

GRADUATED DENSITY CONCEPT TABLE

	PARCEL / DEBELOPMENT NAME	UNIT COUNT	ACREAGE (+/-)	NOTES
1.	Heritage Farms	137	32.40	—
2.	Ranch Trugold Lot 2	139	40.77	—
3.	Paradise Honors High School	—	38.29	—
4.	Ryder Ranch	145	38.56	—
5.	Hayden Farms	48	12.21	—
6.	Sierra Sky	157	41.51	—
7.	Legacy Traditional School	—	9.84	—
8.	APN 502-04-986	—	12.05	Zoned C-3
9.	APN 502-04-023E	—	0.34	
10.	APN 502-04-002S	—	0.12	
11.	APN 502-04-002H	—	1.36	
12.	APN 502-04-974	1	14.74	Truman Homestead
13.	Ranch Trugold	244	20.5	—
14.	APN 502-04-005C	601	45.93	Subject Property
TOTALS	—	**1,472**	**308.62***	—
SECTION	—	**1,472**	**320**	—
DENSITY	—	**4.6**		—

* Excludes portions of right-of-way.

Truman Ranch Marketplace

Preliminary Development Plan
Citizen Participation Report

Application No. FS20-829

+/- 45.93 gross acres generally located at the southwest corner of Cotton Lane and Waddell Road

Submitted: June 3, 2022

INTRODUCTION

Truman Ranch 46 SWC LLC and Dominium, Inc. (collectively, the "Applicant") are proposing to develop the approximate 45 acres located at the southwest corner of Cotton Lane and Waddell Road ("Property") with a mixed-use development integrating residential and commercial uses. The Property is zoned Planned Area Development ("PAD") as part of the Truman Ranch Marketplace PAD, which was approved in 2008. The approved Truman Ranch Marketplace allows multi-family residential and commercial uses.

This Citizen Participation Report documents the outreach efforts conducted over the last year with regard to Truman Ranch Marketplace project. An amendment to the Truman Ranch Marketplace PAD and a Master Site Plan were filed with the City in late 2020. Two community meetings were held in May and June 2021 in addition to numerous individual communications with residents. In January 2022, the Applicant revised the development plan for the project to conform to the requirements of the approved Truman Ranch Marketplace PAD. The amended application consists of a Preliminary Development Plan ("PDP") only. Although public outreach is not required as part of the PDP review and approval process, an additional voluntary community outreach meeting was held in May 2022. The results of all public outreach efforts conducted since 2021 are documented in this report..

MAY 31, 2022 VIRTUAL NEIGHBORHOOD MEETING

To ensure the community had an opportunity to be informed of the amended application and PDP, the Applicant voluntarily held a Virtual Neighborhood Meeting on May 31, 2022.

In advance of the meeting, the Applicant sent copies of the Notice of Virtual Neighborhood Meeting by first class mail to: (1) property owners within 2,000-feet of the Property; (2) the Aria Ranch, Heritage Farms, Sterling Grove, Sierra Montana, Sarah Anne Ranch (Mountainside), and Sierra Montana Parcel G Homeowners Associations; and (3) individuals that signed-in/registered and provided their contact information at the prior neighborhood meetings. In addition, this Virtual Neighborhood Meeting was advertised on the project website. Approximately 515 notification letters were mailed and 120 emails were sent providing notice of the meeting. The Notice of Virtual Neighborhood Meeting

included the date, time, place, and registration link for the meeting, the City's case number for the application, a brief description of the request, and contact information for Gammage & Burnham PLC, Dominium's legal representative. The Notice of Virtual Neighborhood Meeting and notification list are attached at Tab A.

The Virtual Neighborhood Meeting was held on May 31, 2022 from 6:00 PM – 7:15 PM. Representatives from Dominium, Inc., Gammage & Burnham PLC, and Berry Riddell (collectively, the "Development Team") went over the neighborhood meeting format and procedures, introduced the Development Team, and provided a formal presentation on the PDP. The presentation included a context map, history of the Property and prior applications, existing entitlements, overview of the PDP site plan and perspective renderings, compliance with the Truman Ranch Marketplace PAD, and anticipated public hearing dates.

After the formal presentation, which lasted approximately 30 minutes, the Development Team opened the meeting up for questions/answers and comments from attendees. The question and answer session lasted approximately 45 minutes. The Development Team responded to questions and comments regarding building height; street improvements; parking; rental rates; architecture; school capacity; affordable housing tax credits and funding; self-storage use; and public hearing dates. In total, approximately 45 individuals attended virtually. The virtual meeting attendee list is attached at Tab B.

JUNE 29, 2021 OPEN HOUSE NEIGHBORHOOD MEETING

The Applicant hosted a voluntary in-person Open House Neighborhood Meeting on June 29, 2021 related to the December 2020 application for an amendment to the Truman Ranch Marketplace PAD.

This meeting was advertised on the project website. Additionally, residents that signed-in and provided their email address at the first Neighborhood Meeting (discussed below) were sent an email invitation approximately two weeks prior to the Open House Neighborhood Meeting.

The Open House Neighborhood Meeting was held at Sunset Hills Elementary School—Cafeteria on June 29th from 6:30 – 7:45 PM. Representatives from the Development Team presented boards showing an aerial map, site plan, and various perspective renderings of the project and answered questions one on one from attendees. Approximately 50 attendees signed-in. Sign-in sheets from the Open House Neighborhood Meeting are attached at Tab C.

MAY 13, 2021 NEIGHBORHOOD MEETING

The Applicant hosted a hybrid in-person and virtual Neighborhood Meeting on May 13, 2021related to the December 2020 proposed amendment to the Truman Ranch Marketplace PAD. The meeting constituted the required neighborhood meeting pursuant to the City's polices and procedures.

On April 23, 2021, City Staff sent copies of the Notice of Neighborhood Meeting by first class mail to property owners and City-registered homeowners associations within 300-feet of the Property. The Notice of Neighborhood Meeting information for the "hybrid" in-person and virtual neighborhood meeting included the date, time, place, and registration link for the meeting, the City's case number for the application, a brief description of the request, a map of the Property, and contact information for Gammage & Burnham PLC and City Staff.

Also, on April 23, 2021, two (2) double-sided Notice of Neighborhood Meeting/Public Hearing signs were installed on the Property—one along Cotton Lane; the other along Waddell Road. The Notice of Neighborhood Meeting/Public Hearing signs included information for the "hybrid" in-person and virtual Neighborhood Meeting, including the date, time, place, and registration link for the Neighborhood Meeting, the City's case number for the application, a brief description of the request, a map of the Property, and contact information for the Applicant's representative, Gammage & Burnham PLC and City Staff. The Affidavit of Posting and photographic evidence is attached at Tab D.

On April 26, 2021 and April 28, 2021, City Staff ran newspaper ads in the Daily Independent and Surprise Independent newspapers advertising the "hybrid" in-person and virtual Neighborhood Meeting. The newspaper ads included the date, time, place, and registration link for the Neighborhood Meeting, the City's case number for the application, a brief description of the request, a map of the

Property, and contact information for Gammage & Burnham PLC and City Staff. A copy of the newspaper ad is attached at Tab E.

The Neighborhood Meeting was held in-person at Sunset Hills Elementary School—Media Center on May 13, 2021 from 6:00 PM – 8:00 PM. The Neighborhood Meeting was also streamed virtually via the Zoom conferencing platform.

Representatives from the Development Team introduced the Development Team and provided a formal presentation. The presentation included a map, history of the Property, existing and proposed entitlements, overview of Dominium and workforce housing, site plan and perspective renderings, lighting, and details regarding the proposed commercial and multi-family developments.

After the formal presentation, the Development Team opened the meeting up for questions/answers and comments from both in-person attendees and virtual attendees. The Development Team responded to questions and comments regarding traffic, parking, roadway, signal, and infrastructure improvements; parking; on-site project amenities; Section 42 v. Section 8 housing; rental v. for-sale units; project location; school capacity; density; development of the Commercial Development Unit; subsidy and tax credits; City services; Dominium's resident community guidelines and restrictions; entitlement process; property values; anticipated resident count; and future notice of meetings/hearings. Concerns included: traffic and parking; density; workforce housing; crime rates; property values; and City services and infrastructure. The meeting concluded around 8:00 PM. In total, approximately 31 individuals attended in-person and signed-in, and 24 individuals attended virtually. The sign-in sheets and virtual meeting attendee list are attached at Tab F.

PROJECT WEBSITE

The Development Team created and continues to maintain a project website, www.waddellcrossing.com, which went live in June 2021. The project website provides information regarding the entitlement process, a project overview, information about workforce housing and resident eligibility, information regarding Dominium and a portfolio of their other developments, FAQs, and contact information for the project outreach coordinator. The website is periodically updated to include current versions of submittal materials, as well

as to provide additional information about the project, including the proposed PDP, and hearing/meeting dates.

OTHER PUBLIC OUTREACH

In April 2021, the Development Team voluntarily met with Mr. James Truman, the owner of the adjoining property, and Mr. George Bradbury and other owners of property to the north across Waddell Road, at Sunset Hills Elementary School. The Development Team introduced the development proposal, and responded to questions and comments regarding building setbacks and height, density, traffic, lighting, and perimeter walls.

In May 2021, the Development Team had a follow-up meeting with Mr. Truman at his residence.

In August 2021, members of the Development Team voluntarily met in-person with community residents Nate Pomeroy and Quintus Schulzke to discuss the project and related concerns regarding affordable housing, parking and traffic.

NOTICE of PUBLIC HEARINGS

On May 31, 2022, two (2) double-sided Public Hearing signs were installed on the Property—one along Cotton Lane; the other along Waddell Road. The Public Hearing signs included information for the PDP application, the location, date, and time for the public hearing, and contact information for Gammage & Burnham PLC and City Staff. The Affidavit of Site Posting was submitted to City Staff on May 31, 2022. The Affidavit of Posting and photographic evidence is attached at Tab G. City Staff will complete all other notification requirements.

INQUIRIES / INVOLVEMENT

To date, Gammage & Burnham has had the following communication with the interested residents:

1. In May 2021, the Applicant received an email message from Ms. Diana Haselmyer, a virtual meeting attendee, with follow-up questions from the

meeting regarding building design and street frontages, the future of the Truman Homestead, and the types of housing proposed.

2. In June 2021, the Applicant received a comment form submitted through the project website from Ms. Cynthia Haskin. Ms. Haskin requested an application to lease at Dominium's proposed development.

3. In June 2021, the Applicant received a comment form submitted through the project website from Ms. Lya Parrish. Ms. Parish inquired about the architect and contractor for the project, as well as the expected construction start date.

4. In June 2021, the Applicant received a comment form submitted through the project website from Ms Barbara Adair. Ms. Adair was unable to attend the Neighborhood Open House Meeting, but asked to be added to an interest list for the project.

5. In June 2021, in response to a request at the Open House Neighborhood Meeting, the Applicant sent a follow-up email to Ms. Susan Sharbaugh. Ms. Sharbaugh requested additional information regarding the project schedule.

6. On May 23, 2022, the Applicant received a voicemail from Mr. George Bradbury. The Applicant returned Mr. Bradbury's call on May 24, 2022 and attempted to leave a voicemail; however, Mr. Bradbury's voicemail was not accepting additional messages.

7. On May 23, 2022, the Applicant received a call from Mr. Quintus Schulzke. Mr. Schulzke inquired if the site plan shown on the project website was current, which the Applicant confirmed it was. Additionally, Mr. Schulzke inquired about the difference between the PDP site plan and the one previously submitted. The Applicant encouraged Mr. Schulzke to follow-up should he have any additional questions.

8. On May 24, 2022, the Applicant received an email from Mr. Stu Wood regarding building height.

9. On May 24, 2022, the Applicant received a call from Mr. Tom Musgrave. The Applicant provided Mr. Musgrave the history of the property and project, along with an explanation of how the application has been revised

to conform the approved Truman Ranch Marketplace PAD. In response, Mr. Musgrave expressed that the community does not need workforce housing next to multi-million dollar properties. The Applicant encouraged Mr. Musgrave to register for the May 31, 2022 virtual neighborhood meeting to learn more about the project.

10. On May 25, 2022, the Applicant received a call from Ms. Nicole Moreno, a resident of Heritage Farms. Ms. Moreno expressed support for the project.

11. On June 1, 2022, the Applicant received an email from Ms. Stacy Sanchez inquiring if Dominium has a prospective resident interest list.

The Applicant is also aware that the City has separately received email communications from residents in the area regarding the development proposal.

SCHEDULE

Citizen Review Meeting Site Posting & Mailing	April 23, 2021
Hybrid Citizen Review Meeting	May 13, 2021
Open House Neighborhood Meeting	June 29, 2021
Virtual Neighborhood Meeting	May 31, 2022
Public Hearing Site Posting	May 31, 2022
Citizen Participation Report Submitted	June 3, 2022
Public Hearing Mailing Notification	On or before June 9, 2022
Planning & Zoning Commission	June 16, 2022
City Council	August 16, 2022

TAB A

GAMMAGE & BURNHAM, PLC
ATTORNEYS AT LAW
40 NORTH CENTRAL AVENUE
20TH FLOOR
PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

May 20, 2022

NOTICE OF VIRTUAL NEIGHBORHOOD MEETING
TRUMAN RANCH MARKETPLACE – PRELIMINARY DEVELOPMENT PLAN

Dear Property Owner or Interested Resident:

Truman Ranch 46 SWC LLC and Dominium, Inc. (collectively, the "Applicant") are proposing to develop the approximate 45 acres located at the southwest corner of Cotton Lane and Waddell Road ("Property") with a mixed-use development integrating residential and commercial uses. The Property is zoned Planned Area Development ("PAD") as part of the Truman Ranch Marketplace PAD, which was approved in 2008. The approved Truman Ranch Marketplace PAD allows multi-family residential uses and commercial uses.

In the time since the last community meeting regarding this project, the Applicant has revised the application to conform to the requirements of the approved Truman Ranch Marketplace PAD. The application has been amended and the Applicant is now solely processing a Preliminary Development Plan (case no. FS20-829) ("PDP") and is no longer seeking to amend the Truman Ranch Marketplace PAD. The PDP establishes a conceptual site plan for the overall Property. The PDP will be reviewed by the Planning Commission and City Council. As noted, the PDP conforms with the approved Truman Ranch Marketplace PAD — no changes are proposed to the existing PAD zoning.

To ensure the community has an opportunity to stay informed regarding the project, a follow-up **virtual** neighborhood meeting has been scheduled for **Tuesday, May 31, 2022** at **6:00 PM**. The meeting will be hosted virtually via the Zoom conferencing platform. To register for the virtual neighborhood meeting, please visit our project website—**www.waddellcrossing.com**. For assistance with registration, please contact Ellie Brundige, Gammage & Burnham Land Use Planner, at **(602) 256-4409** or **ebrundige@gblaw.com**.

Should you have questions regarding the development proposal in advance of the neighborhood meeting, please contact Nick Sobraske, Gammage & Burnham Land Use Planner, at **(602) 256-4449** or **nsobraske@gblaw.com**. Thank you.

Sincerely,
GAMMAGE & BURNHAM

By
Susan E. Demmitt

10957.5.3137354.2

MAY 31, 2022 FOLLOW-UP COMMUNITY MEETING NOTIFICATION LIST				
PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
SUBURBAN LAND RESERVE INC	[redacted]			
HEIGHTS PROPERTIES LLP				
TRI STAR MARKETING INC				
STR FUND XV LLC				
BHC ENTERPRISES LC				
TRUMAN JOHNSON INC				
WAL MART STORES INC				
COTTON AND WADDELL COMMERCIAL LLC				
NEXTGEN APARTMENTS - PRASADA LLC				
ALDI ARIZONA LLC				
CVP-WADDELL DB LLC				
SSCW WADDELL ROAD LLC				
WESTCOR SURPRISE WCW LLC				
SFVT DEVELOPMENT INC				
JAZ AUTOMOTIVE PROPERTIES LLC				
SANDS SURPRISE REAL ESTATE KIA LLC				
SANDS SURPRISE REAL ESTATE CHEVY LLC				
PAG SURPRISE T1 LLC				
LAZYDAYS LAND OF PHOENIX LLC				
ECLIPSE PROPERTIES 1 LLC				
ARIZONA AMERICAN WATER COMPANY				
303 CN II LLC				
LHM SCD LLC				
SCHUFF FAMILY TRUST				
COTTON WADDELL INVESTMENTS LLC				
CARLIER EUGENE NORMAN/NOELLE K TR				
SCHUFF FAMILY TRUST				
WADDELL REAL ESTATE GP LLC				
HIGH DESERT DEVELOPMENT INC				
POTENZA BRUCE/SHETTKO DONNA LYNN				
BYRNE BARRY/WENDY				
BYRNE BARRY/WENDY				
TRUMAN RANCH 46 SWC LLC				
MATTAMY ARIZONA LLC				
MARICOPA COUNTY MUN WTR CONS DIST 1				
TRUMAN RANCH 46 SWC LLC				
TRUMAN RANCH LLC				
NPC TRUGOLD LLC				
PARAGON MANAGEMENT INC				
PARAGON MANAGEMENT INC				
ATKINS JASON C/ALENA				
AVALOS JESSICA/LUIS				
HIGDON JASON				
KUPPER NICKOLAS				
JENSEN JENNIFER J				
STOGNER ROBERT/DEBRA				
APONTE MICHAEL/CRYSTAL				
ROMERO MARCY M/JOSE N				
TUBBESING MICHAEL PAUL/MICHELLE JEAN				
TURNER ARNOLD T III/DEBORAH L				
JOBRAN ABRAHAM/MARY				
WHITE ELBERT D/PASCASCIO EMAKIO T				
AROS DAVID V/DOROTHEA M				
BLAHUT JOSEPH/STEFANIE				
RICHARDSON HOWARD				
JOHNSON WILLIAM JR				
PARKS JERRY/JOY				

PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
PALACIOS ALVIN/ELINOR	[redacted]			
SCRIVNER RYAN				
REHAK ROBERT W/MAUREEN P				
ALLEN JESSIE L/KAYLENE A				
MOSS ROBERT A /BRIDGETTE E				
ARMSTRONG JOHN/ANJANETTE				
FURTADO ANTHONY J				
GAGNE CHRISTINE/JEFFREY				
RODRIGUES MARK/LORI M				
ORTIZ JOSE M/GUILLERMINA C				
HALL JASON W JR				
BAF ASSETS 3 LLC				
EMPAT BERSAUDARA L L C				
VIRAY ANGELITO/VANESSA				
BUYNO JAMES J/CATHERINE E TR				
WRIGHTCHOICE PROPERTIES LLC				
REED BRADLEY ADAM				
LESZCYNSKI MICHAEL/JOHNSON RACHAEL				
KNICKLE ROBERT/JENNIFER				
KULINSKI TIMOTHY J/CHRISTIN K/ETAL				
HOLMAN QUALITY RENTALS LLC				
COX NICHOLAS				
OSTERHAUS GORDON F JR/PAMELA A				
DIEGMILLER JAY MICHAEL JR/KRISTIE ANN				
AUGUSTUS ALVIN				
SPANN RUTH A MORGAN				
RICHARD E WHITE INTERVIVOS TRUST				
HOUCK MICHAEL S/BRITTNEY N				
PACHECO JOSE/SERGIO				
IH6 PROPERTY PHOENIX LP				
NALSAN JULIYAN				
FRIDAY UGOCHUKWU/ADAKU				
SILBER RICHARD A/DRESBACK DIANE M				
CONNEMARA WEST PROPERTIES LLC				
LARSON BRYCE				
POPALZAI SALEH/FOWZIA				
COSMAS JOHN				
HOELLER DANIEL J TR/GHAFARI AZAR F TR				
STABILE ANTHONY/CONSTANCE				
REED JOHNNY JAY				
EWERT CRAIG				
GANDY MATTHEW/KELTY KIRSTIE				
SHOCKLEY MELISSA/EVAN K				
BURDETTE TRUST				
GONZALEZ JUSTRO S				
SCHAEFER ALLEN D/WEIRONG				
AH4R PROPERTIES LLC				
DEL ROSARIO GERARDO G/AUREA S				
BESAW JAMES/LAURA TR				
TOWNSEND DAVID C/JANET RENEE				
GODER DIMITRY				
REAL TRUST IRA ALTERNATIVES LLC				
WEITZEL GREGORY ALAN/WALTON KORYN				
SALMASSI JOHN				
GARCIA JOSE TRINIDAD				
STEWARD HARRY DEAN JR/KIMBERLEE LEEANN				
WALLACE BRYAN/COLLINS DENISE				

PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
RONALD G HOLT TRUST	[redacted]			
EVANS JASON				
FARINA FAMILY TRUST				
CALEB STEWART AN SHELLY SIVLEY FAMILY TRUST				
LIENDO ARMANDO/CLAUDIA				
BOPPERT ADAM N/MILLER CRYSTAL L				
POPAL MOHAMMAD H/SADAT SAYED AZIM				
FOX JULIE				
ALLEN TARA				
JOSEPH TOMA				
MASTERS DEAN P/CHERISH				
OSEGUEDA FRANK A/ANA M				
AL FRADI ALAA/AL SHAMMARI RAGHAD				
FRASSETTO MONIKA L				
MARKWICK GEORGE EARL III				
SARAH ANN RANCH HOMEOWNERS ASSOCIATION				
DYSART UNIFIED SCHOOL DISTRICT NO 89				
TAYLOR MORRISON ARIZONA INC				
GARCIA CORINA YVONNE				
RICKERT CLINT ALLAN/MORIAH LILLY				
DURAN VANESSA/SOSA NEZTALI DURAN				
MALLICK SALMAN R				
KANT SHREE/SHARMA PRIYANKA				
HERRICK KEVIN A/STEPHANIE LEIGH				
CASAS MATTHEW ROBERT/CRISTAL AIDA				
GELLINEAU LLOYD DOMINIC JR/SIMPSON ROCHELLE C				
NICOLICH MICHAEL D/LEA L				
NAVARRO ROBERTO MARCIAL				
MORENO NICOLE ANNETTE/RANDY				
STANLEY PRESTON EARL/ELIZABETH ANN				
BENNETT TYINNIA LYNN/JOVAN				
BOVEE ELIZABETH MARIE/BRIGGS MATTHEW HOWELL				
GARNER DARLENE VANITO/JONES-MACKEY MARY ANN				
WELSHANS MEGAN M/JONATHAN M				
GEORGIA DRIVE LLC				
GIANNINI WILLIAM/KATHERINE				
SANCHEZ SARA CHRISTINE/GABRIEL GENARO				
DENMAN RYAN LEWIS/LISA MARIE				
RACZKOWSKI ROBERT				
HANCE ROBERT MICHAEL/SHIBA CARMEN				
BLACK KRISTOFER A/KEVIN LEE/MARY ALICE				
ENRIQUEZ TAMMY/CHARLES ALBERT SR				
BELANGERI GARY CARL/JEAN ELIZABETH				
BURKE IAN DOUGLAS				
DILL CHRISTOPHER LEE/ANGELA MARIE				
HOWARD CHRISTOPHER TODD				
HUTTON MATTHEW WILLIAM/SELLERS VICTORIA ROSE				
CHAVEZ BERENICE/CLINTON				
SEXTON REBECCA F/CARL R				
RMHSLB OWNER 1 LLC				
LOWERY DARCY				
JIMENEZ ANTHONY JOE/KORI MEGAN				
ELLISON ERIKA ANTONETTE				
ANGELOU ASPASIA				
SORUM MICHAEL LEE/ASHLIE MARIE				
STRATTON STEPHEN JOHN/THOMPSON SUSAN EVA				
KNOTTENBELT FAMILY TRUST				
MALLOY WANDA J				
VALENCIA ELIAS SANCHEZ JR/NICOLE DANIELLE				
BUETTGENBACH AARON/MIRANDA R				

PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
CRUZ ROBERT	[redacted]			
XAVIER BRYAN				
MOSLEY TYSON ALLEN/MADISON RACHELLE				
DIMARIA LEVI ZOUXUETIAN				
HOTTMANN ALEX GREGORY/BROOKS RACHEL ANN				
MOONEY THOMAS EUGENE				
GROVE BETHANY CRANE SWEENEY/WILLIAM KARL				
PILVINIS SCOTT MICHAEL/ALEXANDRIA MARIE				
BELLEZZA CHRISTOPHER STEVEN/KAZUMI				
SALERNO LYDIA MARIE/BRYAN FRANK				
THORPE ELIJAH DANIEL/MARSH DANIELLE MARIE				
KUEFER WESLEY A				
MONROY EDGAR D ORTIZ				
JACKSON JUDY LYNN				
BODVEN SCOTT ANTHONY/REBECCA ANN				
MOORE SOLOMON E				
BOYSEN THOMAS ANDREW/PATTI JO				
FURFLE MATTHEW ALEXANDER/DANYELLE MARIE				
DESOTELL MARK DANIEL/VENESKY NATASHA CARREN				
ROGERS VIANCA MARIA GUTIERREZ/ADAMS DEMOUND VERNAIL				
BEZNER CHERYL				
SHERIDAN KATHLEEN MARIE/KEITH Q				
DEVERA KRISTINE BALASUIT				
RAINES DEVARRIO/GERIELLE A				
GEBLER JEREMY JAMES/CARRIE A				
SIMMERMAN BRADLEY JAMES/SARAH NICOLE				
PAVLIK LOUIS/JEFFREY				
FAIRER DARLENE LEE/JEFFREY D				
SALINAS SAMUEL SIERRA/DANYA MARIE				
CUMMINGS BENJAMIN B/GAMBLE-CUMMINGS LISA A				
JOHNSON JAMES ROBERT/SHELLEY JEAN				
HENSCHKE ALLISYN KAY/MICHAEL DAVID				
TM HOMES OF ARIZONA INC				
MCGILL KEAGAN PATRICK/MADISON ANN				
SIMS RAYMOND DONNELL				
RAY NATASHA L/MICHAEL JAMES				
DAGER DAVID JOHN/STEPHANIE ANN				
ALMAZAN AMY DAWN/ALMA NIDIA				
WALL RUSSELL NATHAN/CARRI ELIZABETH				
TERRELL BRETT LEVI/GRADE ERIN NICOLE				
BEEKS JOSHUA WAYNE				
JOHNSON GARY EVERARD/MARIA E				
NEYRA JORGE/MARIA DEL ROSARIO				
MAHON TIMOTHY MATTHEW/JOICE BRITTANY NICOLE				
SCHMID KYLE DAVID/KAY MEGAN ELIZABETH				
VALVERDE SAMUEL/RAQUEL/SAMUEL/CELESTE				
CARLON ERICKA CECILIA				
MARCELINO GARRY TUASON/ANTONIA SHEILA MARIE				
LUC QUOC VL/LUONG HANH T				
OSTOJIC GORAN/BILJANA M				
KLINK RICHARD EUGENE/CROWE LORI MICHELLE				
WALKER ROBERT CALEB/CYNTHIA MARIE				
KOSAL SONG AND SOPHALLENY PHOK REVOCABLE TRUST				
MUSNI JENNY D/JOCSON DOMINIC MACAPINLAC				
ESCOBAR LOURDES				
VERNER JERRY L/JUANITA L				
SUTCLIFFE CRAIG LAVAR/CINDY LYNN				

PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
BRUBAKER JAMES M/LISA MARIE	[redacted]			
PAVLIK LOUIS G/JEANETTE P				
TODD SEAN THAD/JESSICA LEE				
HEBERT RACHEL MARIE/DUANE THOMAS				
SMITH RYAN MATTHEW/FLORES GISEL RANGEL				
BALDISSERI DAVID ANTHONY/SUSAN KANE				
MAHMOUD SHIREEN M/DUONG TOAN				
HERITAGE FARM COMMUNITY ASSOCIATION INC				
WENTZ JULIE				
LARRY ELLIS AND EUNICE ELLIS REVOCABLE LIVING TRUST				
HACKNEY ANGELA KAY				
LARREMORE BRAD/MELANYE				
COSENTINO BLAISE A/WENDY R				
ATKINSON DUSTIN/ERIKA				
IMRICH MARK S/ELIZABETH A				
OETKEN KATHERINE				
HBT OF RYDER RANCH LLC				
ARIA RANCH HOMEOWNERS ASSOCIATION				
FRASER PATRICK DANIEL				
LANG JANICE E				
SALAZAR DORA ANA				
MAFNAS ROY/SANDRA				
PROGRESS RESIDENTIAL BORROWER 13 LLC				
KAU KEVIN J/HEATHER R				
MATTES CLAYTON D/PATRICIA A				
DURRER JOSHUA A/JENNIFER R				
ALBERT DANIEL/KELLY				
OPARA-NESTOR OBIOMA/STEPHANIE				
PADUANO ANTHONY/PATRICIA				
SAUCEMAN NANCY				
SPIEGEL MATTHEW T/VICKI R				
KEY FAMILY TRUST				
PYLE JOHN G				
BUNCH TIMOTHY ALLEN/DONNA LYNN				
REBLIN MARK/TERRI				
LONG WILLIAM/LINDA				
SIERRA MONTANA HOMEOWNERS ASSOCIATION				
QUIJADA-LOPEZ MARIA R/LOPEZ PAUL				
HARRISON JENNIFER M				
NUNN GEORGE/CHRISTINE				
MCH SFR PROPERTY OWNER 3 LLC				
PAY RENT LLC				
BRIMHALL DWAYNE/RAMIREZ-BRIMHALL MARIA ANGELA				
PHILIP E BENGE AND BARBARA C BENGE FAMILY TR				
GREG COLE COMPANY LLC				
SAGAT DEREK SPENCER/SOPHIA MICHELLE				
COLLINS VERNON/SONDRA A				
MAHONEY LIVING TRUST				
FEDRIGO CARLA C				
PROGRESS RESIDENTIAL BORROWER 14 LLC				
PATEL SUNNY/PRIYA/RAVI				
2018-4 IH BORROWER LP				
JOHN RYAN DAVID				
TAH MS BORROWER LLC				
TOBIAS CHRISTOPHER R				
MARTINEZ EDWARD PAUL JR/MARIANA				
PROGRESS RESIDENTIAL BORROWER 2 LLC				
WHITE RICHARD E TR/WHITE ATTA DEE TR				

PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
KAUR HARJUNDER/GILL MANDEEP	[redacted]			
HAUFLAIRE SPENCER				
KEARNS DANIEL				
MARKLEWITZ BRITTANY/BRIAN				
PURDY JANICE MARIE				
JEFFREY MICHAEL PITMAN LIVING TRUST				
USATE HENRY N/AJONGHAGE PRISCA F				
CHAPPLE TYLER RAYMOND				
GOBLE BILLIE JEAN				
WILLIAMS EDDIE				
LAVELLE JEFFREY PHILLIP				
AOKI BRIAN Y/LUZVIMINDA B				
LINDBERG RYAN T				
ANDERSON ROBERT A/KNAPP RACHEL A				
ZUKEWYCZ ANDREW A/JAMIE				
LOPEZ ERIC EDWARD				
CSH PROPERTY ONE LLC				
MURPHY DENNIS W				
REYES YVONNE/JAVIER				
GRAY NATHANIEL S/TAMA L				
BEAZER PRE OWNED HOMES LLC				
CHASE CHANDLER/FLOWERS KODY				
SFR JV-2 2022-1 BORROWER LLC				
GIBBS JAMES W JR/ACOSTA MONIQUE				
ESTABLISH HOMES LLC				
CAMPBELL CRISTINE				
FIGUEROA ADRIAN				
MAC GONEGAL PATRICK/SHANNON JENNIFER				
HERRING DAVID W/JENNETTE				
FKH SFR PROPCO A L P				
FKH SFR C2 L P				
DANDURAND JOHN/ANITA				
MARTIN THOMAS K				
JAMES C BETTS AND BRENDA E BETTS TRUST				
ARP 2014-1 BORROWER LLC				
PROGRESS RESIDENTIAL BORROWER 1 LLC				
LESTER BILLY G II/STACEY M				
STRETMATER CHLOE ANN				
BOWERS LYNDA				
LENTZ GARY				
BEARE REVOCABLE TRUST				
PROGRESS RESIDENTIAL BORROWER 12 LLC				
MASSEY STEPHANIE				
GONDEK MICHAEL/MAY ELIZABETH				
STEWART THOMAS JAMES/ALISHA DAWN				
BRECKE CHRISTOPHER D/LEAH R				
ESPOSITO DENNIS F JR/ALISA G TR				
HARTMANN NICHOLE/BRIAN R				
LOPEZ JORGE				
HAMILTON MATTHEW				
ALDERINK AARON PHILIP/AUBRIE				
LOESCHER JOSHUA				
GUTIERREZ FERNANDO/SUSANA				
FLM RIO LLC				
YOUNG MICHAEL L/CHARLINE				
ARIANA HOMES LLC				
NAPOLITANO MICHAEL/DENISE				
MITCHELL ROBERT/KORINA				

PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	**MAILING ADDRESS**	**CITY**	**STATE**	**ZIP**
HEFFRON KELLY	[redacted]			
CHACON CHRISTINE E				
IH6 PROPERTY PHOENIX LP				
BAUM ALAN K				
BETTS JAMES C				
SWH 2017-1 BORROWER LP				
ALBERTO AND YANDERI MARTINEZ LIVING TRUST				
EISENBAUGH JON W/NANETT R				
AVILA ANGEL O/OLIVIA				
TAYLOR ROBERT J IV				
DO CECILIA				
GLOSTER BERDINA N				
FABIANO JAMELE M				
DYER MARTIN				
ALLEN BRETT ROBERT/KRISTINE MARIE				
TONKIN THOMAS A/FAZIO SANDRA M				
HERMAN ARLO/ERIN				
CARRANZA GEORGE/MA ERICKA				
RAB FAMILY TRUST				
MARKS CAROLYN/SHAWN P				
OSGAR LEONARD T/JORDAN JUDITH A				
HPA CL2 LLC				
DAVENPORT JAMES M/LESLIE				
DE LA ROSA FAMILY PROPERTY 3 LLC				
CACIOLA RONALD M/DONNA A				
BOCA RATON ROAD LLC				
TEADT TYLER EARL/HEATHER				
CONTRERAS ANTHONY/AMANDA				
GILKEY HAROLD L				
SANDERS SCOTT THOMAS/MARY SAMANTHA-BREWER				
BURCH DANIEL GARY/ELIZABETH ELAINE				
LEVESQUE MICHAEL A				
FERNANDEZ CARLOS/CARLOS GABRIEL JR				
BROGDON RONALD DAMON				

ADJACENT CITY-REGISTERED NEIGHBORHOOD ORGANIZATIONS					
ORGANIZATION/CONTACT	**MAILING ADDRESS**	**CITY**	**STATE**	**ZIP**	**EMAIL**
ARIA RANCH HOMEOWNERS ASSOCIATION C/O AAM	[redacted]				
HERITAGE FARM COMMUNITY ASSOCIATION C/O AAM ATTN: LIZ REYNOLDS					
SARAH ANN RANCH (MOUNTAINSIDE) C/O CITY PROPERTY MANAGEMENT ATTN: RON ANTHONY					
SIERRA MONTANA C/O PDS ATTN: IMANI KEY					
SIERRA MONTANA ATTN: HENRY MAYER					
SIERRA MONTANA PARCEL G C/O ROYER ASSN MGMT ATTN: KRISTINA SCHULTZ					
STERLING GROVE C/O CCMC ATTN: DEBBIE HARPER					
STERLING GROVE ATTN: CHRISTINA BARKLEY					

MAY 13, 2021 HYBRID NEIGHBORHOOD MEETING ATTENDEES					
NAME	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL
JUDI HARRIS	[redacted]				
CRYSTAL MILLER					
MAURICE HOYT					
DAVE MCCORMICK					
MITCHELL AND EVA HORABIK					
PATRICK DUFFY					
CANDANCE SIMPSON					
KRISTY MCINTOSH					
STEVE TRUMAN					
MICHAEL TRUMAN					
BARRY BYRNE					
DAVE SCHUFF					
GEORGE BRADBURY					
BRUCE POTENZA					
DONNA SHETTIG					
MARTIN ANDRADE					
JOHN CHLOPEK					
M. GELMS					
ANDY CEPON					
JAMES TRUMAN					
QUINTUS SCHULZKE					
CHRISTINE DREY					
JAMES REEVES					
DONNA FIELDS					
DAVID AND BARBARA TAYLOR					
BRUCE DREY					
JOHN JONES					
CHRISTINE FLORENDO					
MARY MCLAUGHLIN					
SHANNON DANIELS					
DAN RHEA					
ANDREW BERRAFATO					
CHARLES KYLE					
MARVA GREENE					
CYNTHIA RODRIGUEZ					
JEFF DUNCAN					
KIMBERLY COOTS					
CHRIS SAMORANSKI					
LOUIS PARISI					
JOHN RIGGINS					
CHAD JOHNSON					
TRACIE AND GREG TARPEY					
DAVE OPSAHL					
GERARDO DEL ROSARIO					
MARVIN LARSON					
PATRICK & DEBBIE SMITH					
STUART WOOD					
DAVID AROS					
LAURA POMEROY					
STEFANIE BLAHUT					
ALFONSO TORRES					
STEVEN ALLELY					
PETER NELSON					
KELLI LAIDLAW					
EFREN MORENO					
MRS. DIANA HASELMYER					
SHAMIKA MONEKE					
MEGAN NEAL					
KATHLEEN TRUMAN					
JASON HANSOM					

ASHLEY KNIGHT					
NICHOLE REILLY					
RON ANTHONY					
CAROL TRUMAN					
JUNE 29, 2021 OPEN HOUSE MEETING ATTENDEES					
NAME	**MAILING ADDRESS**	**CITY**	**STATE**	**ZIP**	**EMAIL**
SUE SHARBAUGH					
TIM STAAB					
KIRK HUNTSMAN					
JOHN CHLOPEK					
QUINTUS SCHULZKE					
MIKE AND LEELA LEGARE					
NATE AND LAURA POMEROY					
GILLIAN CHIURA					
BARB BERRAFATO					
DAN SICUA					
KRISTY MCINTOSH					
LOUIS AND MICHELLE HOENIGER					
CHARLIE AND BRENDA HAWORTH					
DIANA SOLOMON					
SUSAN STRICKLAND					
TOM BOYSEN					
TOM MUSGRAVE					
ELVA HIRST					
RICHARD JENSEN					
JAMES TRUMAN					
SARA DAVID					
AARON DAVID					
PAULA JENSEN					
ASHLEY JENSEN					
JOHN B. ROBLES					
HONEY M. CALDWELL					
LATOI SULLENGER					
RICK KNOTTENBELT					
JOAN SANTOLI					
RICK EDWARDS					
SUSAN DRAPER					
DONNA RODRIGUEZ					
GABRIEL RODRIGUEZ					
MRS. MAYRA ADAMS					
BOB PLATT					
MARYANNE PLATT					
LINDA PARSLOW					
RANDI BECKETT					
CHRIS DUFFY					
JEREL GRANT					
DAVE OPSAHL					
KAREN OPSAHL					
TINA WARD					
LAURIN AND DONNA FIELDS					
CHRISTIE L. ALLEN					
ERIC AND DARLA DOWNS					
LINDA BAKER					
JACK HASTINGS					
ROBERT RACZKOWSKI					
BARBARA HILGEMAN					
PAUL HILGEMAN					
ANDY CEPON					
VERONICA FIELDS					
MAURICE HOYT					
EFREN MORENO					
MELODY PAHEL					

JUNE 29, 2021 OPEN HOUSE MEETING ATTENDEES					
NAME	**MAILING ADDRESS**	**CITY**	**STATE**	**ZIP**	**EMAIL**
DAVID AND BARBARA TAYLOR	[redacted]				
JEANNE MRAZEK					
EKEMINI ANAKO					
DON HIRST					
ANDREW BERRAFATO					
JOHN JONES					
M. MARTINEZ					
PAULINE CARLSON					
STEPHANIE MOORE					
RICH OZGA					
PAM TUFEGDZIC					
BRUCE RAB					
CHUCK KYLE					
P. RIGGLE					
W. VANCE					
D. O'RRAY					
TRAVIS CAMPBELL					
LORI MCDONALD					
ED MCDONALD					
OTHER INTERESTED PARTIES					
ORGANIZATION/CONTACT	**MAILING ADDRESS**	**CITY**	**STATE**	**ZIP**	**EMAIL**
GAMMAGE & BURNHAM, PLC ATTN: SUSAN E. DEMMITT	[redacted]				
CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPT. ATTN: TREVER FLEETHAM, AICP					

TAB B

May 31, 2022 FOLLOW-UP COMMUNITY MEETING VIRTUAL ATTENDEE LSIT							
ATTENDED	ATTENDEE NAME	ADDRESS	CITY	STATE	ZIP	PHONE	EMAIL
Yes	Daniel Efune	[redacted]					
Yes	Evan Bilton						
Yes	Lisa						
Yes	Quintus Schulzke						
Yes	Susan Strickland						
Yes	Mike Martinez						
Yes	Greg and Tracie Tarpey						
Yes	Pat Tudisco						
Yes	Tim Mahon						
Yes	Candace Simpson						
Yes	Diana McNitt						
Yes	David & Barbara Taylor						
Yes	Alicia Campbell						
Yes	James Buyno						
Yes	Cheryl						
Yes	Stuart Wood						
Yes	Stuart Wood						
Yes	Patrick Smith						
Yes	James Truman						
Yes	Honey Caldwell						
Yes	Sheri Avena						
Yes	Veronica Fields						
Yes	GAIL OLIVE						
Yes	John Sanchez						
Yes	Nate Pomeroy						
Yes	Sarah Rajda						
Yes	Kathleen Truman						
Yes	Trever Fleetham						
Yes	Ekemini MbekAnako						
Yes	Jason Moquin						
Yes	Lloyd Abrams						
Yes	Gary Miller						
Yes	Kelly Braun						
Yes	Bruce Potenza						
Yes	Efren Moreno						
Yes	Steven Allely						
Yes	Judy Rocca						
Yes	Diana Haselmyer						
Yes	John Rhodes						
Yes	JASON ANHOCK						
Yes	Downs Kat						

TAB C

Waddell Crossing
NEIGHBORHOOD OPEN HOUSE

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
SUE SHARBAUGH	[redacted]		
TIM STAAB			
Kirk Huntsman			
JOHN CHLOPEK			
QUINTUS SCHUCKER			
Mike + Leela Lecrare			
NATE & LAURA POMEROY			
GILLIAN CHIURA			
Barb Berrafato			

Waddell Crossing
NEIGHBORHOOD OPEN HOUSE

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Dan Sicka	[redacted]		
Kristy McIntosh			
Louis & Michelle Hoeniger			
Charlie/Brenda Hawdeni			
Diane Solomer			
Susan Strickland			
Tom Boysen			
Tom Musgrave			
Elua Hirst			

Waddell Crossing
NEIGHBORHOOD OPEN HOUSE

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Richard Jensen	[redacted]		
James Truman			
Sara David			
Aaron Daniel			
Paula Jensen			
Ashley Jensen			
John B. Robles			
Honey M. Caldwell			
Latoi Sullenger			

Waddell Crossing
NEIGHBORHOOD OPEN HOUSE

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
RICK KNOTTENBELT	[redacted]		
John Santelli			
RICK EDWARDS			
Susan Draper			
Donna Rodriguez			
Gabriel Rodriguez			
Mrs. Myra Adams			
Bob Platt			
Maryanne Platt			

Waddell Crossing
NEIGHBORHOOD OPEN HOUSE

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
L Parslow	[redacted]		
Randi Beeker			
Chris Duffy			
Jewel Grant			
Dave Opsahl			
Karen Opsahl			
Tina Ward			
Lauren & Dana Fields			
Christie L. Allen			

Waddell Crossing
NEIGHBORHOOD OPEN HOUSE

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Eric, Darla Downs	[redacted]		
Linda Baker			
Jack Hastings			
Robert Rockhill			
Barbara Hilgeman			
Paul Hilgeman			
Andy Cepen			
Veronica Fields			

Waddell Crossing
NEIGHBORHOOD OPEN HOUSE

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
MAURICE HOYT	[redacted]		
MORENO			
Melody Pahel			
DAVID & BARBARA TAYLOR			
Jeanne MRAZEK			
Ekemini Ariello			

Waddell Crossing
NEIGHBORHOOD OPEN HOUSE

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Don Hirst	[redacted]		
Andrew Bernstein			
John [illegible]			
M Martinez			
Pauline Carlson			

Waddell Crossing
NEIGHBORHOOD OPEN HOUSE

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Stephanie Moore	[redacted]		
Rich Ozga			
Pam Tufegdzic			
Bruce Raz			
Chuck Kyle			

Waddell Crossing
NEIGHBORHOOD OPEN HOUSE

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
P Raygh	[redacted]		
W Vance			
D. O'RRAY			
Travis Campbell			

Waddell Crossing
NEIGHBORHOOD OPEN HOUSE

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Lori McDonald	[redacted]		
Ed McDonald			

TAB D

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS20-829

Applicant Name: _____.

Location: Southwest corner of Waddell Rd and Cotton Ln

Date Site Posted: April 12th, 2021 sign modified: April 23rd, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt — 4-23-2021
Applicant/Representative Signature — Date

This instrument was acknowledged before me on this 23rd day of April, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

MaryBeth Conrad
Notary Public

10-25-2024
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning andZoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

Notice of Public Hearing
City of Surprise
RESCHEDULED In-Person and Virtual Neighborhood Meeting
NEW Date/Time: May 13, 2021 at 6:00 PM
Location:
Sunset Hills Elementary School
Media Center
17825 W. Sierra Montana Loop
Surprise, Arizona 85388
OR
Register to attend the virtual meeting at:
www.gblaw.com/thepromenadesurprise/
or by calling (602) 256-4409
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: TBD
City Council
Date: TBD
Time: 6:00 P.M.
Location: TBD
Gammage & Burnham, PLC requests a Major Amendment to the Truman Ranch Planned Area Development (PAD) for purposes including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade (Surprise Planning Case FS20-829).
PROJECT LOCATION
SITE
For more information, contact:
Applicant -Susan E. Demmitt, Gammage & Burnham, PLC at (602) 256-4456 or sdemmitt@gblaw.com
City of Surprise Planner -Robert H. Kuhfuss, AICP at (623) 222-3137 or Robert.Kuhfuss@surpriseaz.gov
4/23/21 11:42:18

Notice of Public Hearing
City of Surprise
RESCHEDULED In-Person and Virtual Neighborhood Meeting
NEW Date/Time: May 13, 2021 at 6:00 PM
Location:
Sunset Hills Elementary School
Media Center
17825 W. Sierra Montana Loop
Surprise, Arizona 85388
OR
Register to attend the virtual meeting at:
www.gblaw.com/thepromenadesurprise/
or by calling (602) 256-4409
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: TBD
City Council
Date: TBD
Time: 6:00 P.M.
Location: TBD
Gammage & Burnham, PLC requests a Major Amendment to the Truman Ranch Planned Area Development (PAD) for purposes including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade (Surprise Planning Case FS20-829).
PROJECT LOCATION
SITE
For more information, contact:
Applicant -Susan E. Demmitt, Gammage & Burnham, PLC at (602) 256-4456 or sdemmitt@gblaw.com
City of Surprise Planner -Robert H. Kuhfuss, AICP at (623) 222-3137 or Robert.Kuhfuss@surpriseaz.gov
4/23/21 11:42:55

Notice of Public Hearing
City of Surprise
RESCHEDULED In-Person and Virtual Neighborhood Meeting
NEW Date/Time: May 13, 2021 at 6:00 PM
Location:
Sunset Hills Elementary School
Media Center
17825 W. Sierra Montana Loop
Surprise, Arizona 85388
OR
Register to attend the virtual meeting at:
www.gblaw.com/thepromenadesurprise/
or by calling (602) 256-4409
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: TBD
City Council
Date: TBD
Time: 6:00 P.M.
Location: TBD
Gammage & Burnham, PLC requests a Major Amendment to the Truman Ranch Planned Area Development (PAD) for purposes including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade (Surprise Planning Case FS20-829).
PROJECT LOCATION
SITE
For more information, contact:
Applicant -Susan E. Demmitt, Gammage & Burnham, PLC at (602) 256-4456 or sdemmitt@gblaw.com
City of Surprise Planner -Robert H. Kuhfuss, AICP at (623) 222-3137 or Robert.Kuhfuss@surpriseaz.gov
4/23/21 11:53:08

Notice of Public Hearing
City of Surprise
RESCHEDULED In-Person and Virtual Neighborhood Meeting
NEW Date/Time: May 13, 2021 at 6:00 PM
Location:
Sunset Hills Elementary School
Media Center
17825 W. Sierra Montana Loop
Surprise, Arizona 85388
OR
Register to attend the virtual meeting at:
www.gblaw.com/thepromenadesurprise/
or by calling (602) 256-4409
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: TBD
City Council
Date: TBD
Time: 6:00 P.M.
Location: TBD
Gammage & Burnham, PLC requests a Major Amendment to the Truman Ranch Planned Area Development (PAD) for purposes including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade (Surprise Planning Case FS20-829).
PROJECT LOCATION
SITE
For more information, contact:
Applicant -Susan E. Demmitt, Gammage & Burnham, PLC at (602) 256-4456 or sdemmitt@gblaw.com
City of Surprise Planner -Robert H. Kuhfuss, AICP at (623) 222-3137 or Robert.Kuhfuss@surpriseaz.gov
4/23/21 11:53:16

TAB E

DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING

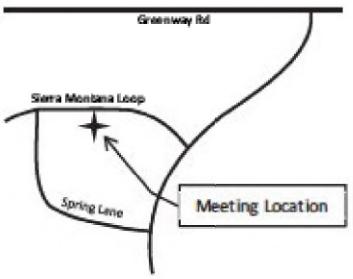
Please be advised, Susan Demmitt on behalf of Truman Ranch 46 SWC LLC, will host a Neighborhood Meetings to discuss the project referenced below. This meeting is being rescheduled as indicated below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Susan Demmitt, (602) 256-4456, SDEMMITT@GBLAW.COM
City of Surprise Planner: Robert H. Kuhfuss, AICP (623) 222-3137, robert.kuhfuss@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

	In Person	Virtual
DATE:	~~Tuesday, April 27, 2021~~ **Thursday, May 13, 2021**	~~Wednesday, May 5, 2021~~ **Thursday, May 13, 2021**
TIME:	6:00 PM	6:00 PM
LOCATION:	Sunset Hills Elementary School ~~Media Center~~ 17825 W. Sierra Montana Loop Surprise, AZ 85388	www.gblaw.com/thepromenadesurprise/ ~~Elle Brundige (602) 256-4409~~ ebrundige@gblaw.com

MEETING LOCATION



PROJECT LOCATION

PROJECT DESCRIPTION:

Major Amendment to the Truman Ranch Planned Area Development (PAD) for purposes including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade. Surprise Planning Case FS20-829.

Publish: Daily Independent, April 26, Surprise Independent, April 28, 2021/471672

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TAB F

WADDELL CROSSING
NEIGHBORHOOD MEETING

Sunset Hills Elementary School – Media Center
17825 West Sierra Montana Loop, Surprise, Arizona 85388
May 13, 2021at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Judi Harris	[redacted]		
Crystal Miller			
Maurice Hoyt			
Dave McCormick			
Mitchell & Eva Horabik			
Patrick Duffy			
Candace Simpson			
Kristy McIntosh			
Steve Truman			
Michael Truman			

WADDELL CROSSING
NEIGHBORHOOD MEETING

Sunset Hills Elementary School – Media Center
17825 West Sierra Montana Loop, Surprise, Arizona 85388
May 13, 2021at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Barry Byrne	[redacted]		
Dave Schuff			
George Bradbury			
Bruce Potenza			
Donna Shettig			
Mary Larson			
Martin Andrade			
JOHN CHLOPEK			
M. Celms			

WADDELL CROSSING
NEIGHBORHOOD MEETING

Sunset Hills Elementary School – Media Center
17825 West Sierra Montana Loop, Surprise, Arizona 85388
May 13, 2021at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Andy Cepon	[redacted]		
James Truman			
QUINTUS SCHULZKE			
Christine Drey			
James Reeves			
Donna Fields			

WADDELL CROSSING
NEIGHBORHOOD MEETING

Sunset Hills Elementary School – Media Center
17825 West Sierra Montana Loop, Surprise, Arizona 85388
May 13, 2021at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
DAVE & BARBARA TAYLOR	[redacted]		
Bruce Drex			
John L Jones			
Christine Edwards			

May 13, 2021 Waddell CrossingVirtual Neighborhood Meeting Attendees							
Name	**Address**	**City**	**State**	**ZIP**	**Email**	**Phone**	**Attended Mtg?**
Gerardo del Rosario							Yes
Diana Haselmyer							Yes
Marva Greene							Yes
Alfonso Torres							Yes
Megan Neal							Yes
Efren Moreno							Yes
Chrisrine Florendo							Yes
Jason Hansom							Yes
Peter Nelson							Yes
Ashley Knight							Yes
Marvin Larson							Yes
Kelli Laidlaw							Yes
Patrick & Debbie Smith							Yes
Laura Pomeroy							Yes
Stefanie Blahut							Yes
Ron Anthony							Yes
Nichole Reilly							Yes
Shannon Daniels							Yes
Shamika Moneke							Yes
David Aros							Yes
Stuart Wood							Yes
Louis Parisi							Yes
Cynthia Rodriguez							Yes
Kathleen Truman							Yes
Kimberly Coots							No
Carol Truman							No
Steven Allely							No
Tracie and Greg Tarpey							No
Jeff Duncan							No
Charles Kyle							No
Chad Johnson							No
Dave Ophsahl							No
Shamika Moneke							No
Mary McLaughlin							No
Dan Rhea							No
Quintus Schulzke							No
Chris Samoranski							No
Andrew Berrafato							No
John Riggins							No
John Chlopek							No

TAB G

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: _____

Applicant Name: Gammage & Burnham

Location: SWC Waddell Rd. & Cotton Ln.

Date Site Posted: 5/31/2022

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Applicant/Representative Signature — Date: 5/31/2022

This instrument was acknowledged before me on 5/31/2022, by Jesse Simpson. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

Notary Public

My commission expires 10-25-24

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: May 13, 2021
Time: 6:00 P.M.
Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop
Planning & Zoning
Date: June 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
City Council
Date: August 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
FS20-829
PROJECT LOCATION
Waddell Rd
SITE
Cotton Ln
Sweetwater Ave
Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
May 31, 2022 at 8:51:19 AM

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: May 13, 2021
Time: 6:00 P.M.
Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop
Planning & Zoning
Date: June 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
City Council
Date: August 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
FS20-829
PROJECT LOCATION
Waddell Rd
SITE
Cotton Ln
175th Ave
Sweetwater Ave
Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
May 31, 2022 at 8:52:06 AM

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: May 13, 2021
Time: 6:00 P.M.
Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop
Planning & Zoning
Date: June 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
City Council
Date: August 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
FS20-829
PROJECT LOCATION
Waddell Rd
SITE
Cotton Ln
Sweetwater Ave
Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
May 31, 2022 at 8:39:05 AM

IMG_2609.JPG
View
Zoom
Share
Highlight
Rotate
Markup
Search
Search
Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: May 13, 2021
Time: 6:00 P.M.
Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop
Planning & Zoning
Date: June 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
City Council
Date: August 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
FS20-829
PROJECT LOCATION
SITE
Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: May 13, 2021
Time: 6:00 P.M.
Location: Sunset Hills Elementary School Media Center 17825 West Sierra Montana Loop
Planning & Zoning
Date: June 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers 16000 N Civic Center Plaza Surprise, AZ 85374
City Council
Date: August 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers 16000 N Civic Center Plaza Surprise, AZ 85374
FS20-829
PROJECT LOCATION
SITE
Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.
Please call to confirm dates: 623- 222-3011 Surprisеaz.gov
May 31, 2022 at 8:38:37 AM

Trever Fleetham

From: Ashley Labhart
Sent: Wednesday, June 8, 2022 1:00 PM
To: Trever Fleetham
Subject: FW: Cotton and Waddell project.

Follow Up Flag: Follow up
Flag Status: Flagged

From: VIPER51 <[redacted]>
Sent: Monday, June 6, 2022 12:19 PM
To: Skip Hall <Skip.Hall@surpriseaz.gov>; roland.winters@surprise.gov; Aly Cline <Aly.Cline@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; jack.hastings@surprise.gov
Subject: Cotton and Waddell project.

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

No way. This will turn into a disaster for traffic and the neighborhood. Would you want this problem in your area? Then why do you think it's good for ours? If you think it's a good idea, put it in your area. Increase your children's schools, take away from their safety. Different when it affects you. You back our neighborhood, we'll back yours. Thanks for your attention to this critical decision. Mark & Lori Didway Sierra Montana.

Sent from Mail for Windows

Trever Fleetham

From: Ashley Labhart
Sent: Wednesday, June 29, 2022 2:36 PM
To: Trever Fleetham
Cc: Jason Moquin; Lloyd Abrams
Subject: FW: Dominium's Proposed Waddell Crossing High Density Project

Follow Up Flag: Follow up
Flag Status: Flagged

From: Mayor <Mayor@surpriseaz.gov>
Sent: Wednesday, June 29, 2022 1:09 PM
To: Jodi Wittrock <Jodi.Wittrock@surpriseaz.gov>
Cc: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: FW: Dominium's Proposed Waddell Crossing High Density Project

From: Mary Lee <[redacted]>
Sent: Wednesday, June 29, 2022 11:28 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Dominium's Proposed Waddell Crossing High Density Project

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

June 29, 2022

Dear Mayor Hall,

I know you are fully aware of your constituent's dissatisfaction with the referenced 'Subject' project being proposed in an established Surprise neighborhood. Without reservation your constituents demand that you vote "NO" when this project is presented to the City Council for approval. There is no excuse or reason for any member of the City Council to ignore their voters by voting any other way than "NO". Do not rubber-stamp this project. If you decide to go against your constituent's desires and vote "YES"…you are guaranteed to no longer receive our vote for your reelection for

any other future office you may seek. Thank you in advance for voting “NO” on this poorly conceived project.

Bill & Mary Lee
In God We Trust

Trever Fleetham

From: Ashley Labhart
Sent: Wednesday, June 8, 2022 1:01 PM
To: Trever Fleetham
Subject: FW: Objection to housing plan

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: Jodi Wittrock <Jodi.Wittrock@surpriseaz.gov>
Sent: Wednesday, June 8, 2022 12:29 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: FW: Objection to housing plan

-----Original Message-----
From: Vera Dean <[redacted]>
Sent: Monday, June 6, 2022 10:47 AM
To: Skip Hall <Skip.Hall@surpriseaz.gov>
Subject: Objection to housing plan

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Mr. Hall,
I am writing to voice my objection to the plant to build high density housing in the area of Cotton and Waddell's southwest corner.
With the commercial building that is going on in that area, adding this housing project will make traffic and congestion a nightmare. The infrastructure there simply will not support it.
I am deeply concerned about the direction I see the city going in other areas as well. More and more I seem to be seeing new apartment complexes, mini house complexes and other high density housing projects being built.
I recall all the excitement when Toll Brothers decided to bring their high end Sterling Grove project to Surprise. I sincerely doubt that we will be seeing much more of that sort of thing coming here if the city continues in the direction it is going.
I have to wonder what you, the city council and the planning department are thinking? There was a time, not so long ago, when the west valley was being touted as " the next Scottsdale ". Not anymore.
I sincerely doubt that you will find car washes, urgent care facilities, storage units and drug stores on every street corner in Scottsdale. Not to mention high density housing and miles and miles of huge warehouses.
I moved to Surprise almost 10 years ago because I saw a lovely, safe and pleasing place to live. Now, thanks to those who make the decisions regarding the growth of our city, that place is rapidly disappearing.
I can't help but feel that perhaps it is time to replace our city leaders with people who truly care about our city, and it's citizens.
Perhaps, if you and our city council members truly feel that your leading Surprise in the right direction , you might consider building some of these projects right next to your own homes.
Sincerely, Vera Dean.

Sent from my iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Tuesday, June 14, 2022 5:16 PM
To: Trever Fleetham
Subject: FW: Planning and Zoning Meeting

Trever,

Please see the email below for your review and to add to the case file for this project.

Thank you,

Ashley Labhart
Business Analyst
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: [redacted]
Sent: Tuesday, June 14, 2022 4:57 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Planning and Zoning Meeting

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Ashley,
Can you please forward my email to every member of the P&Z commission?
I would like them to read this before the meeting on Thursday. I will be attempting to attend the meeting in person.

Thank you
Andrew Berrafato
[redacted]

Hello Chairman Dennis Bash,
I appreciate you taking the time to read my comments before any final decisions are made. You need to consider what your fellow citizens want from you and the other members of the P&Z commission. I am sure you are receiving numerous communications from residents like me about how the Truman/Waddell Crossing project is the wrong project for the location they have chosen which will result in the city of Surprise spending millions of dollars to correct this poor plan by Dominium Management Inc. which does not consider our current community. Their plan only thinks of Dominium's profits!
They are using outdated and minimum targets to bully their project through your committee in order to, "look like they are working with you" yet they are only threating to sue our city if they don't get their way. They have taken the original PAD that was zoned for MOSTLY COMMERICIAL buildings and switched it to building MOSTLY HIGH DENISITY HOUSING, with little to no green space and no regard for current housing projects. They are not meeting the minimum parking requirements you set forth, they just asked you to

lower the amounts saying that tenets won't need 2 parking spaces, which is a lie. Instead of cutting the number of units to meet this requirement, they just cutout green space which makes this a horrible place for families to live. I have not seen any traffic studies done for that intersection plus the surrounding area taking into account the already approved 5,000 new homes that will be built within a 2-mile radius! Where are the studies to show the current residents, that Surprise has a growth plan that can accommodate the growth an additional 15,000 to 20,000 people in just this small area? How many additional policemen will be needed to keep us safe? What about our Fire Department and EMT's, Dysart Schools overcrowding, Park District and not to mention the additional government positions, most important to overworked P&Z - BUILDING INSPECTORS? Where is the plan? You need to show a plan on how these things will be address with this huge increase in population, cars, homes, students, resources of water, cable, gas, and electricity?

I am bringing up just these few questions that are being overlooked or just ignored by P&Z, because a builder wants to make millions and our city is going to roll over and let them do whatever they want. We want our P&Z to recommend the several better locations that will accomplish their goal and be less expensive. Currently there are several locations for sale on Reems Rd. between Greenway and Bell that would be better suited for this project with other apartments already there including parks, schools and even shopping all in a walkable location.
You and your committee should **NOT** recommend this project as there is **ZERO** support for this project from the residents of Surprise in this location!
Andrew Berrafato
Sarah Ann Ranch

Trever Fleetham

From: Ashley Labhart
Sent: Wednesday, June 29, 2022 2:36 PM
To: Trever Fleetham
Cc: Jason Moquin; Lloyd Abrams
Subject: FW: Please vote NO on the Waddell Crossing project.

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jackie Moucheron <Jackie.Moucheron@surpriseaz.gov> **On Behalf Of** Roland Winters
Sent: Wednesday, June 29, 2022 1:21 PM
To: Jodi Wittrock <Jodi.Wittrock@surpriseaz.gov>
Cc: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; Genevieve MartinDelCampo <Gen.MartinDelCampo@surpriseaz.gov>
Subject: FW: Please vote NO on the Waddell Crossing project.

From: Patrick Nelson <[redacted]>
Sent: Tuesday, June 28, 2022 10:14 AM
To: Skip Hall <Skip.Hall@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>
Subject: Please vote NO on the Waddell Crossing project.

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

As a resident in the Sarah Ann Ranch / Mountainside community I am urging, asking and pleading for you to please vote NO on the Waddell Crossing project. The infrastructure around the area does not support the project. The roads are not wide enough to support the growth and traffic is already a horrible around the area with the 2 schools that were built without adequate road upgrades and traffic control. It is like the city is greenlighting projects without proper impact analysis already. This project will make the area unbearable without major infrastructure improvements. Additionally, the schools in this area are already at capacity and can't accommodate the additional capacity a project like this brings. Voters were already too selfish and voted against school funding in the last election. Adding a project like this will be a disaster for the schools. But since AZ is last in Education.. who cares if we make it worse, right?

Subsidized housing needs to be by easy access to public transportation or walking distance to Jobs/Shopping. That is not the case here. I also did not move into a development to have my house values drop due to poor city planning. The project does not conform to the the rest of the area. Dominion is not good for our community and has a poor track record in other states/communities. Why is the city looking to put this project where it is? It makes zero sense. It makes as much sense as Senior housing across from a university where student housing should be instead.....Sometimes it appears the city wants growth but doesn't have a real plan and approves anything in front of them.

Please Vote NO. Do the right thing for our community and city. Dominion is not t he right thing and your decision will have grave impact for years to come.....

Thank you,
Patrick Nelson
[redacted]

Trever Fleetham

From: Ashley Labhart
Sent: Wednesday, June 29, 2022 2:36 PM
To: Trever Fleetham
Cc: Jason Moquin; Lloyd Abrams
Subject: FW: Strongly opposed to Waddell Crossing

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jackie Moucheron <Jackie.Moucheron@surpriseaz.gov> **On Behalf Of** Roland Winters
Sent: Wednesday, June 29, 2022 1:18 PM
To: Jodi Wittrock <Jodi.Wittrock@surpriseaz.gov>
Cc: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Genevieve MartinDelCampo <Gen.MartinDelCampo@surpriseaz.gov>
Subject: FW: Strongly opposed to Waddell Crossing

Best,

Jackie Moucheron
Assistant to the Council Sr.

City of Surprise | Mayor and Council
16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: 623.222.1332 | Office: 623.222.1300
Web: www.surpriseaz.gov
Proclamation Request: Proclamation Request Form

From: Nate Pomeroy <[redacted]>
Sent: Wednesday, June 29, 2022 9:56 AM
To: Roland Winters <Roland.Winters@surpriseaz.gov>
Subject: Strongly opposed to Waddell Crossing

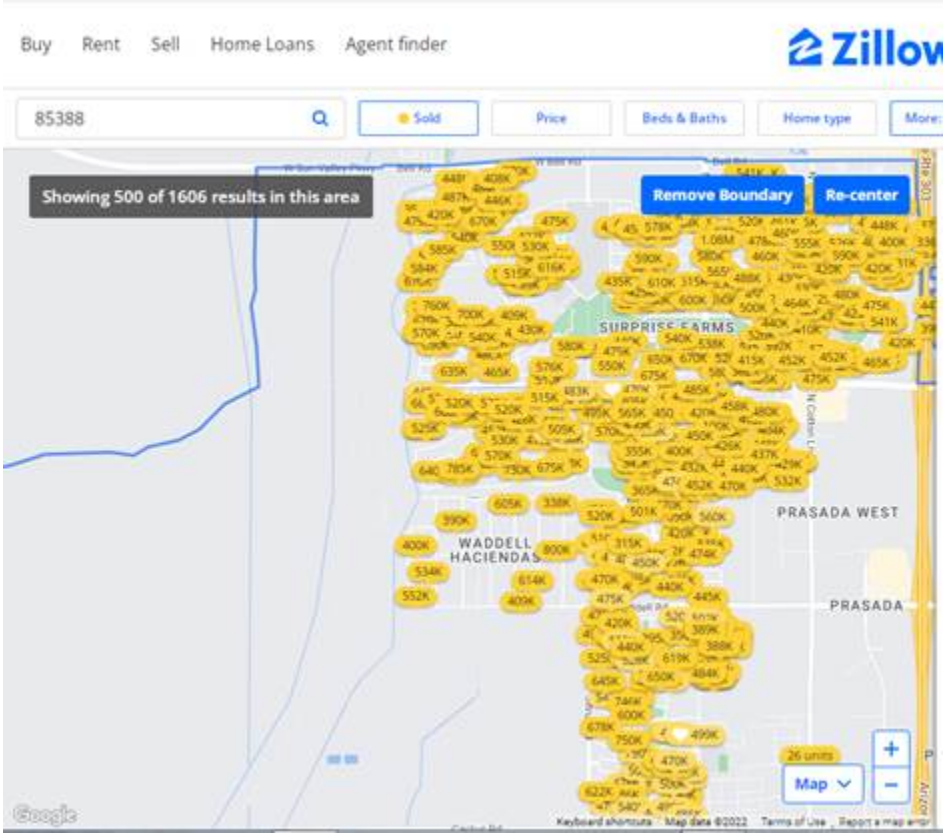
****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Mr. Winters,

The region needs plenty of housing that is affordable. Smart apartment complexes will help stabalize and lower pricing for rentals and ownership. The council is abusing Truman's rights… and the thousands of us who live around the proposed bad project.

What can we really do….?
Dominium and developers LIKE THEM (not home builders, not apartment building developers), would have us believe that their project is somehow more needed and more vital to humanity. Who isn't sympathetic to being priced out of a particular market? When my wife and I looked at relocating to Arizona we searched North Scottsdale and Cave Creek but realized we could not afford it and started broadening our search. We bought in a more affordable part of Scottsdale in 2017 (the cheap seats). Then I found a good job in the West Valley. That started our search for shorter commute and drive time. We found Surprise as much more affordable and sustainable living and moved here. We loved it.

It appears that our Government (Fed/State/Local) is now trying to social engineer our communities to provide "affordable housing" in any market where developers will take the tax credit and get a stronger ROI than most of us. Government subsidizing allows for a "finger on the scale that tweaks affordable" to the benefit of some. Now it appears the Council of Surprise is ok with allowing this type of "finger on the scale" of development in our community. My wife and I have seen pretty remarkable appreciation (we struggled mightily to accomplish this) in our investment, just like most of you have. Due to the scale of the project proposed, the density and all the trappings it brings, in addition to the lack of CONFORMITY to the area, it is understood by real estate professionals (and most of us who have bought here and oppose this project), this will depreciate our home values over a very long period of time. Particularly as the project decays and is not brand new. No one I know of complained about Toll Brothers Sterling Grove being built. All of us (you too) saw an appreciation of home values when they developed (correlation of their development and rise in local home values-their homes sold for more and elevated our home values). The inverse is true as well. When subsidized housing gets a "toe hold" into Surprise the momentum will turn. All of the yellow shapes below in this picture have a sales price over the past 24 months. What about their property values dropping a small % each month? What is the home owner loss calculated? Add the total sales and multiply by say .5%. That is a pretty big number. Is that loss in valuation for your citizens worth spending a million dollars in a legal battle that we might lose? Easily yes. Long term thinking.



"What can we really do" was my original question. We can watch our City Council bow to the pressure or take a stand at protecting its citizen's quality of life and investment. This is the tip of the spear, smooth going in but barbed as it goes deeper. Or we can move to a planned community, maybe gated where we can preserve our values better while we watch the city we currently love participate in this social engineering project they are getting ready to join in. Like the

council that approved the PAD in 2007 (approximately), your decisions have a long term effect on current and future residents. What kind of community are you building? Please vote no on this Waddell Crossing project.

Nate & Laura Pomeroy
[redacted]

Sincerely,

Nate Pomeroy

Trever Fleetham

From: Ashley Labhart
Sent: Tuesday, June 14, 2022 9:48 AM
To: Trever Fleetham
Subject: FW: Truman Family Comments on Waddell Crossing for Planning and Zoning Commission meeting 6/16/2022
Attachments: Waddell Crossing P&Z Comments 6132022 (1).pdf

Trever,

Please see additional comments received to review and add to the case file please. Per Chris, I will be forwarding on to the members of the PZ Commission following this email, as well as Councilman Duffy as requested.

Best,

Ashley Labhart
Business Analyst
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: James Truman <[redacted]>
Sent: Tuesday, June 14, 2022 12:02 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Stephen Truman <[redacted]>; Kathy Truman <[redacted]>; Carol Truman <[redacted]>; James Truman <[redacted]>
Subject: Truman Family Comments on Waddell Crossing for Planning and Zoning Commission meeting 6/16/2022

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Hello Ashley -

Attached you will find a PDF file with our comments which we would like to present to all the Planning and Zoning Commissioners prior to the meeting upcoming on June 16th. Will you be able to assist us in delivering this document to the Commissioners? If not, please advise me as to how to proceed.

Also, will you be able to forward this document to Councilman Patrick Duffy?

Many thanks.

Best regards,

James S. Truman
TRUMAN RANCH
Since 1946
[redacted]

[redacted]

"Of all the pollutions we face, light pollution is perhaps the most easily remedied."
NATIONAL GEOGRAPHIC magazine, November 2008

Trever Fleetham

From: Ashley Labhart
Sent: Wednesday, June 29, 2022 2:36 PM
To: Trever Fleetham
Cc: Jason Moquin; Lloyd Abrams
Subject: FW: Waddell Crossing Project

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: Mayor <Mayor@surpriseaz.gov>
Sent: Wednesday, June 29, 2022 1:03 PM
To: Jodi Wittrock <Jodi.Wittrock@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: FW: Waddell Crossing Project

-----Original Message-----
From: Dean K <[redacted]>
Sent: Wednesday, June 29, 2022 11:17 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing Project

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Mayor, please do the city of Surprise and the homeowners a great service by voting “NO” for the Waddell Crossing project! Do I have to say more. Sincerely Dean Krob

Sent from my iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Wednesday, June 8, 2022 2:04 PM
To: Trever Fleetham
Subject: FW: Waddell crossing proposal

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: Jodi Wittrock <Jodi.Wittrock@surpriseaz.gov>
Sent: Wednesday, June 8, 2022 1:14 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: FW: Waddell crossing proposal

Best,

Jodi A. Wittrock
Government Relations Administrator
City of Surprise
Cell: 623.249.0428
Office: 623.222.1330

-----Original Message-----
From: Mayor <Mayor@surpriseaz.gov>
Sent: Tuesday, June 7, 2022 12:53 PM
To: Jodi Wittrock <Jodi.Wittrock@surpriseaz.gov>
Subject: FW: Waddell crossing proposal

-----Original Message-----
From: maryanne march <[redacted]>
Sent: Saturday, June 4, 2022 11:20 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell crossing proposal

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Goodyear and Buckeye made a wise decision to reject Dominions proposal.
I am confident that the elected officials that represent the residents of Surprise have the moral courage to do what is best for their constituents and vote against this proposal Keep in mind you are elected by the people and serve the best interest of the people. Reject this fiasco!

Concerned resident of Surprise

Trever Fleetham

From: Chris Boyd
Sent: Monday, June 6, 2022 9:20 AM
To: Ashley Labhart
Cc: Mike Gent; Lloyd Abrams; Jason Moquin; Trever Fleetham
Subject: FW: Waddell Crossing V2.0

Follow Up Flag: Follow up
Flag Status: Flagged

Ashley,

Will you please include this in the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Monday, June 6, 2022 7:52 AM
To: Candace Simpson <[redacted]>
Subject: RE: Waddell Crossing V2.0

Good morning Ms. Simpson,
Thanks for remaining engaged on community issues. I have forwarded your feedback to be included with the proposed development plan.

Have a great week,
Mike

From: Candace Simpson <[redacted]>
Sent: Thursday, June 2, 2022 9:02 PM
To: Mayor <Mayor@surpriseaz.gov>
Cc: Mike Gent <Mike.Gent@surpriseaz.gov>
Subject: Waddell Crossing V2.0

Hello Mayor,

> I know I have reached out to you in the past and as always appreciate you taking the time to read what I'm sure are numerous communications from residents now that the Waddell Crossing project is at the forefront of city agendas once again.

I had the opportunity to join the Zoom call hosted by Dominium this week which felt like a very calculated approach to "ticking a box". It was members of the Dominium team talking at us with ultimately no engagement or spirited debate amongst community members as I would expect these types of meetings to involve. It was certainly a 180 degree difference than their previous community meetings last year. In the height of Covid they managed to host engaging in-person community gatherings but this time around, could only give the community members the courtesy of a muted phone call.

While I appreciate the modifications they made to their plans to be in line with the required parking allocation, they did indeed do what they said which was reduce the greenspace to make room for more blacktop. There are lovely bike lanes in the renderings which are misleading. A year ago they were very forthcoming as Section 42 housing but in this week's meeting denied having any connection with government funded housing. They continue to deceive our community. How can we expect them to do right by their residents?

All of the same surrounding issues stand and are likely further exacerbated by the exciting plans at Prasada - more retail means more traffic. Compound that on top of the traffic jams during school drop off and pick up and we already have a challenge on the City's hands, but add in 4000 new residents to the corner and we have a serious problem, and one that Dominium has no interest in helping our city solve. Why should they line their pockets while passing major problems onto the City of Surprise to have to solution and fund?

Dominium is not the right fit for Surprise. They were not the right fit for Goodyear and Buckeye and subsequently voted down. The City of Surprise is better than Dominium. There must be better options to address affordable housing.

I will send this email to each City Council member as well. Thank you for your support.

Candace Simpson
Sierra Montana

Trever Fleetham

From: Lloyd Abrams
Sent: Tuesday, June 7, 2022 12:38 PM
To: Trever Fleetham; Jason Moquin
Subject: Fwd: OPPOSE Waddell Crossing

Follow Up Flag: Follow up
Flag Status: Flagged

From: "Mayor" <Mayor@surpriseaz.gov>
Subject: FW: OPPOSE Waddell Crossing
Date: 07 June 2022 14:36
To: "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>

Best,

Jackie Moucheron
Assistant to the Council Sr.

City of Surprise | Mayor and Council
16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: 623.222.1332 | Office: 623.222.1300
Web: www.surpriseaz.gov
Proclamation Request: Proclamation Request Form

-----Original Message-----
From: Lisa Denman <[redacted]>
Sent: Monday, June 6, 2022 11:40 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Re: OPPOSE Waddell Crossing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Just letting you know we are still very against this project! So much so we have been discussing selling our home.

Aside from the traffic & the fact that it will lower our property values, can we also discuss how these 3 & 4 story buildings are going to look absolutely ridiculous and so just randomly placed in this area? Do we not care what our city looks like? I drive through so many other areas in Arizona and think what the heck? There is no rhyme or reason to their communities they are so random. I feel like this is what's happening here in Surprise. I get it we need more housing, build apartments in a part of town that they are not randomly placed next to a citrus farm, horse ranch and a bunch of single family homes!! Make it make sense!! Make our city look like a desirable place to live! You're not going to do that if you're just building whatever, wherever!

Thank you,
Lisamarie Denman
Heritage Farms Community
[redacted]

sent from the magical unicorns in my purse

> On Jun 1, 2021, at 9:33 PM, Lisa Denman <[redacted]> wrote:
>
>
>
> Dear Mayor Hall, I am writing to you in regards to the Waddell Crossing project. We strongly OPPOSE this project! My family recently purchased and moved in to a home in the Heritage Farms/Taylor Morrison community. While I do agree, there is always a need for affordable housing, this seems to be a very odd place for it. It is my understanding that there is no public transportation in Surprise, why would we put all this affordable housing in an area where there is not much to do or get to easily if you do not have a vehicle or transportation.? Seems like it would be much better placed in an area closer to the main part of town. Somewhere much closer to Bell. Will there be parks in this Waddell Crossing project? Or will the residents utilize our park here in Heritage Farms? Will there be enough parking or will they be parking in our neighborhood? This is also going to drive our property values down. This is going to be disappointing to anyone living in this newly developed area! Most of us have just bought our homes!! Have the developers and builders in this area all been notified of the possibility of this project? I can assure you, if we would have known prior to buying, that this was even a possibility we would have bought in the Verrado community over in Buckeye like we had originally planned. My in-laws also just purchased in the Sarah Ann Ranch community, they will be reaching out shortly in regards to their opposition of the project!
>
> We love our home, we love this community, and we are very very disappointed in the possibility of these 3 and 4 story buildings; they do not belong in our community!
>
>
> Thank you in advance!
>
> Lisamarie Denman
> [redacted]
> Heritage Farms Community
>

Trever Fleetham

From: Lloyd Abrams
Sent: Tuesday, June 7, 2022 12:37 PM
To: Jason Moquin; Trever Fleetham
Subject: Fwd: Truman Project at Waddell and Cotton

Follow Up Flag: Follow up
Flag Status: Flagged

FYI more to come

From: "Mayor" <Mayor@surpriseaz.gov>
Subject: FW: Truman Project at Waddell and Cotton
Date: 07 June 2022 14:35
To: "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>

Best,

Jackie Moucheron
Assistant to the Council Sr.

City of Surprise | Mayor and Council
16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: 623.222.1332 | Office: 623.222.1300
Web: www.surpriseaz.gov
Proclamation Request: Proclamation Request Form

From: Patrick Tudisco <[redacted]>
Sent: Saturday, June 4, 2022 5:48 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Truman Project at Waddell and Cotton

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Dear Mayor Hall

I am again writing you regarding the planned "Truman Ranch" development at Waddell and Cotton. I was a participant on the most recent Zoom meeting on Tuesday May 31st. Here is my take away as to the key highlights of the meeting:

New proposal puts the 50ft high senior living buildings on the west and southwest side of the property–as the Trumans pointed out, this will put a tall building looking directly down onto their home that has been standing there since 1946. Trumans requested of Dominium that they reconsider the placement of the Senior Living Buildings. Dominium and their lawyers claimed to be willing to "work with them" but also indicated all they've done is comply with the 2008 PAD .

Dominium and their lawyers repeatedly stated that they came into compliance with the PAD, requesting no variances, and said directly that the City Council "WILL APPROVE" their plan.

Truman family also requested they remove or move their westerly most entrance to the commercial property on the west side to avoid deceleration of traffic directly onto their property while it moves to a single lane eastbound.

Dominium confirmed they will do NOTHING to help our traffic situation, stating they will widen their side only as required, but it will still be a SINGLE LANE road in each direction with a left turn lane into their commercial complex so traffic, which already backs up there significantly will without a doubt begin to back up to Citrus and further west on busy mornings with working families trying to commute to their jobs.

I have a copy of the "Truman Ranch Marketplace PAD, dated October 23rd, 2008. While reading through this document I see verbage that contradicts the current proposed project. The PAD requiremtns of "RETAIL SHOPS" is not is not met by "HIGH DENSITY LIVING", SENIOR LIVING , STORAGE UNITS and GAS STATIONS.

Page **J13** of tha **PAD** states verbage such as the following.

44 acre "RETAIL PROJECT",

"The goal of this project is to protect the **peace and serenity of ranch style living** while only a block away from the masses."

"**not compromising the value of peaceful ranch style living."**

"**with respect to the Westerly neighbor's "**

Page J14 states

"Architectural design **shall promote the ranch style history of the land "**

"**retail tenant "**

"**ranch style architecture in a manner that is sensitive and appropriate "**

Please tell me how the proposed **"Section 42", HIGH DENSITY** project matches any of the City's requirements ?

HIGH Density construction is an absolute mess in terms of needed infrastructure such as lack of public transportation, less than adquite parking per unit, widening of Waddell and Cotton Lane and several intersections. Traffic concerns such as Cactus and Waddell roads already is already bogged down during school and work commute times. Additional traffic will only add to congestion at Waddell and Cotton which is sure to be a nightmare. Once the new homes are occupied on Cotton Lane, traffic will be an enormous problem. No

side walks surrondoing the proposed area, people have to walk on the side of the road or in the road. Flooding on Cotton Lane needs to be addressed and not to mention huge congestion of traffic on 175th twice a day from Paradise Honors High School and I am sure the same exists for Legacy and Paradise Honors Middle School. What about emergency vehicles getting through with this traffic ?

Dominium says they are not required to pay for street widening on Cotton Lane and Waddell. Per Dominium they are only responsible for improving streets that touch their property. I take it that Surprise will be paying the bill for the roads and Dominium will be profiting **from my tax bill** !!

Did a little study on Dominium and see that they have a history of not fixing issues that are reported. They build shoddy apts and honestly are only out to collect government money.

If Surprise and it's residents are going to get stuck with the bill for Dominium benfit, we need to **spend our money where it counts. We have to fight as a City even if it means a court battle to support the desires and will of the people.** The city should not be on the hook for major road expansions for a project that its own citizens don't want and don't meet the **requiremnts of the 2008 PAD**.

Council members I understand that **District 3** may not be your ditrict. The great percentage of residents in this area oppose this project as it will profondly impact our every day lives. As aproval time approaches we ask you to stand with us and vote **NO** to this project. The future of Surprise depends on it. Please call me at your convience so we can discuss this further.

Patrick Tudisco

[redacted]

[redacted]

[redacted]

Trever Fleetham

From: Lloyd Abrams
Sent: Tuesday, June 7, 2022 12:33 PM
To: Trever Fleetham; Jason Moquin
Subject: Fwd: Truman Ranch Marketplace HIGH DENSITY APT's NEED TO BE STOPPED!!!

Follow Up Flag: Follow up
Flag Status: Flagged

From: "Mayor" <Mayor@surpriseaz.gov>
Subject: FW: Truman Ranch Marketplace HIGH DENSITY APT's NEED TO BE STOPPED!!!
Date: 07 June 2022 14:27
To: "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>

Below email for FYI

Best,

Jackie Moucheron
Assistant to the Council Sr.

City of Surprise | Mayor and Council
16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: 623.222.1332 | Office: 623.222.1300
Web: www.surpriseaz.gov
Proclamation Request: Proclamation Request Form

From: Sara Jordyn Hernandez <[redacted]>
Sent: Saturday, June 4, 2022 12:04 PM
To: Mayor <Mayor@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>
Subject: Truman Ranch Marketplace HIGH DENSITY APT's NEED TO BE STOPPED!!!

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

6/4/2022

Dear City of Surprise Councilmember,

My name is Sara Hernandez. I am a wife, mother of 3 and a longtime resident (20 years) of Surprise, AZ. When we first moved to Surprise all we heard was how “up and coming” Surprise was going to be for families. We loved the many

activities that the City of Surprise had to offer our new family. The idea of so many new retail spaces and a mall was appealing and exciting. We bought a new house in a development where we were told by the developer a school was going to be built. How perfect I could walk my kids to school, and it would be done just in time for my oldest to start kindergarten.

Fast-forward 18 years, the school was never built, my kids had to be bounced around between 3 different schools due to boundary changes and it seems nothing is being built for families, why is that? The mall was never built, retail pads were the same repetitive restaurants, Surprise had/has turned into nothing more than Burger Kings and storage facilities and anything near Prasada is so small that the store or restaurant cannot accommodate the amount of people in the area.

This leads to my BIGGEST concern, high density apartments as well as senior living going in off Cotton & Waddell, Truman Ranch Marketplace. The original PAD from 2008 calls for "RETAIL SHOPS '' to be built, NO mention anywhere of high density apartments and townhomes. The idea alone should NEVER have been entertained by the city, not to mention it DOES NOT meet PAD requirements. One our schools are already maxed out with no talk of a new school being built anytime soon. Two, senior living facilities need to stay in Sun City. How are senior living facilities attractive to the young families you want to move here? With the rent of $900-$1300 of the apartments, let's be honest of what type of people this will attract? The average family pays around $2000 (rent) for a home, so at such a low price point the area will be attracting the wrong kind of people, I know this all too well!

The house next to mine went up for sale cheaply because the owners were in a hurry to move back with their family because of health issues. With the home priced so low an investor bought it and rented it to an ILLEGAL, UNLICENSED DRUG REHAB FACILITY! I know it can happen anywhere but when you live in a "FAMILY" driven Community at least that's what the city of Surprise tries to portray, you expect homes like these to not be allowed to operate. The city other than taking notes was absolutely NO help! It took my neighbors and myself over a year with countless hours invested to get the facility shut down.

The city's priorities from years ago have shifted, it feels that it's all about the money. The "FAMILY" oriented community feel that the city always talks about, no longer seems to be relevant. There is absolutely nothing other than city activities for kids to participate in and at that everything seems geared toward young kids and seniors.

I really hope the City of Surprise FIGHTS HARD!!!!! To STOP!!!!!! The Truman Ranch Marketplace apartment complex. It is such a HORRIBLE decision that will run many good families out of the city. Have we not learned?? The stadium apartments are a perfect example, they have gone down hill since being built. A friend who lived there said it was horrible. The apartment town homes in kingswood park toward the back also known as the section 8 area.

If you are for this or against this I would love to know why and the reasoning behind your decision. Thank you for your time.

Concerned Parent & Resident of Surprise,

Sara Hernandez

[redacted]

Sarah Ann Ranch Resident

Trever Fleetham

From: Lloyd Abrams
Sent: Tuesday, June 7, 2022 12:33 PM
To: Jason Moquin; Trever Fleetham
Subject: Fwd: Waddell crossing proposal

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: "Mayor" <Mayor@surpriseaz.gov>
Subject: FW: Waddell crossing proposal
Date: 07 June 2022 14:27
To: "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>

Below email for FYI

Best,

Jackie Moucheron
Assistant to the Council Sr.

City of Surprise | Mayor and Council
16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: 623.222.1332 | Office: 623.222.1300
Web: www.surpriseaz.gov
Proclamation Request: Proclamation Request Form

-----Original Message-----
From: maryanne march <[redacted]>
Sent: Saturday, June 4, 2022 11:20 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell crossing proposal

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Goodyear and Buckeye made a wise decision to reject Dominions proposal.
I am confident that the elected officials that represent the residents of Surprise have the moral courage to do what is best for their constituents and vote against this proposal Keep in mind you are elected by the people and serve the best interest of the people. Reject this fiasco!

Concerned resident of Surprise

Trever Fleetham

From: Ashley Labhart
Sent: Monday, July 11, 2022 3:26 PM
To: Trever Fleetham
Subject: FW: Waddell Crossing- Vote NO

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, July 11, 2022 11:57 AM
To: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: FW: Waddell Crossing- Vote NO

-----Original Message-----
From: Steve Allely <[redacted]>
Sent: Thursday, July 7, 2022 9:45 AM
To: Mayor <Mayor@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>
Subject: Waddell Crossing- Vote NO

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Since 2015, my wife and I have enjoyed living in Sarah Ann Ranch, near the cross streets of Waddell and Citrus. We use Waddell Road and Cotton Lane multiple times each day, at various times of day. With the City's P&Z Committee passing the Dominic project at their June 16th meeting, your vote to deny this project moving forward is now essential.

Infrastructure is the elephant in the room. As difficult as it is now to get through that intersection in the mornings and afternoons during the school year, to add 601 more units with that accompanying traffic will exacerbate the problem immensely. At just one vehicle per unit, but more than likely two vehicles per unit, that much more traffic is unimaginable. As you know, there are three new schools that need the Waddell and Cotton or Cactus and Cotton routes to get the kids to school. Plus Shadow Ridge high school further down Cactus. At the beginning and end of the school days, residential and school traffic, let alone emergency vehicles, will be stymied worse than it is now. That is not a situation we welcome.

At the June 16th P&Z meeting, the Dominium representatives kept referring to their accommodating City rules and regs from 2008. A lot has changed in this area since 2008, such as the schools, that preclude this much more traffic brought on by Dominium. I further understood from that meeting that Surprise residents may be responsible for some costs to expand Waddell Road to accommodate the created traffic overload by Waddell Crossing. No, thank you.

Further, Dominium touts the need for low income housing in our area, helping the homeless in the Valley and low income households. They say they are providing low income housing but then renting storage space on site since the 601 units do not have storage space. Thus, the monthly rent does not stay at "low income" standards. What a smoke screen. Examination of other Dominium projects reveals property management problems with up ticks in crime, insects and vermin on the properties and other undesirable aspects of any new neighbors at any site.

We urge you to make a NO vote and do not let the Waddell Crossing project move forward. We live here, our future is here and we do not want it sacrificed based on an old 2008 code. Dominium reps are playing the City and any fear of a lawsuit should be withstood. What's right is right and this project on this property is wrong. I look forward to attending the August 16th City Council meeting and applauding your NO vote.

Thank you.

Steve Allely
[redacted]

Sent from my iPad

Trever Fleetham

From: [redacted]
Sent: Tuesday, July 5, 2022 10:52 AM
To: Chris Boyd; Skip Hall; Patrick Duffy; Lloyd Abrams; Jack Hastings; Roland Winters; Aly Cline; Chris Judd; Ken Remley; Public Comments; Benny Pina; Tom Abbott; Bob Wingenroth; Mike Gent
Cc: Ashley Labhart; Trever Fleetham; Jason Moquin; Lloyd Abrams
Subject: RE: FS20=829 Dominion / Truman Market place Project & Luke Air Force Base

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Has anyone reviewed this high density housing project verses Luke Air Force Base's impact on its potential residents – seniors & low income ?
Should flight patterns, noise, et cetera of Luke's aircraft have any consideration?
When we purchased our home in 2010, we were made aware of the impact of Luke – with charts and other docs of which we had to sign before purchase.
Will the senior and low income residents of this project likewise be afforded the same degree of noise, et cetera awareness ?

Will this high density housing project have any adverse effect towards the viability of Luke Air Force Base?

Thanks,

Rich & Nanc Ozga
[redacted]

Trever Fleetham

From: Chris Boyd
Sent: Thursday, June 9, 2022 11:48 AM
To: [redacted] Skip Hall; Patrick Duffy; Lloyd Abrams; Jack Hastings; Roland Winters; Aly Cline; Chris Judd; Ken Remley; Public Comments; Benny Pina; Tom Abbott; Bob Wingenroth; Mike Gent
Cc: Ashley Labhart; Trever Fleetham; Jason Moquin; Lloyd Abrams
Subject: RE: FS20=829 Dominion Project

Mr. Ozga,

Thank you for the information. It will be included in the case file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: [redacted]
Sent: Thursday, June 9, 2022 10:49 AM
To: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Public Comments <PublicComments@surpriseaz.gov>; Benny Pina <Benny.Pina@surpriseaz.gov>; Tom Abbott <Tom.Abbott@surpriseaz.gov>; Bob Wingenroth <Bob.Wingenroth@surpriseaz.gov>; Mike Gent <Mike.Gent@surpriseaz.gov>
Subject: FS20=829 Dominion Project
Importance: High

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Many citizens do not want to see our City compromised by developers with questionable past performances.
Here's just a few of the various postings via Internet about this developer!

Here's what's stated with **BBB of Minnesota** ---- COMPLAINTS
https://www.bbb.org/us/mn/plymouth/profile/property-management/dominium-management-services-0704-22003635/complaints

Here's what's stated with **BBB of Minnesota** ---- REVIEWS
https://www.bbb.org/us/mn/plymouth/profile/property-management/dominium-management-services-0704-22003635/customer-reviews

here's what's stated with **Apartment Ratings** ----
https://www.apartmentratings.com/management/dominium_20763/

here's what's stated from **City of Phoenix** -----
https://www.phoenix.gov/pddsite/Documents/PZ/Z-49-19%20Addedum%20A.pdf

There's even a **class-action law suit** against Dominium ------
https://www.classaction.org/news/double-dipping-low-income-housing-developer-pocketed-tax-credits-earmarked-for-parking-costs-class-action-alleges

Dominium had to **APOLOGIZE** to the City of Levington for far too many on-going issues
https://www.presspubs.com/quad/news/dominium-apologizes-to-city-for-ongoing-issues/article_30749654-65a0-11eb-969d-7f303c285cc5.html

This list goes on-and-on for every city the developer has put one of these projects in.

I suggest our Planning & Zoning, Police, Fire, as well as our Council pose questions to this developer regarding their performance in other cities. Is it possible to require a large bond regarding traffic, crime, and other performance issues noted in complaints listed above? And allow this bond to be released only after – 5 or 10 years with satisfactory compliance with these issues?

Furthermore, how is traffic on Waddell going to be addressed / resolved, as it is already far too heavy during school mornings / afternoons.?
This project will cause serious traffic issues by significantly adding far too many vehicles to this Waddell & Cotton corner.

Thank you,

Nanc & Rich Ozga
[redacted]

Trever Fleetham

From: Chris Boyd
Sent: Friday, July 8, 2022 8:15 AM
To: Aly Cline
Cc: Ashley Labhart; Trever Fleetham
Subject: RE: Waddel Crossing - Truman Ranch opposition

Vice Mayor Cline,

Thank you for the information. We will make sure it is included.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: Aly Cline <Aly.Cline@surpriseaz.gov>
Sent: Thursday, July 7, 2022 6:58 PM
To: Chris Boyd <Chris.Boyd@surpriseaz.gov>
Subject: Fwd: Waddel Crossing - Truman Ranch opposition

To add to the package

-------- Original Message --------
From: Denise Ghazal [redacted]
Date: Thu, July 07, 2022 6:56 PM -0700
To: Aly Cline <Aly.Cline@surpriseaz.gov>
Subject: Fwd: Waddel Crossing - Truman Ranch opposition

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Sent from my iPhone

Begin forwarded message:

> **From:** Denise Ghazal <[redacted]
> **Date:** July 7, 2022 at 7:55:52 PM MDT

To: skip.hall@surpriseaz.gov
Subject: Waddel Crossing - Truman Ranch opposition

Unfortunately I and our neighbors are out of town and cannot attend the meeting on August 16 which will next review the high rise high density project proposed at the corner of Waddel and Cotton Lanes. We are all against this project for a few of the following reasons:

This location is an absolute traffic nightmare! We have owned and lived in the Sarah Ann Ranch subdivision for almost 10 years. The traffic flow is bad, but when school is in session- it is a traffic nightmare and so risky. Unfortunately the city did not plan well. This project will add an unreasonable amount of traffic. Where is the (during school session) traffic study on this??

How and where will all of these new high density students attend schools? This area is already over populated and schools are not currently adequate. This is reckless.

High density low income project without access to adequate public transportation? This makes zero sense! Zero.

What pockets are being filled here? Surprise has done very well and we love our town but this project feels very much like a crap hole where someone is getting paid to say “yes”. Shame on those that do. As residents of Sarah Ann Ranch we are pleading with you to oppose this project.

Kamal & Denise Ghazal
Sarah Ann Ranch residents

Sent from my iPhone

From:	Jodi Tas
To:	Skip Hall; Chris Judd; Ken Remley; Roland Winters; Patrick Duffy; Jack Hastings; Aly Cline
Cc:	Chris Boyd; Lloyd Abrams; Ashley Labhart
Subject:	Affordable Housing Letter To Council
Date:	Wednesday, November 17, 2021 11:28:21 AM
Attachments:	SCH_4F_00521111711110.pdf

Good morning! Attached please find a letter that was sent to the Council office for you.

A hard copy has been filed with the development case file. Thank you!

Best,

Jodi

Alliance Bank
OF ARIZONA

PHOENIX BILTMORE PARK OFFICE
2701 E CAMELBACK RD
SUITE 110
PHOENIX, AZ 85016
602-952-5400

November 12, 2021

City of Surprise
Attn: City Council
16000 N Civic Center Plaza
Surprise, AZ 85374

Re: Waddell Crossing

Dear Mayor and Council,

My name is Steve Curley and I am an Executive Vice President at Western Alliance Bank, based in Phoenix. Western Alliance is the largest locally headquartered bank in Arizona and we serve a variety of industries and sectors throughout the Valley. We strongly believe in enhancing the quality of life for the people who live in the communities we serve. Over the last decade we have invested over $1.5 Billion in equity and debt in affordable housing projects across the country and wish we could find more developments in Arizona.

One of the most important trends we are seeing in the Arizona business community to-date is the need for affordable housing, especially for our essential workforce. Without the investment by local governments in housing, the rising housing costs across the metro area will continue to increase exponentially and the business community will continue to have a shortage of available workers in the region. This hurts not only the economic development of cities within the Valley, but the current residents, as well.

Continued investment in affordable housing projects is essential to the growth of our economy. We urge you to approve this development and have the City of Surprise become a leader in building workforce housing.

Thank you,

Steve Curley
Executive Vice President
Western Alliance Bank, Member FDIC.

From: [redacted]
To: Robert Kuhfuss
Cc: Patrick Duffy
Subject: Affordable Housing Project at Waddell and Cotton
Date: Wednesday, June 9, 2021 2:39:48 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I too am vehemently apposed to this development taking place at this location, for the same reasons as written in the communication from Nate Pomeroy.

Jim Fox
[redacted]
Surprise
Sierra Montana neighborhood

From: [redacted]
To: Robert Kuhfuss
Subject: Affordable housing
Date: Sunday, July 18, 2021 12:50:59 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Please consider a no vote on allowing the high density, affordable housing on cotton and Waddell. There are obviously much better locations for this type of development. There is no public transportation available and the roads are already over crowded with traffic, and that doesn't take into consideration the huge amount of housing already being built in the area. Thank you from a concerned sierra montana home owner, Joel Miles Williams.

Sent from Yahoo Mail on Android

From: [redacted]
To: Robert Kuhfuss
Subject: Apartments on Cotton and Waddell
Date: Wednesday, August 25, 2021 11:44:28 AM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I live between Cotton and Waddell on Sarah Ann Ranch. I moved here 5 years ago. With three schools added and hundreds of homes, we cannot even get out to the 303 at the start of school or at pickup each day. The traffic is backed up both sides and blocking exit or entry. It's ridiculous!!

We do not need a big apartment built to add to the issue. The schools are already over crowded and to be blunt - Cotton washes out every rain due to poor drainage and we don't need added crime.

The decisions being made are treading over why families moved here. More is not necessarily better for surprise.

As council or decision makers you need to listen to the people and we are saying N O! Please listen!
Terri Thompson

Sent from my iPhone

From: [redacted]
To: Skip Hall; Patrick Duffy; Jack Hastings; Chris Judd; Robert Kuhfuss; Aly Cline; Ken Remley; Roland Winters; [redacted]
Subject: Dominium High Density Development (Waddell Crossing)
Date: Wednesday, August 25, 2021 5:39:35 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good afternoon elected members,

Please allow me the opportunity to speak out against this project. Many of our friends and neighbors are in full agreement with Mr. Nathan Pomeroy's Comments and concerns. (Thank You Nathan for all of your hard work).

Many of us have signed the petitions that have been going around with the belief that through this our collective voice might have be heard and acknowledged. We as the voice of your constituent want to hear publicly where each of you stand. As member and resident of this city we feel we deserve at least that much. Please do not allow yourselves to believe this is just one persons opinion, and tell yourselves the rest of us don't care either way. or allow yourselves to think those of you who don't like it just move.

How about this, can we put this to a Special Elections/ vote by the citizen thus removing the political joking, and allow you to save face. Lets leave it to the people who stand to gain or lose the most from all of this, not the people who will not have to deal with the fall out and aftermath forever.

Lets do the right thing!!!

Sincerely concerned citizen,

Floyd Richardson
[redacted]

From: [redacted]
To: Skip Hall; Patrick Duffy; Jack Hastings; Roland Winters; Aly Cline; Chris Judd; Ken Remley; Public Comments
Cc: Chris Boyd; Lloyd Abrams; [redacted]
Subject: FS20-829 Waddell Crossing
Date: Monday, August 2, 2021 1:46:12 PM
Importance: High

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

THESE COMMENTS ARE INTENDED FOR publiccomments@surpriseaz.gov WHEN THIS PROJECT COMES UP BEFORE THE P&Z MEETING!

I am very concerned about this WADDELL CROSSING – Low income Project.

Have our Planning and Zoning Department researched what effects LOW-INCOME buildings have on the surrounding communities?.

According to HUD,
https://www.huduser.gov/periodicals/ushmc/spring95/spring95.html
…….Public housing is also much more prevalent in central cities than in suburbs. Whereas central cities are home to 46 percent of all renters, they accommodate 69 percent of occupied public housing units. The reverse is true for suburbs, which house 38 percent of renters compared to 14 percent of occupied public housing units……..
……While public housing units are generally in good condition, the AHS shows that they are **located in poorer quality neighborhoods** than private rental units. For example, 26 percent of public housing respondents indicated that **crime is a problem in their neighborhoods** compared to 12 percent of all renters. When asked if their units were near vandalized buildings, 14 percent of public housing respondents replied affirmatively compared to only 3 percent of all renters. When asked if trash or junk on streets or properties in their neighborhoods was a problem, 40 percent of public housing respondents replied affirmatively compared to 17 percent of all renters…….

Furthermore, building low-income housing means skipping amenities……
https://rentalhousingjournal.com/building-affordable-apartments-means-skipping-the-amenities/
……..One way to provide more affordable rental options is by building smaller apartment communities without amenities or with fewer amenities, the research says……
This Promenade / Waddell Crossing Project sure is following the pattern of “skipping amenities.
There is no mass transit for transportation…. So how are “tenants” of the project to get around to shopping stores, Doctors, recreational facilities, entertainment facilities? And if this means “low-income” tenant must provide their own transportation

(vehicles) …. WHY is Dominium requesting of P&Z to REDUCE THE PARKING SPACE requirements?
When asked of Owen Metz at the second meeting on this project, what is the capacity of the pools within this project; all Owen Metz would say "…they meet requirements". Neither was there any real response when asked about a basketball court for , or pickle ball court for seniors. And are there any "green landscaped" areas for seniors as well as low in-come tenants to walk?
With the proposed population of residents / tenants for this project have sufficient and adequate "recreational facilities" within this project such that they will not be attempting to utilize surrounding community facilities?

With HUD agreeing projects like this belong in more urban settings, and Dominion has surely skipped on amenities, why approve this project?
A review of this project also appears not to have much – if any, retention areas for water runoffs resulting from rains, as most recent weeks have demonstrated the need.

Planning and Zoning must hold to what few zoning requirements there are in order to require Dominion to either amend their proposed project to comply with existing zoning requirements, or abandon this project.

Thank you,

Rich Ozga
[redacted]

From: Chris Boyd
To: Ashley Labhart
Subject: FW: More Info RE: DOMINIUM DEVLOPERS and FS20-829 Waddell Crossing
Date: Thursday, September 16, 2021 8:44:22 AM
Attachments: image001.png
Importance: High

Ashley,

Please attach this to the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: [redacted]
Sent: Thursday, September 16, 2021 5:54 AM
To: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Public Comments <PublicComments@surpriseaz.gov>
Cc: Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; [redacted]
Subject: RE: More Info RE: DOMINIUM DEVLOPERS and FS20-829 Waddell Crossing
Importance: High

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

When this project was initially proposed, did anyone review crime stats with other Cities?
If ANYONE within the City did any homework on Section 8, they would surely oppose it!

Here's info from
The Effect of Housing Vouchers on Crime
https://economics.nd.edu › carr_jillian_jmp.pdf.

“The Housing Choice Voucher Program (Section 8) is the largest federal housing assistance program; it provides in-kind transfers in the form of rent vouchers to low-income populations. ... Using police department arrest records, we find that **voucher receipt increases violent crime**, and that this increase is driven by men.”

“Overall, our study documents an unintended consequence of Section 8 housing vouchers (an increase in arrests for violent crime for adult heads of household). The program is the largest housing assistance program in the U.S., so this repercussion could be quite large on a national scale. The disparity between findings for males and females implies that large income shocks have heterogeneous effects on recipients by gender and has policy implications for screening and oversight within the voucher program. “

Planning and Zoning must hold to what few zoning requirements there are in order to require Dominion to either amend their proposed project to comply with existing zoning requirements, or abandon this project.

And if our Council has any backbone, they would just tell DIMINIUM ---- NO, as has have other Cities!

Thank you,

Rich Ozga
[redacted]

From: Chris Boyd
To: Ashley Labhart
Subject: FW: More Info RE: DOMINIUM DEVLOPERS and FS20-829 Waddell Crossing
Date: Tuesday, September 14, 2021 2:01:10 PM
Attachments: image001.png

Ashley,

Will you please attach to the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: [redacted]
Sent: Tuesday, September 14, 2021 12:44 PM
To: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Public Comments <PublicComments@surpriseaz.gov>
Cc: Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; [redacted]
Subject: More Info RE: DOMINIUM DEVLOPERS and FS20-829 Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Does anyone within the City review the ethics, honesty, and past performance of developers as they propose any projects?
All it takes is for anyone with internet access to see past performances, complaints and law-suits , et cetera.
And why wouldn't City staff seek comments from other Cities, a developer has conducted business.
And don't forget to check with BBBs within these Cities.

Here's just a few of the various postings about this developer!

Here's what's stated with **BBB of Minnesota** ---- COMPLAINTS
https://www.bbb.org/us/mn/plymouth/profile/property-management/dominium-management-services-0704-22003635/complaints

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Here's what's stated with **BBB of Minnesota** ---- REVIEWS
https://www.bbb.org/us/mn/plymouth/profile/property-management/dominium-management-services-0704-22003635/customer-reviews

---

here's what's stated with **Apartment Ratings** ----
https://www.apartmentratings.com/management/dominium_20763/

---

here's what's stated from **City of Phoenix** -----
https://www.phoenix.gov/pddsite/Documents/PZ/Z-49-19%20Addedum%20A.pdf

---

There's even a **class-action law suit** against Dominium ------
https://www.classaction.org/news/double-dipping-low-income-housing-developer-pocketed-tax-credits-earmarked-for-parking-costs-class-action-alleges

---

Dominium had to **APOLOGIZE** to the City of Levington for far too many on-going issues
https://www.presspubs.com/quad/news/dominium-apologizes-to-city-for-ongoing-issues/article_30749654-65a0-11eb-969d-7f303c285cc5.html

Planning and Zoning must hold to what few zoning requirements there are in order to require Dominion to either amend their proposed project to comply with existing zoning requirements, or abandon this project.

And if our Council has any backbone, they would just tell DIMIUM ---- NO, as has have other Cities!

Thank you,

Rich Ozga
[redacted]

Trever Fleetham

From: Jodi Tas
Sent: Wednesday, June 2, 2021 10:34 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: OPPOSE Waddell Crossing

FYI

From: Lisa Denman [redacted]
Sent: Tuesday, June 1, 2021 9:34 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Fwd: OPPOSE Waddell Crossing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Mayor Hall, I am writing to you in regards to the Waddell Crossing project. We strongly OPPOSE this project! My family recently purchased and moved in to a home in the Heritage Farms/Taylor Morrison community. While I do agree, there is always a need for affordable housing, this seems to be a very odd place for it. It is my understanding that there is no public transportation in Surprise, why would we put all this affordable housing in an area where there is not much to do or get to easily if you do not have a vehicle or transportation.? Seems like it would be much better placed in an area closer to the main part of town. Somewhere much closer to Bell. Will there be parks in this Waddell Crossing project? Or will the residents utilize our park here in Heritage Farms? Will there be enough parking or will they be parking in our neighborhood? This is also going to drive our property values down. This is going to be disappointing to anyone living in this newly developed area! Most of us have just bought our homes!! Have the developers and builders in this area all been notified of the possibility of this project? I can assure you, if we would have known prior to buying, that this was even a possibility we would have bought in the Verrado community over in Buckeye like we had originally planned. My in-laws also just purchased in the Sarah Ann Ranch community, they will be reaching out shortly in regards to their opposition of the project!

We love our home, we love this community, and we are very very disappointed in the possibility of these 3 and 4 story buildings; they do not belong in our community!

Thank you in advance!

Lisamarie Denman
[redacted]
Heritage Farms Community

From: Chris Boyd
To: Ashley Labhart
Subject: FW: Phoenix Business Journal
Date: Wednesday, November 3, 2021 5:15:39 PM
Attachments: image001.png

Ashley,

Please ensure this makes it in the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Wednesday, November 3, 2021 3:21 PM
To: Candace Simpson [redacted]
[redacted] RE: Phoenix Business Journal

Good afternoon Ms. Simpson,
Thanks for continuing to be engaged with our development process. I'll make sure your comments and feedback are included for this project.

I was sorry to miss meeting with you back in September, but very much appreciated your prioritization of assisting and advocating for your Dad during his medical treatments. I hope that your family is doing well and that his surgery/recovery have gone well.

Happy thanksgiving, (Is it too early to say that?)

Mike Gent

City of Surprise · Deputy City Manager
Community Development · Public Works · Water Resource Management
Direct (623) 222-6223 · Cell (623) 980-0546

From: Candace Simpson [redacted]
Sent: Wednesday, November 3, 2021 3:12 PM

To: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>

Cc: Mike Gent <Mike.Gent@surpriseaz.gov>

Subject: Phoenix Business Journal

Dear Mr Hall and Vice Mayor Duffy,

I'm sure you've seen the article in today's Phoenix Business Journal. I was happy to see aknowledgement of all of the great projects the City of Surprise has approved to address some of the affordable housing concerns. I was far less impressed by the way Owen Metz attempted to portray our city. I can't help but feel that Dominimum is now fighting for the sake of fighting and starting to use downright dirty tactics to try to get their way. Insulting our City Council's judgement, insulting the intentions of our city's decisions, and insulting the community voices by stereotyping all of the shared concerns as "nimbyism" feels like poor taste and certainly not a good approach to winning over Surprise. I also don't recall seeing these types of articles or arguments from Dominium when they were rejected from Buckeye and Goodyear. So why are they stooping to bad press and insults when it comes to Surprise? Something just doesn't feel right.

As one of the heavily involved community members, we've shared a bad feeling about Dominium from day one. I hope you and the City Council members are starting to see their true colors. This isn't about them helping to solve an affordable housing challenge in Surprise. This isn't about them helping people in need. This is about lining their pockets. This is about Owen Metz meeting his business goals. This is now about getting their way. This isn't about doing good for the City of Surprise. Please keep this most recent and very public behavior top of mind when they approach the City shortly with their updated plans. Buckeye and Goodyear said no. Surprise needs to do the same.

Thank you for your time.

Candace Simpson

From: Jodi Tas
To: Ashley Labhart
Cc: Lloyd Abrams
Subject: FW: STOP Waddell Crossing NOW!!
Date: Tuesday, September 14, 2021 10:01:47 AM

FYI

From: Skip Hall <Skip.Hall@surpriseaz.gov>
Sent: Tuesday, September 14, 2021 7:09 AM
To: Melissa Zuege [redacted]
Cc: Jodi Tas <Jodi.Tas@surpriseaz.gov>
Subject: Re: STOP Waddell Crossing NOW!!

Thank you for taking the time to let me know
your concerns regarding Waddell crossing.
I share many of your concerns. We will place your communication with the others we have received.
Skip

On: 13 September 2021 19:24,
"Melissa Zuege" [redacted] > wrote:

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Please stop the building of the apartment complex on Waddell and Cotton!!

**There is way too much traffic congestion in this area already!! There's no room for expanding lanes on the roads!! Most of our roads here are only one lane, and the traffic is absolutely despicable!! I can't even imagine having a crowded apartment complex near us to make the traffic even worse!! It takes me an extra 20 minutes to get to work in the morning.
**there is zero public transportation
**Major lack of parking!! This is extremely annoying!! Is this from a lack of city planning?!
**Where is our recreational plans that were promised to us a long time ago?? The city of Surprise is now a "bedroom community!"
**With all the traffic, there's diminished police, fire, and medical!
**Finally, how would you like to have this apartment complex near you? You'd be okay with this?? This wouldn't frustrate you?

Come on, Skip!! We elected you!! Now it's your turn to hear our words, stick up for us, and DO SOMETHING ABOUT IT!!!

Sincerely, Jeff and Melissa Zuege
Sarah Ann Ranch subdivision

Sent from my iPhone

From:	Mayor
To:	Ashley Labhart
Cc:	Lloyd Abrams
Subject:	FW: Apartments at Waddell Crossing
Date:	Monday, August 30, 2021 3:28:08 PM

FYI

From: Andrea Smith [redacted]
Sent: Thursday, August 26, 2021 11:35 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Apartments at Waddell Crossing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Mr. Mayor,

I asking you to vote against these apartments. The traffic on Waddell and Cactus are already absolutely horrible even with both streets open. Add to that the drainage issue on Cactus EVERYTIME is rains, and it's even worse. IF we add another 1000 residents to this area it will become an unforgivable nightmare. I will say, I voted for you in the November 2020 elections, but if these apartments go up, not only have you lost my vote but the vote of all the residents in this area and the 1000 democrats that will more than likely be occupying these apartments, won't do a bit of good to help you!!!!

Sincerely,

Your Constituent

From:	Mayor
To:	Ashley Labhart
Cc:	Skip Hall; Patrick Duffy
Subject:	FW: Cotton. Waddell low income project
Date:	Monday, June 21, 2021 9:40:53 AM

Hi, Ashley! Can you please add this email to the file?

Thank you!

Best,

Jodi

From: [redacted]
Sent: Friday, June 18, 2021 4:49 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Cotton. Waddell low income project

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I Disapprove 100%

Sent from Yahoo Mail on Android

From: [redacted]
To: Robert Kuhfuss; Skip Hall; Patrick Duffy; Chris Judd; Roland Winters; Ken Remley; Aly Cline; Jack Hastings
Subject: Fw: Expansion at Waddell and Cotton
Date: Friday, June 11, 2021 1:30:05 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Bruce & Bandit

----- Forwarded Message -----
From: john robles[redacted]
To: robert.kuhfuss@surpriseaz.gov <robert.kuhfuss@surpriseaz.gov>; skiphall-ship.hall@surpriseaz.gov <skiphall-ship.hall@surpriseaz.gov>; patrickduffy-patrick.duffy@surpriseaz.gov <patrickduffy-patrick.duffy@surpriseaz.gov>; chrisjudd-chris-judd@surpriseaz.gov <chrisjudd-chris-judd@surpriseaz.gov>; kenremley-ken.remley@surpriseaz.gov <kenremley-ken.remley@surpriseaz.gov>; alycline-aly.cline@surpriseaz.gov <alycline-aly.cline@surpriseaz.gov>; rolandwintersjr-roland-winters@surpriseaz.gov <rolandwintersjr-roland-winters@surpriseaz.gov>; jackhastings-jack.hastings@surpriseaz.gov <jackhastings-jack.hastings@surpriseaz.gov>
Sent: Thursday, June 10, 2021, 03:18:30 PM MST
Subject: Expansion at Waddell and Cotton

Dear Council

I am extremely opposed to this project in it's current format. There will be far to much density from that many live-in dwellings at that site. 1920 dwellings I heard, with how many inhabinents in each? One, two, three, four?

If three is the average, we are talking 5760 people living in the residential complex alone, 3840 people with 2 living in each dwelling, not counting all who will be doing business in the "commercial section" at all hours of the day and night.

What about parking. All of the residents cars will sitting outside, in a car port if they are lucky enough to get a car port. The car burglars will think they died and went to heaven. Then they will come and check out my house where I live.

Where will the kids go to school?
Better not be at 175th. and Sweetwater! There's enough schools in this community that clog traffic two times a day when school is in session.

And we have yet to feel the effects of the Taylor-Morrison development and the new one that broke ground last week at 175th. and Sweetwater. Ever hear of the round peg in the squre hole??

It will be a total Cluster----

John B Robles
[redacted]

From: Mayor
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Highly concerned
Date: Wednesday, June 2, 2021 11:25:33 AM

FYI
-----Original Message-----
From: Stephanie Hooker [redacted]
Sent: Sunday, May 30, 2021 3:37 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Highly concerned

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Mr. Hall...
My name is Stephanie Hooker and I have been a resident of Surprise for almost 16 years. We moved to Surprise to get away from the big cities and to raise our children in a family community. We have loved our little city for years but recently we have seen Surprise grow and slowly watched it change....but not for the better. We now have several apartment communities throughout our city and now to hear of the proposed development bringing in low income housing is a HUGE concern for us as home owners. WE DON'T NEED OR WANT LOW INCOME HOUSING OR ANYMORE APARTMENTS! Bringing this type of development will only bring more crime (statistics prove that), traffic AND will definitely lower our property value. This type of community was NEVER the original vision for Surprise and it's residents. Im shocked that this is even an option!!

Surprise needs more stores, restaurants, schools and parks. The last thing we need is this!!!

We are begging you to PLEASE think of the community that already exists here and put US first! Please don't vote for this! We do not want this in our community!

I appreciate your time and I thank you for listening!

Stephanie Hooker

From: Jodi Tas
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Housing
Date: Monday, May 24, 2021 11:44:47 AM

FYI

-----Original Message-----
From: Barbara Bruce [redacted]
Sent: Monday, May 24, 2021 10:59 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Mr Mayor. No to housing projects on Cotton and Waddel. Keep Surprise growing with common sense projects. No projects that will bring down our values. Thank you Barb

Sent from my iPhone

From: Jodi Tas
To: Ashley Labhart
Cc: Skip Hall; Patrick Duffy
Subject: FW: Housing project Southwest Waddell and cotton.
Date: Monday, June 21, 2021 9:43:17 AM

Good morning! Below please find another email to add to the file.

Thank you!

Jodi

-----Original Message-----
From: Tyler [redacted]
Sent: Friday, June 18, 2021 9:16 AM
To: Mayor <Mayor@surpriseaz.gov>
Cc: Renee Gordon [redacted]
Subject: Housing project Southwest Waddell and cotton.

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello my name is Tyler I'm a resident Currently living in Sierra Montana. Myself and all my neighbors are highly against the low income housing that is being proposed on the south west corner of Waddell and Cotton. I feel it will be detrimental to our home values, over populated, crime will go up, and our schools will suffer. We feel that the low income housing is not suited for this area and will be out of place. Please do not build Proposed plan on the Southwest corner of Waddell and Cotton.
>
> Sent from my iPhone

From: Jodi Tas
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: HUD housing complex @ Waddell/Cotton
Date: Monday, May 24, 2021 10:44:32 AM

FYI

From: Michelle & Paul Gulbranson [redacted]
Sent: Monday, May 24, 2021 5:19 AM
To: Mayor <Mayor@surpriseaz.gov>; Michelle Gulbranson [redacted]
Subject: HUD housing complex @ Waddell/Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I am writing to express my concern about the proposed HUD housing complex slated for the SW corner of Waddell and Cotton in Surprise.

Living within a mile of this area, I am concerned with the viability of this location. The traffic is already a concern with the schools in this area causing back ups, and with the additional tenants of this proposed property that issue will undoubtedly get much worse.

In addition, anytime a HUD complex is built, the crime in the area gets worse along with falling real estate prices, both of which are a huge concern to me.

Please rethink the location of this property and how it will affect the current residents first. We are already paying the taxes and love our safe city.

Thank you for your time and service to Surprise.

--

Michelle & Paul Gulbranson

[redacted]

From: Chris Boyd
To: Ashley Labhart
Subject: FW: HUD housing
Date: Tuesday, July 6, 2021 10:26:54 AM
Attachments: image001.png

Ashley,

Please place in the Waddell Crossing file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230
C595D439

From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Tuesday, July 6, 2021 8:51 AM
To: Bill and Diane Hanlon [redacted]
Subject: RE: HUD housing

Good morning Mr. Hanlon,
I hope your family enjoyed a nice Independence Day weekend. Sorry we haven't connected yet via phone, feel free to give me a call if you would like to discuss any of these responses further:

1) The City of Surprise has a contract with Valley Metro currently, to provide limited transit services for our residents. This includes commuter bus service for those traveling to downtown Phoenix each weekday morning and evening, paratransit service for those with disabilities, and RideChoice service (similar to Uber, Lyft, or taxi service) for those with disabilities, senior citizens, or income qualified individuals. We regularly evaluate resident demand and the community value of further expanding transit service and are prepared to move in that direction as our community's needs evolve.

Your second and third questions have significant implications that are governed by Federal law. The Fair Housing Act prohibits state and local land use and zoning laws, policies, and practices that discriminate based on protected characteristics. This includes making unavailable or denying housing (including vacant land that may be developed into residences) because of a protected characteristic. One specific prohibited example cited by the U.S. Department of Justice (DOJ) reads, "*Imposing restrictions on housing because of alleged public safety concerns based on stereotypes about the residents or anticipated residents who have protected characteristics. An example is requiring a*

proposed development to provide additional security measures based on a belief that persons with particular protected characteristics are more likely to engage in criminal activity."

That said, there are characteristics worth noting about affordable housing projects. While the City of Surprise is not directly involved in this project, as the land and potential buildings are privately owned and privately funded, we are anxiously engaged in ensuring all projects developed in the city have positive impacts on our community's health and our residents' quality of life. The City has not conducted any relevant case studies on this subject matter, however, there is much research available on the topic. Some of the findings from this research include,

a. Research has examined changes in nearby home values before and after a Housing Credit property was completed and found that in the nation's 20 least affordable markets, there was no significant effect on home values located near an affordable housing development. That research concluded that "the bottom line for those who fear that property values will take a hit when an affordable housing project locates nearby is that their anxiety is largely unfounded – at least in cities where housing is either expensive or in short supply."
b. Research has found that Housing Credit properties reduced crime rates in distressed communities and had no effect on crime rates in high-opportunity neighborhoods. And this doesn't even begin to describe the benefits of Housing Credit properties in terms of poverty alleviation and economic mobility. A 2019 study found that each additional year a child spent in a Housing Credit home is associated with a 3.5 percent increase in the likelihood of attending a higher education program for four years or more, and a 3.2 percent increase in future earnings.

Our elected officials and city leadership are committed to promoting and enhancing public safety in Surprise. While growth brings challenges and opportunities, we will work tirelessly to ensure Surprise remains a safe, clean, and attractive community for all who live, work, or play here.

Thanks,

Mike Gent

City of Surprise · Deputy City Manager
Community Development · Public Works · Water Resource Management
Direct (623) 222-6223 · Cell (623) 980-0546

From: Bill and Diane Hanlon [redacted]
Sent: Monday, July 5, 2021 9:17 AM
To: Mike Gent <Mike.Gent@surpriseaz.gov>
Subject: Re: HUD housing

Good morning Mr. Gent,

The questions I have:

1) Is their going to be a bus system coming to the city of Surprise?

2) Have you done any case studies of cites that have done what you are proposing and how has it affected the surrounding areas in regards to crime and property values?And

3) Have you done any case studies of cities where they have implemented low income housing were they have come up with programs that have kept crime down and property values up?

Regards,

Bill Hanlon

On 7/1/2021 1:09 PM, Mike Gent wrote:

> Good afternoon Mr. Hanlon,
> Mayor Hall asked that our team respond and share contact information. I am available to visit with you regarding this project, transportation options, or any other city issue you may have questions about or want to discuss.
>
> Please give me a call at your convenience,
>
> **Mike Gent**
>
> City of Surprise • Deputy City Manager
> Community Development • Public Works • Water Resource Management
> Direct (623) 222-6223 • Cell (623) 980-0546

From: Mayor <Mayor@surpriseaz.gov>
Sent: Thursday, July 1, 2021 12:27 PM
To: Bill and Diane Hanlon [redacted]
Cc: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Mike Gent <Mike.Gent@surpriseaz.gov>; Michael Frazier <Michael.Frazier@surpriseaz.gov>; Jodi Tas <Jodi.Tas@surpriseaz.gov>
Subject: RE: HUD housing

Good morning Mr. Hanlon,

Thank you for reaching out and sharing your thoughts with me. Public transportation is an essential component of our community, and I share your concern that we need to improve its availability to our residents. I have forwarded this email to Mike Gent, our Deputy City Manager, and asked that he reach out to further discuss the project at Waddell and Cotton and how the City is working towards improving public transportation.

Thank you,

Skip Hall
Mayor

From: Bill and Diane Hanlon [redacted]
Sent: Wednesday, June 30, 2021 5:04 PM
To: Mayor <Mayor@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Subject: HUD housing

To whom it may concern:

This is in regards to the HUD project on Waddell and Cotten! Even though I prefer to have our community the way it is. I also understand those that need the low income dwellings. The biggest problem we have in the city of Surprise is that their is a lack of public transportation. When we do have public transportation then we can discuss low income dwellings. Until then you are leaving people who do not have transportation at a distinct disadvantage over other cities that do. They will only be able to go to places within walking distance. Please take this into consternation when making your discussion.

Regards

Bill Hanlon

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this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

0.1

01 Jul 2021 20:09:15 -0000

From: Chris Boyd
To: Ashley Labhart
Subject: FW: HUD housing
Date: Friday, May 14, 2021 9:08:33 AM
Attachments: image001.png

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230
C595D439

From: Jack Hastings <Jack.Hastings@surpriseaz.gov>
Sent: Friday, May 14, 2021 8:12 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Michael Frazier <Michael.Frazier@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>
Subject: Fwd: HUD housing

Jack Hastings
Councilmember
City of Surprise
623.222.1325

From: "Cynthia" [redacted]
Subject: HUD housing
Date: 14 May 2021 08:07
To: "Jack Hastings" <Jack.Hastings@surpriseaz.gov>

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good morning,
Where can I formally register my disapproval of this high density HUD housing on Waddell and Cotton Ln?
Thank you,
Cynthia Sobarzo

Sent from my iPhone

From: Lloyd Abrams
To: Robert Kuhfuss
Subject: FW: HUD Housing
Date: Monday, May 17, 2021 9:59:04 AM

Please add to case file.

Thanks,

Lloyd Abrams
Assistant Director
Community Development
City of Surprise
Office: 623-222-3021

From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Monday, May 17, 2021 8:59 AM
To [redacted]
Subject: RE: HUD Housing

Good morning Ms. Frazier,
It is good to hear from you again. Thank you for sharing your feedback on the proposed "Promenade" project. We will include your message in the public comments being collected as part of the evaluation and review of this proposal. There will be additional opportunity for public comment on this proposed development in the future and we encourage and appreciate your willingness to continue to engage and share your perspective.

I truly appreciate your fondness for Surprise's beauty, cleanliness, peace and safety. We definitely have that in common. Have a great week,

Mike Gent

City of Surprise · Deputy City Manager
Community Development · Public Works · Water Resource Management
Direct (623) 222-6223 · Cell (623) 980-0546

From: "Sharon Frazier" [redacted]
Subject: HUD Housing
Date: 14 May 2021 19:01
To: "Roland Winters" <Roland.Winters@surpriseaz.gov>

I just heard that Surprise is entertaining putting HUD housing on the Waddell/Cotton area.
I certainly hope this is not true. I left California to get away from these developments. I love how beautiful Surprise is. It's clean, safe and welcoming. I assure you that it will not be the same if these developments are allowed. It will become dirty and trashy, crime will increase, gangs will come, home values will decrease and the people you wanted to attract will leave and the homeless will come. It will become harder to attract businesses. I've seen City after city in CA deteriorate because of HUD housing. Here's hoping I don't have to leave again. I came here to retire in peace and safety.

Sharon Frazier

From: Chris Boyd
To: Ashley Labhart
Subject: FW: Low Income Housing
Date: Monday, July 19, 2021 3:11:28 PM
Attachments: image001.png

Ashley,

Please place in the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230
C595D439

From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Monday, July 19, 2021 1:33 PM
To: [redacted]
Subject: RE: Low Income Housing

Good afternoon Rev. Dr. Ruffcorn,

Councilmember Winters shared your correspondence with me and asked that I respond directly to you.

We greatly appreciate your trust in our city government and your interest in learning more about actual impacts of affordable housing development, versus perceived impacts. While the City of Surprise is not directly involved in this project, as the land and potential buildings are privately owned and privately funded, we are anxiously engaged in ensuring all projects developed in the city have positive impacts on our community's health and our residents' quality of life. The City has not directly conducted any case studies on this subject matter, however, there is much research available on the topic. Some of the findings from this research include,

a. Research has examined changes in nearby home values before and after a Housing Credit property was completed and found that in the nation's 20 least affordable markets, there was no significant effect on home values located near an affordable housing development. That research concluded that "the bottom line for those who fear that property values will take a hit when an affordable housing project locates nearby is that their anxiety is largely unfounded – at least in cities where housing is either expensive or in short supply."
b. Research has found that Housing Credit properties reduced crime rates in

> distressed communities and had no effect on crime rates in high-opportunity neighborhoods. And this doesn't even begin to describe the benefits of Housing Credit properties in terms of poverty alleviation and economic mobility. A 2019 study found that each additional year a child spent in a Housing Credit home is associated with a 3.5 percent increase in the likelihood of attending a higher education program for four years or more, and a 3.2 percent increase in future earnings.

Our elected officials and city leadership are committed to promoting and enhancing public safety in Surprise. While growth brings challenges and opportunities, we will work tirelessly to ensure Surprise remains a safe, clean, and attractive community for all who live, work, or play here.

Thanks,

Mike Gent

City of Surprise • Deputy City Manager

Community Development • Public Works • Water Resource Management

Direct (623) 222-6223 • Cell (623) 980-0546

From: "Kevin Ruffcorn" <[redacted]>
Subject: Low Income Housing
Date: 19 July 2021 12:06
To: "Roland Winters" <Roland.Winters@surpriseaz.gov>

Hi Roland,

I am one of your constituents. I live in Northwest Ranch Parkway (15676 N 164th Lane).

Recently I have read several emails on the "Nextdoor" website concerning some low income housing that is planned for the Cotton Lane area. A majority of the emails—at least that I have read—are against the housing because it will bring crime and drugs to Surprise. It is very difficult for me to believe that the Surprise City Council would approve construction of a subdivision that would be a threat to the community. Because of this trust, I am not opposed to the low income housing. In fact, I am pleased that the City of Surprise is attempting to address this need in the age of skyrocketing housing costs.

I am wondering, if you have any documentation and studies that might shed light on the claims of increased crime and drugs in low income housing. I would appreciate any suggested reading that you might have.

Thank you.

Blessings,

Kevin E. Ruffcorn

Rev. Dr. Kevin E. Ruffcorn
Blogger, Author, Speaker, Consultant
[redacted]

From:	Jodi Tas
To:	Skip Hall; Patrick Duffy
Cc:	Ashley Labhart
Subject:	FW: LOW INCOME HOUSING
Date:	Monday, May 24, 2021 10:43:22 AM

FYI

From: Beetle J <[redacted]>
Sent: Sunday, May 23, 2021 3:09 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: LOW INCOME HOUSING

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

WE DO NOT NEED NOR WANT LOW INCOME HOUSING, ON THE SW. CORNER OF WADDELL/COTTON…..

THERE IS PLENTY OF AREAS TO BUILD, THIS AREA IS GETTING WORSE AND WORSE JUST WITH TRAFFIC.

THERE IS ONE FRY'S WHICH IS OVERCROWDED, I STOPPED SHOPPING THERE. THIS IS AN INSANE IDEA OF PLANNING.

THERE ARE SO MANY NEW HOMES IN THIS AREA, I LIVE OFF GREENWAY/COTTON IN SIERRA MONTANA, THE TRAFFIC IS SOMETIMES BACKED UP TO 175TH !!!

NO, TO LOW INCOME HOUSING, I HAVE A BETTER AREA…..BULLARD/BELL RDS.!!

ENOUGH IS ENOUGH, STOP THIS INCIDIOUS RAMPAGE!

SURPRISE RESIDENT
ANITA JANKOWSKI

Sent from Mail for Windows 10

From: Trever Fleetham
To: Robert Kuhfuss; Lloyd Abrams
Subject: FW: Low income project
Date: Wednesday, August 25, 2021 5:01:14 PM

Rob and Lloyd,

We received this email in the Planning folder. I'm assuming he's referring to the Promenade project?

Trever Fleetham, AICP | Planner II
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: (623) 222-3156 | Main: (623) 222-3000

-----Original Message-----
From: Charles Smith [redacted]
Sent: Wednesday, August 25, 2021 12:33 PM
To: Planning <Planning@surpriseaz.gov>
Subject: Low income project

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I have lived in a few places in my life and a couple of them allowed low income or cheap apartments and years later we had issues. You will see the police will be called in for more issues. I moved here because it is a safe place to live and why would you make a decision that will change that down the road. Years from now people will be asking why and who allowed this to happen.
My name is Charles Smith in surprise farms 5 and I do not want this project in our city.

Sent from my iPad

From: Jodi Tas
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: MUST READ re: 3 story apt proposal for seniors and low income families at Waddell Crossing
Date: Tuesday, May 25, 2021 2:54:44 PM

FYI

From: Diana Hathaway [redacted]
Sent: Tuesday, May 25, 2021 11:00 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: MUST READ re: 3 story apt proposal for seniors and low income families at Waddell Crossing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Mr Mayor,

I'm writing you today as a concerned citizen who lives in the Waddell Haciendas neighborhood here in Surprise AZ.

As you know, there is a proposed 3 story government apt complex and senior housing area containing 600 units planning to be built on the corner of Cotton and Waddell. This is NOT a good planning decision based on the following reasons.

We moved out here to enjoy the quiet, less congested country life and yet still be close to city amenities. That was only 4 years ago and sadly this is no longer the lifestyle we are living. Since we've moved here 3 schools within a 3 mile radius have been built, 2 major subdivisions have been built and even more as of today I see are breaking ground. As I drive my kids to school there is only a 2 lane street that is available near Waddell and 172nd and traffic is backed up a mile every morning and afternoon.

All there are out here are houses now! No wide open spaces, no parks, no entertainment and no quality restaurants. It seems more senior housing and apartments is all Surprise wants. Those new stand alone apts are everywhere like on Waddell and Reems and Assisted living places are EVERYWHERE- even next to Ottawa university and the baseball training fields! Old people and young lifestyles activities seem like an odd mixture and so does this proposal of having more ugly high story apartments with more people to encroach our already crowded streets and neighborhoods!

We use to ride our horses down the canal up until a year ago and because of the masses of people from of all the new subdivisions and people that come into our neighborhood wanting to pet our animals and loot, Maricopa water district closed it down due to the unwanted trespassers and people dumping their junk! We don't need more people taking walks in our neighborhood where they bring their dogs, crap on our yards, bark and lunge at my horse while riding, trying to pet and feed our livestock and do slow drive bys checking out our property. This is happening more and more and I can only imagine it will get worse with 600

families moving in!

And I get it, low cost housing sounds like a compassionate service for those less fortunate, but let’s be real...these communities are often infiltrated with riff raff, not everyone of course is, but look at any community that has this program and tell me the area hasn't gotten worse! Surprise is going to be another El Mirage with low income housing, burger kings and goodwills. Not classy or attractive!

Please listen to us, the citizens who live here and experience the lifestyle day in and day out. We are begging you to not allow this development happen. This is why we vote for you so you can represent us. We trust you to be our voice and to uphold your position to make Surprise a wonderful community where we can safely raise our children in a clean, beautiful and in a well thought out plan of a city.

Thank you so much for listening and all I ask from you is to deny this new proposed development from happening to our beautiful city and neighborhood.

Much respect,
Diana Hathaway

Sent from my iPhone

From: Jodi Tas
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: OPPOSE Waddell Crossing
Date: Wednesday, June 2, 2021 10:33:43 AM

FYI

From: Lisa Denman <[redacted]
Sent: Tuesday, June 1, 2021 9:34 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Fwd: OPPOSE Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mayor Hall, I am writing to you in regards to the Waddell Crossing project. We strongly OPPOSE this project! My family recently purchased and moved in to a home in the Heritage Farms/Taylor Morrison community. While I do agree, there is always a need for affordable housing, this seems to be a very odd place for it. It is my understanding that there is no public transportation in Surprise, why would we put all this affordable housing in an area where there is not much to do or get to easily if you do not have a vehicle or transportation.? Seems like it would be much better placed in an area closer to the main part of town. Somewhere much closer to Bell. Will there be parks in this Waddell Crossing project? Or will the residents utilize our park here in Heritage Farms? Will there be enough parking or will they be parking in our neighborhood? This is also going to drive our property values down. This is going to be disappointing to anyone living in this newly developed area! Most of us have just bought our homes!! Have the developers and builders in this area all been notified of the possibility of this project? I can assure you, if we would have known prior to buying, that this was even a possibility we would have bought in the Verrado community over in Buckeye like we had originally planned. My in-laws also just purchased in the Sarah Ann Ranch community, they will be reaching out shortly in regards to their opposition of the project!

We love our home, we love this community, and we are very very disappointed in the possibility of these 3 and 4 story buildings; they do not belong in our community!

Thank you in advance!

Lisamarie Denman
[redacted]
Heritage Farms Community

From: Chris Boyd
To: Ashley Labhart
Subject: FW: Please continue with your plans to build at Waddell Crossing Project @ Waddell & Cotton Lane Intersection
Date: Tuesday, July 6, 2021 5:11:08 PM
Attachments: image001.png

Ashley,

Please place in the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: Aly Cline <Aly.Cline@surpriseaz.gov>
Sent: Tuesday, July 6, 2021 4:58 PM
To: Chris Boyd <Chris.Boyd@surpriseaz.gov>
Subject: Fwd: Please continue with your plans to build at Waddell Crossing Project @ Waddell & Cotton Lane Intersection

-------- Original Message --------
From: Debra Savillo [redacted]
Date: Mon, July 05, 2021 9:32 AM -0700
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>, Skip Hall <Skip.Hall@surpriseaz.gov>, Patrick Duffy <Patrick.Duffy@surpriseaz.gov>, Chris Judd <Chris.Judd@surpriseaz.gov>, Ken Remley <Ken.Remley@surpriseaz.gov>, Aly Cline <Aly.Cline@surpriseaz.gov>, Jack Hastings <Jack.Hastings@surpriseaz.gov>, Roland Winters <Roland.Winters@surpriseaz.gov>
Subject: Please continue with your plans to build at Waddell Crossing Project @ Waddell & Cotton Lane Intersection

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Just want to say I disagree with the residents posting this letter below, to all of you. I find it discriminating, and subject to possible lawsuits because these residents don't want this type of housing near them, and having these "People" moving in. Really shameful, in light of what is going on in this Country right now. Surprise doesn't need

to be identified by this type of racism. They don't speak for all of us. Please continue with your plans to build, and ignore their bigoted letter. Arizona should be open for anyone to live freely in, regardless of their social or monetary status. Not everyone can afford 500k plus housing. Surprise needs affordable housing for all.

We are writing today to communicate our sentiment and dissatisfaction along with the vast majority of residents of District 3 who will be adversely impacted by the proposed development of an affordable housing project on the Truman Ranch Waddell & Cotton Lane intersection. The residents of this area find the project out of touch with the community that has been already developed. While most residents understand that much of the “open space” is destined for development, the bigger question is “what kind of development and how does this affect our quality of life, property values and community to which we have all invested”? Approval of the Waddell Crossing Project would be in direct conflict of the reasons we, and other residents of District 3, invested in living here in the Truman Ranch Waddell & Cotton Lane area of Surprise. Rather than wedging a high density housing development that would diminish the property values of the existing adjacent single family homes, why isn’t more consideration given to reviewing other available areas in Surprise that (1) wouldn’t result in decreases to current residents property values and (2) would provide better transportation options for high-density apartment residents to have easier and cost effective access to local Surprise area employers? Service industry people and entry level workforce citizens need an affordable place to live that allows them easy access to their places of work. In closing, we strongly oppose the approval of PAD modification that would allow high density housing to be constructed at the Truman Ranch Waddell & Cotton Lane intersection. If such construction were to be approved, the likelihood of a large amount of residents selling their homes to leave the area would occur. In addition, we would focus our energies on finding other candidates for the Surprise City Council who are more aligned with the feelings of the voting public. Sincerely, Patrick & Debbie Smith ***insert street address*** Surprise, AZ 85388

Like

From: Jodi Tas
To: Ashley Labhart
Cc: Skip Hall; Patrick Duffy
Subject: FW: PLEASE STOP!
Date: Wednesday, July 14, 2021 4:49:04 PM

FYI – for the record.

Thanks, Ashley!

Best,

Jodi

From: Douglas Mackay [redacted]
Sent: Wednesday, June 30, 2021 8:24 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: PLEASE STOP!

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

If you allow this HUD housing to be developed I can guarantee you will not stay in office! Everyone knows it will bring CRIME! And will CRASH our housing values! If this goes through you will not get elected again! NONE.OF YOU WILL!

From: Jodi Tas
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Proposed development at Waddell and Cotton
Date: Wednesday, May 26, 2021 1:36:13 PM

FYI

From: VINCENT GARCIA [redacted]
Sent: Wednesday, May 26, 2021 1:13 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed development at Waddell and Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mayor Hall,

I want to voice my opinion on the proposed low income development being considered at the SW corner of Waddell and Cotton. I've done some research on what is being proposed and have come to the conclusion that it is all wrong for Surprise. The increased congestion and, yes, delincuency and crime will negatively impact Surprise.

I purchased my home in Sierra Montana nearly 20 years ago looking to escape from the problems that these types of developments bring to communities. I fear that my, and my family's, lifestyle and safety would be jeopardized if this goes through. If this development is approved, as is, I will, unfortunately, sell and move away.

I have already emailed Patrick Duffy on this issue as well. Please, seriously consider and take into account my opinions on this matter as, I can assure you, there are many, many of us in Surprise that feel this way.

Sincerely,

Vincent Garcia

[redacted]

From: Jodi Tas
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Proposed Waddell Crossing High Rise Development Comment
Date: Monday, May 24, 2021 10:02:24 AM

FYI

From: Gary Boylan [redacted]
Sent: Saturday, May 22, 2021 11:38 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed Waddell Crossing High Rise Development Comment

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Vice Mayor Duffy 21 May 2021

Subject: Proposed Waddell Crossing Project

As a homeowner in the Surprise Farms 5 area, I am very much opposed to such a high rise development in our residential west valley setting.

The proposed Waddell Crossing project development appears to project over 1000 occupants crammed into a very constricted space and would further increase the current traffic congestion at Cotton and Waddell (due to traffic patterns access to Walmart, Costco, Various Auto Dealerships, and forecasted development on the northeast corner for an ALDI store, and the to 303). Additionally, the current residential adjacent areas already experience high volume of commuter traffic via this intersection.

I suggest this projected development would be better suited to the surrounding area next to the Surprise City Hall buildings. (The area bordered by the streets of Bullard, W. Tierra Buena, Litchfield, and Greenway). This area already has multiple high rise structures (City Hall, Mera City Center 55+ condos, Ottawa University, new MLB Texas Rangers and Kansas City Royals Hotels, and high rise apartments across Greenway) and as such the two projected high rise facilities would better fit within this existing environment.

Additionally, this “City Hall” location would provide the new residents the advantage of being within walking distances of W, Bell shopping and eating establishments, the public library, the Surprise Community Center and park area.

Thank you for your consideration of our inputs

Gary and Liz Boylan

From: Jodi Tas
To: Patrick Duffy; Skip Hall
Cc: Ashley Labhart
Subject: FW: SW corner Cotton/Waddell
Date: Monday, May 24, 2021 9:56:36 AM

FYI

From: Dcn. Dave Opsahl [redacted]
Sent: Friday, May 21, 2021 11:54 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: SW corner Cotton/Waddell

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Honorable Mayor Skip Hall;

Please do not let apartment buildings and high density assisted living units be built on the SW corner of Cotton and Waddell. The traffic density of Sarah Ann Ranch is already taxed with three schools in close proximity of each other.

Respectfully,

Dave and Karen Opsahl
Sarah Ann Ranch
[redacted]

Get Outlook for Android

From: Chris Boyd
To: Ashley Labhart
Subject: FW: The Promenade / Waddell Crossing Project June 29 Meeting
Date: Tuesday, July 6, 2021 4:16:45 PM
Attachments: image001.png
Importance: High

Ashley,

Please place this in the Waddell Crossing file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: rozga@cox.net <[redacted]>
Sent: Wednesday, June 30, 2021 12:29 PM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Cc: 'Ron Anthony' <[redacted]>; 'Mike Baker' <[redacted]>; [redacted]
Subject: The Promenade / Waddell Crossing Project June 29 Meeting
Importance: High

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

The following are my opinions and comments regarding June 29, 2021 meeting with Developer Dominium representative – Owen "Hewitt":

When I asked him why did Dominium select the location of Waddell and Cotton for their project; his response was we are a large company and develop projects through the county. We know what we are doing when we invest $150 million in a project.
When I asked him what capacities the pools (senior and low in-come sections) were sized for; his response was they are within code.

At this point in the conversations with me as well as homeowners, this Dominium representative became rather "cocky"…… and continued to repeat throughout ….. Dominium was a large developer, putting $150 million into this project, and knew what the project required to be successful.
When I asked him why Dominium was requesting a change reducing the parking requirements from 2.25 per unit; his response was Dominium was they are not requesting any parking space changes; and they have more than sufficient parking spaces allocated with 2 spaces per unit in the low in-come section and 1.2 spaces per unit in the senior section.
When I, and other homeowners, asked what and how Dominium plans to address visitor parking to both the senior and low in-come section; he repeated his earlier statement that Dominium has allocated more than sufficient parking spaces, and they tow away violators, and Dominium was a large developer, putting $150 million into this project, and knew what the project required to be successful.
He further responded that the property has no restrictions relative to units and Dominium was within their rights to develop as many units – housing and parking, as they wanted within the area and up to a height of 50'.

I and most homeowners that had attended this "meeting" were offended; and hope / trust City **Planning Development Department** as well as **City Council** do not agree to the amendments Dominium is requesting for the purposes of including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade/Waddell Crossing.

Furthermore, many of us homeowners recommend more stringent and careful rules, codes, et cetera be applied / corrected to all lands / PADs within City limits; such that this "lack of dwelling density" as is the current situation with this PAD be corrected.

Thank you,

Rich and Nanc Ozga
[redacted]

From: Robert Kuhfuss
To: Ashley Labhart
Subject: FW: Waddell crossing
Date: Wednesday, June 2, 2021 4:47:36 PM

Ashley – fyi This is regarding the Promenade aka Waddell Crossing not Sterling Grove

---

From: Sergio Angulo <Sergio.Angulo@surpriseaz.gov>
Sent: Friday, May 28, 2021 6:22 PM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>; Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: Fwd: Waddell crossing

Rob

FYI .

Below is the response to Sterling Groves

From: "Goldenranch" [redacted]
Subject: Re: Waddell crossing
Date: 28 May 2021 18:18
To: "Sergio Angulo" <Sergio.Angulo@surpriseaz.gov>

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Thank you Sergio! We are in trouble out here. They keep building with no concern for the residents. Our community is planning on coming to the next meeting if we can find out when that is. Thank you for your concern.
Regards
Jo Santoli
[redacted]

> On May 28, 2021, at 3:47 PM, Sergio Angulo <Sergio.Angulo@surpriseaz.gov> wrote:
>
> Good afternoon Jo,
>
> Thank you for your sharing your concerns.
>
> We will document this message in the project case and pass it on to the Planning and Zoning Commission.
>
> Best regards,
>
> Sergio Angulo, Planner
> City of Surprise
> Community Development
> 16000 N. Civic Center Plaza | Direct: 623.222.3155 | Main: 623.222.3000

>
>
> -----Original Message-----
> From: Goldenranch[redacted]
> Sent: Friday, May 28, 2021 11:45 AM
> To: Planning <Planning@surpriseaz.gov>
> Subject: Waddell crossing
>
> ***The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.***
>
> We are against the new development at cotton and waddell called Waddell Crossing. There is already a new development coming in with 2200 new homes and more than 4400 cars called “Sterling Groves. We are already having a difficult time getting out at Cotton and Waddell. People can’t get to work on time and kids and teachers can’t get to school on time. Come do a street study and you will see.
> Thank you
> Jo Santoli
> _____
> This e-mail and any accompanying files transmitted are intended solely for
> the use of the individual or entity to whom they are addressed; if you have received
> this e-mail in error please delete it and notify the sender. In addition, under
> Arizona law, e-mail communications and e-mail addresses may be public records.
> 0.1
>
> 28 May 2021 22:47:48 -0000

From: Mayor
To: Skip Hall
Cc: Ashley Labhart
Subject: FW: Waddell Crossing
Date: Wednesday, July 21, 2021 3:17:54 PM

Good afternoon! Another email for the file. Thank you!

Best,

Jodi

From: [redacted]
Sent: Saturday, July 17, 2021 11:00 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello Mr Hall,

I am writing to you as a tenured Surprise resident. I am extremely upset regarding the multi-family,
affordable housing proposal for Waddell Crossing which I understand is being driven by you. It became clear to me after attending meetings in May, June and July that I am not alone in our community. I was hoping to see you and all the councilman attend these meetings so that you are learning what your voters are saying so I would like to share my key takeaways:

**There was a unified voice regarding the need for affordable housing in Surprise
**An equally unified voice that the current location is not the right placement for such a development
Community members shared passionate concerns regarding:

1. Too many units per acre
2. significant increase in traffic

2. lack of infrastructure for increased population
3. overflow parking leaking into surrounding neighborhoods
4. impact to property values
5. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or
nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt
surrounding communities.

I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps
at one point in your life you pushed your budget to afford a "dream home" for your family. Would you

want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a $800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development.

In addition, I feel you should be aware that the affordable housing is for households earning less than $50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all due respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Thank you,
Andrew Berrafato
[redacted]

From: Mayor
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Waddell Crossing
Date: Wednesday, June 2, 2021 11:26:18 AM

FYI

From: [redacted]
Sent: Friday, May 28, 2021 12:21 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello Gentlemen,

My name is Lori McDonald, and I am an 8 ½ year resident of Surprise, Az. It has come to my attention that the City of Surprise and the City Council is considering the construction of affordable housing on the corning of Waddell and Cotton Lane. Over the past 8 years, I have seen new housing communities popping up all along Cotton Lane, bringing in thousands of families, as you well know. With all this growth in this small corner of Surprise, I have seen the good and the bad.

On the good side, we have had new schools being built, allowing for more choice in the area. New businesses are popping up, and while I mourn the loss of the beautiful farmland that drew us to this area, I understand progress happens. However, with the good is the bad: increasing traffic on roads not yet suitable for it, more lines, more crowding, public schools already over-crowded becoming more so, and more crime.

The idea of a multi-story, affordable housing unit added to the mix is disastrous for this area. This would exponentially increase all of the negative stated above. But my main concern is the fact that there are three schools within rock throwing distance of this proposed site. Affordable housing brings in transient people from all walks of life, many of them good, hard working folks, but some of them will be child molesters and criminals. I am not so naïve as to think we do not have some living in homes in our area already, a quick internet search can prove that, but why make it worse? Why make it affordable for them to live in our neighborhood so close to so many kids?

Honestly, I wouldn't be upset with a single, or even two-story, unit for seniors 65 and older only. I have an elderly mom who recently had to move in with us because housing here in state has become just too expensive for her to live on her own. This was a very difficult decision for her, but she had no choice.

I ask you to please stop and consider all this before you make your decision. Housing is important, tax dollars that come with new residents is important, but the safety and well-being of our kids is the most important of all. Thank you for your time, thank you for hearing me.

Sincerely,
Lori McDonald

From: Jodi Tas
To: Ashley Labhart
Cc: Lloyd Abrams; Skip Hall
Subject: FW: Waddell Crossing proposal
Date: Monday, August 2, 2021 11:35:29 AM

Hi, Ashley! Below please find an email from a resident regarding Waddell Crossing to be added to the file.

Thanks!

Jodi

From: Sharon [redacted]
Sent: Saturday, July 31, 2021 11:50 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing proposal

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello Mr Hall, I am writing to you as a tenured Surprise resident. I am extremely upset regarding the multi-family, affordable housing proposal for Waddell Crossing which I understand is being driven by you. It became clear to me after attending last May community hearing that I am not alone. As you were not in attendance, I would like to share my key takeaways:

- There was a unified voice regarding the need for affordable housing in Surprise
- However, there was an equally unified voice that the current location is not the right placement for such a development
- Community members shared passionate concerns regarding:

  - 1. significant increase in traffic
  - 2. lack of infrastructure for increased population
  - 3. overflow parking leaking into surrounding neighborhoods
  - 4. impact to property values
  - 5. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt surrounding communities. I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a $800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development. In addition, I feel you should be aware that the affordable housing is for households earning less than $50k. I

have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Blessings of peace, love and faith,

Sharon Frazier

"In the evening of this life, we will be judged by love."
St. John of the Cross

From: Chris Boyd
To: Ashley Labhart
Subject: FW: Waddell Crossing Questions
Date: Tuesday, June 22, 2021 11:18:03 AM
Attachments: image001.png

Ashley,

Please include these with the other comments.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230
C595D439

From: Chris Boyd
Sent: Tuesday, June 22, 2021 10:50 AM
To: [redacted]
Cc: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; boa@sarhoa.com; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; 'Ron Anthony' <ranthony@cityproperty.com>; 'Mike Baker' <mbaker5299@q.com>; Mike Gent <Mike.Gent@surpriseaz.gov>; Michael Frazier <Michael.Frazier@surpriseaz.gov>
Subject: RE: Waddell Crossing Questions

Mr. Ozga,

Thank you for your comments.

Your comments will be included with the other comments that have been received from the community and shared with both Planning and Zoning and the City Council as part of the information they receive when considering the proposed project.

Thank You,

Chris Boyd
Community Development Director

City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230
C595D439

[redacted]
Sent: Tuesday, June 22, 2021 9:09 AM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>
Cc: 'Ron Anthony' [redacted] 'Mike Baker' [redacted] Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: Waddell Crossing Questions

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-in-come project are against this project.

This is an excerpt from https://eyeonhousing.org/2019/07/the-effect-of-affordable-housing-on-the-surrounding-neighborhood/ which states

".....After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy's Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**...."

There are many articles citing effects on neighborhoods as being "against" and "for" affordable low-in-come projects.
Articles "for" citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.
Articles "against" come from more independent sources.

My questions to the Council are ....
1 - Do you consider our area within District 3 to be a " distressed and low-poverty neighborhood"?

2 – Why has this project been selected for our area ?
Virtually every article regarding “affordable – low- in-come housing” places / promotes placing these projects in distressed and low-poverty neighborhood.
3 – Why does the City want to lower our property values?
Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga
[redacted]

From: Jodi Tas
To: Ashley Labhart
Cc: Lloyd Abrams
Subject: FW: Waddell Crossings Concerns
Date: Monday, September 13, 2021 9:04:44 AM

Good morning! Please retain with development file.

Thank you!

Jodi

From: Katie Feagan [redacted]
Sent: Sunday, September 12, 2021 8:34 PM
To: Mayor <Mayor@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Michael Frazier <Michael.Frazier@surpriseaz.gov>
Subject: Waddell Crossings Concerns

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Greetings,

We were recently made aware of the possibility that the SW corner of Cotton and Waddell could be modified to allow high-density plans which includes 3 and 4 story apartment and senior living complexes. This area cannot handle the significant increase in traffic that this type of development would bring. There is already a lack of infrastructure as the roads are not equipped to handle the volume of traffic we currently have in the area. We drive Cotton Lane daily to get to our child's school and traffic is insanely backed up. It shouldn't take 20 minutes to travel just over 2 miles but it does on a daily basis.

There seems to be quite an increase in apartment complexes being built all around Surprise as it is. This area is not the right fit for the excessive multi-tenant apartment plan being presented by the developer. Residents would not have access to public transportation or walkable distances to retail/food locations or entertainment venues. Please consider the current residents of Surprise and vote no on this poorly planned project.

Thank you,

Katie and Justin Feagan
Surprise Farms III residents since 2016

From: Candace Simpson
To: Robert Kuhfuss
Subject: Fwd: Doing What is Best for Surprise
Date: Wednesday, August 25, 2021 3:42:00 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello Mr Kuhfuss,

I wanted to share the letter I sent to Mayor Hall. I will also share with each of the council members individually. I appreciate you taking the time to read my thoughts.

---------- Forwarded message ---------
From: **Candace Simpson** [redacted]
Date: Wed, Aug 25, 2021 at 3:34 PM
Subject: Doing What is Best for Surprise
To: <Skip.Hall@surpriseaz.gov>
Cc: <Mike.Gent@surpriseaz.gov>

Dear Mr Hall,

While I understand the Waddell Crossing - Dominium development is on pause, I do not believe the developer has stopped working with city officials to further their plans to develop the Section 42 high density housing complex. You are well aware of the active community group against the development and the support we've been able to rally across numerous areas of Surprise, with now over 1000 signatures against this development. The reasons for this support vary widely depending on who you speak to ranging from concerns about property values, the risk of increased crime, and losing our desert views, to rationale that the City of Surprise should care very much about - the immature infrastructure, the dangerous magnitude of traffic particularly during school drop off and pick up times, and the integrity of the developer themselves. If you haven't done so, review the facts that have been collected on the Voice of Surprise website. Take a look at the traffic videos and images. Do your research on Dominium. Dominium is not the philanthropic group of people you are painting them out to be. They create monstrosities with inadequate parking and amenities for their residents. They do not adequately maintain said properties and leave their residents and the cities where they are present sorely disappointed after the honeymoon phase with the build is over. The City of Surprise will be left with the mess that will take millions of dollars to clean up. That isn't Dominium's problem - that is the City Council of Surprise and YOUR problem.

I understand the development of affordable housing is needed and important to you. I understand developers are large contributors to your political campaign. But developers do not vote. The residents of Surprise do. Your recent actions have demonstrated that you are not representing the voice of the people. If you were, the decision should be very easy based on the loud, unified voice you've heard. Your actions are quite honestly selling the soul of Surprise to developers.

I also understand that you have passed judgement about the group of concerned citizens who have rallied against this development. Since you don't actually know any of us but let me

educate you. We are employees. We have families. We want to keep our families safe. We want our families to have new recreation amenities, restaurants, and stores to enjoy. We own homes that each of us worked extremely hard for. We want to protect our assets. We are all very active in our communities, devoting much personal time to make our communities better. Many of us hold governing positions on our HOA boards, volunteer coach, and are active in our churches. We are passionate about doing what is BEST for the city - something we elected YOU and the Council members to do.

I hear the Bullard area is shaping up to be the new gem of Surprise with many new stores and restaurants. That is great news! If affordable housing is so critical and such a passion of yours, why isn't it being incorporated into the Bullard planning? What a perfect place to put this prized development - right in the heart of the city where residents can have very short commutes to many options of employment. There are acres upon acres of open land, land with existing multi-story buildings, land where this type of development makes more sense and fits in. Waddell Crossing does not make sense. The concerned members of our community will not stop until our officials look past the dollar signs and truly understand the Pandora's box of issues you are opening.

I will be sharing this letter with each member of the City Council as well. Thank you for your time.

Candace

From: [redacted]
To: Mayor
Cc: Patrick Duffy; Ashley Labhart
Subject: Fwd: Opposition to Waddell and Cotton project Surprise
Date: Friday, May 14, 2021 10:56:58 AM

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Mayor Skip Hall;

Please do not allow the large HUD proposed project at Waddell and Cotton to be completed.

> **To:** Ashley.labhart@surpriseaz.gov
> **Cc:** patrick.duffy@surpriseaz.gov
> **Subject: Fwd: Opposition to Waddell and Cotton project Surprise**
>
> Ms. Labhart;
>
> Please do not approve the large HUD project proposal at Waddell and Cotton.
>
> > **To:** patrick.duffy@surpriseaz.gov
> > **Subject: Opposition to Waddell and Cotton project Surprise**
> >
> > Mr. Vice Mayor Duffy;
> >
> > It is our understanding, based on the presentation on May 13, 2021 at 6pm that the city of Surprise is considering approval of a large HUD project to be at the intersection of Waddell and Cotton Lane.
> >
> > It is with great concern and strong opposition I submit our plea to NOT ALLOW this project to be built at this location. There is already a ridiculous amount of traffic in this area based on the schools and the fact that many residents in the Sarah Ann Ranch neighborhood cannot get out of their subdivision in a timely manner because the infrastructure is just not adequate. We have been here for over 8 years and have seen a tremendous amount of development surrounding our area, however, enough is enough. Also concerning are applicants and occupants of a project such as this, and the significant increase in population in a small community. How will the city protect the current residents? How will the city patrol the area, how often and what will the schedule be? How many times a day will law enforcement be patrolling the area? What increase in response times will be expected?

Please do not approve this project at this location.
Sincerely,
Kamal and Denise Ghazal
Sarah Ann Ranch

Sent from my iPhone

From: [redacted]
To: Patrick Duffy; Jack Hastings; Chris Judd; Robert Kuhfuss; Aly Cline; Ken Remley; roland.winters@surpriseaz.go
Subject: Fwd: Waddell Crossing
Date: Wednesday, August 25, 2021 9:45:36 AM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello,
Just in case you have not received enough emails about Waddell Crossing. Most of you have no idea the traffic issues we currently face- those of you that do not live off of Waddell I suggest you come down about 6:45 any weekday and pull off to the side of the road for 15-20 minutes and observe. This project does not need to go away it just needs to be moved to an area that can better support it.

Since the developer of Waddell Crossing (Dominium) is taking a breather, hiring lobbyists' and trying to further influence the council to vote for their major amendment to the PAD (with MAJOR density problems, parking problems) which translate into their investment money problems for Waddell Crossing, let's not forget about the elephant in the room. No, its not sink holes (the one you fixed is starting to sink again), it's not the awful drainage in the area that is getting worse each rain storm (where are the drainage engineers), it's really about the traffic beast you are unleashing on all of us. Its "traffic Armageddon" and you, PNZ and whoever votes for this project, is responsible for ruining our "quiet enjoyment of our neighborhood."

Yes- if PNZ and Council approve this, it goes in with thousands of people competing in traffic, with three schools in the block, and YOU ALL WILL BE LONG GONE and will stop pretending to be interested. With the approved projects already in progress, YOU have already made a HUGE mess, you just cannot see it yet because no one has moved in. NICE JOB! Seriously what is wrong with your judgement? Not every development is good, but YOU have an uncanny way of voting these messes through. It appears you do not care what you are creating for your citizens to live in. Your support of a positive community, is through a largely unfunded Recreation master plan. This is a disgrace and it's maddening. You point at the plan and say "look there, if we only had more money". You lack commitment to what is right for the citizens. Where is the world class community we only dream about?

Let's talk section 42 for a minute. Why aren't you as passionate about nice apartment buildings? Why are you ready to peel back the layer of affordable housing all the way back to government subsidized housing? Is it possible the city gets some other benefits for this type of development? It's a question. I am only speculating but maybe you passed GO and collected the $200 that none of us saw? We've all read about the federal government "encouraging" and "stimulating" this kind of development. Is it

possible you have the city lining up for the gravy train ?

Tina Ward- Brewer

Waddell Haciendas-Secretary

[redacted]

To: Mr. Robert Kuhfuss
City of Surprise Planning Community Development
16000 N Civic Center Plaza
Surprise, Arizona

From: Tim Mahon
[redacted]
Surprise, Arizona 85388

Date: 5/25/2021

RE: The Promenade PAD Southwest Corner of Cotton Lane and Waddell Road
Surprise Case No. FS20-829

Dear Mr. Kahfuz,

I am a resident of Surprise and neighbor to the proposed subject development. In general, the highly dense, profit maximizing footprint approach from the developer is disappointing. This area of Surprise does not make sense for a highly dense, urban looking apartment complex. The complex aims to obtain low-income tax benefits for development but does not appear to provide much benefit to low-income residents. The area is remote and in a quiet neighborhood with elementary schools and high schools very nearby. The area does not have public transportation or a vibrant commercial center to support the number of residence and low-income employment they may seek. The proposed development and the area are not a match.

I understand the current effective PAD allows for apartment complexes. As a local resident, I cannot stress enough our desire for the area to remain family oriented, safe, and to keep some of the farm / agricultural feel to the neighborhood. For this development, open landscape spaces, less density, and low light pollution impacts should be a goal to keep the historic Waddell feel which is why we loved the area in the first place and moved here. A highly dense, urban feeling large apartment complex is out of place and takes away from the natural, historic charm of the neighborhood.

My comments are summarized below and numbered in Attachment A. I have also attached some notes on the Preliminary site plan and a Cotton Lane Wash floodplain graphic.

Thank you,

Tim Mahon
[redacted]

Attachments:

A. Numbered Comments
B. Preliminary Site Plan Comments
C. Cotton Lane Wash Floodplain Notes

Attachment A – Numbered Comments

1. **3 story and 4 story residential buildings... really?**
    a. This is a ranch, farming, residential and agricultural historical area. Three story and four story residential buildings with very little landscape areas are guaranteed to destroy the historic charm of the community and neighborhood. The prelim site plan and PAD / Zoning application should be denied for this reason alone.
    b. Surrounding mountain views and vistas are impacted by unnecessarily tall apartment structures that are out of place for the surrounding developments
    c. This project belongs near City hall / Bell Rd where the stadiums, hotels, and other amenities are located. Not in a quiet neighorhood.
2. **Traffic**
    a. At a bare minimum, the developer should be required to provide a detailed traffic study and trip generation analysis.
    b. The area already experiences stressed traffic and very high volume counts at Waddell Rd and Cotton Lane intersection. A 308 parking space and 613 unit (family and senior combined) resident development will strain the local infrastructure. The developer calculates 176 spaces are required but they almost double the available parking.
    c. A thorough traffic study must be performed and the developer should have to construct or pay for the needed infrastructure and traffic signalization to keep the community safe and address the traffic impacts they would incur to the area.
3. **Why does the site leave very little to no room for onsite first flush and 100-year 2-hr retention volumes?**
    a. Does such a dense development that underground storage is required really represent the surrounding community? I do not think it does. Push the developer to provide surface storage to reduce density and provide more landscape and shade.
    b. The developer should provide more open landscape areas for stormwater storage and less site density.
    c. There is a very high % of impervious area to landscape area proposed in the prelim site plan that is very concerning from a stormwater vantage.
    d. Underground storage is typical in urban areas or retrofitting where surface storage is hard to achieve. Allowing the developer to go for max footprint / profit does not reflect the local communities needs or desires.
4. **The site encroaches deeply on the Cotton Lane Wash floodplain.**
    a. See attachment with graphic
    b. Developers south of this project (Gehan Homes, Mattamy Homes, and others) are provided a trapezoidal drainage channel to contain the 100-year flood discharge from Cotton Lane Wash.
    c. How will this development convey the 100-year discharge from the wash flowing south through the property.
    d. Again, a developer that wants to underground (box culvert or other conduit) a large, local wash to maximize buildable footprint and rentable space, does that really match the local area and what the community wants? I think it does not.

e. The developer needs to provide adequate set back from the edge of future Cotton Lane and build the rest of the Cotton Lane Wash channel

5. **The impervious area % compared to landscape area % is too high.**
    a. The impervious area percentage of total site is not provided on the preliminary site plan
    b. Heat island effects around this one site are guaranteed
    c. Surrounding areas are master subdivisions with old wildcat ranch style unincorporated county parcels. Dense paved, max footprint style developer driven ambition is out of place for the local residents.
6. **Air quality**
    a. I have already noticed with all the construction activity lately that air quality is declined in a localized area around this development. Dust from construction and farming activities combine to generate miniature dust storms that reduce air quality
    b. The density of vehicles and residence on top of each other is likely to cause a long lasting reduction in air quality
    c. The area is a mountainous, farm community that is beautiful and should have good air quality once construction has subsided

Residential Development Unit - Site Data

OWNER:
DOMINIUM
2905 NORTHWEST BLVD. STE. 150
PLYMOUTH, MINNESOTA 55441
CONTACT - KATESSA ARCHER
(763) 354-5604

DESIGN PROFESSIONAL:
TODD & ASSOCIATES, INC.
4019 NORTH 44TH STREET
PHOENIX, AZ. 85018
CONTACT - GARY TODD, AIA
(602) 952-8280

SITE AREA:

PARCEL	NET	GROSS
FAMILY APARTMENT	+/- 889,845 SF / 20.43 AC	+/- 905,989 SF, 20.80 AC
SENIOR LIVING	+/- 358,198 SF / 8.22 AC	+/- 378,360 SF, 8.69 AC
TOTAL	+/- 1,248,043 SF / 28.65 AC	+/- 1,284,349 SF / 29.49 AC

ZONING:
EXISTING ZONING: PAD (TRUMAN RANCH)
PROPOSED ZONING: PAD (THE PROMENADE AMENDMENT)

BUILDING HEIGHT:
EXISTING: 50 FEET FOR PEAK ELEMENTS IN WESTERLY HALF
PROPOSED:
FAMILY APARTMENT 3 STORIES
SENIOR LIVING 4 STORIES
MAX HEIGHT: 55 FEET

DENSITY:
REQUIRED: NOT SPECIFIED
PROPOSED:
FAMILY APARTMENT +/- 19.04 D.U./ NET ACRE
SENIOR LIVING +/- 25.43 D.U./ NET ACRE

EXISTING SETBACKS:
WEST: 45'
SOUTH: 20' (45' IF ADJACENT TO RESIDENTIAL ZONING)
NORTH & EAST: MINIMUM 5' FOR STRUCTURES WITH STREET PEDESTRIAN ACCESS MINIMUM 10' FOR ALL OTHER STRUCTURES
INTERNAL: 0'
LANDSCAPE BUFFER: 22' AT MAJOR ARTERIAL R/W
10' AT COLLECTOR IF DESIGNED TO A PEDESTRIAN SCALE (URBAN)
5' AT STREET

PROPOSED SETBACKS:

FAMILY APARTMENT	BUILDING SETBACK	LANDSCAPE BUFFER
WEST SOUTH NORTH	45'-0" 15'-0" CARPORT & REFUSE	15'-0"
EAST	45'-0"	22'-0"

SENIOR LIVING	BUILDING SETBACK	LANDSCAPE BUFFER
WEST SOUTH	45'-0" 10'-0" CARPORT & REFUSE	15'-0"
NORTH	45'-0" 15'-0" CARPORT & REFUSE	15'-0"
EAST	45'-0"	22'-0"

UNIT MIX:
FAMILY APARTMENT: (3 BUILDING TYPES TOTAL)
BUILDING TYPE 1 - (12)

UNIT TYPE	1 BD	2 BD	3 BD	D.U.
TOTAL	0	12	12	24

BUILDING TYPE 2 - (3)

UNIT TYPE	1 BD	2 BD	3 BD	D.U.
TOTAL	0	0	12	12

BUILDING TYPE 3A - (2)

UNIT TYPE	1 BD	2 BD	3 BD	D.U.
TOTAL	0	24	12	36

UNIT TYPE	NO.	%
B-2 BEDROOM/ 2 BATH	192 D.U.	48%
C-3 BEDROOM/ 2 BATH	204 D.U.	52%
TOTAL	396 D.U.	100%

SENIOR LIVING: (ONE INTEGRAL COMPLEX)

UNIT TYPE	NO.	%
A-1 BEDROOM/ 1 BATH	66 D.U.	30%
B-2 BEDROOM/ 2 BATH	131 D.U.	60%
C-3 BEDROOM/ 2 BATH	24 D.U.	10%
TOTAL	221 D.U.	100%

PARKING:
FAMILY APARTMENT PROVIDED PARKING:
COVERED PARKING: 461 P.S.
SURFACE PARKING: 319P.S.
TOTAL PROVIDED 771 P.S. (1.95 P.S./ D.U.)

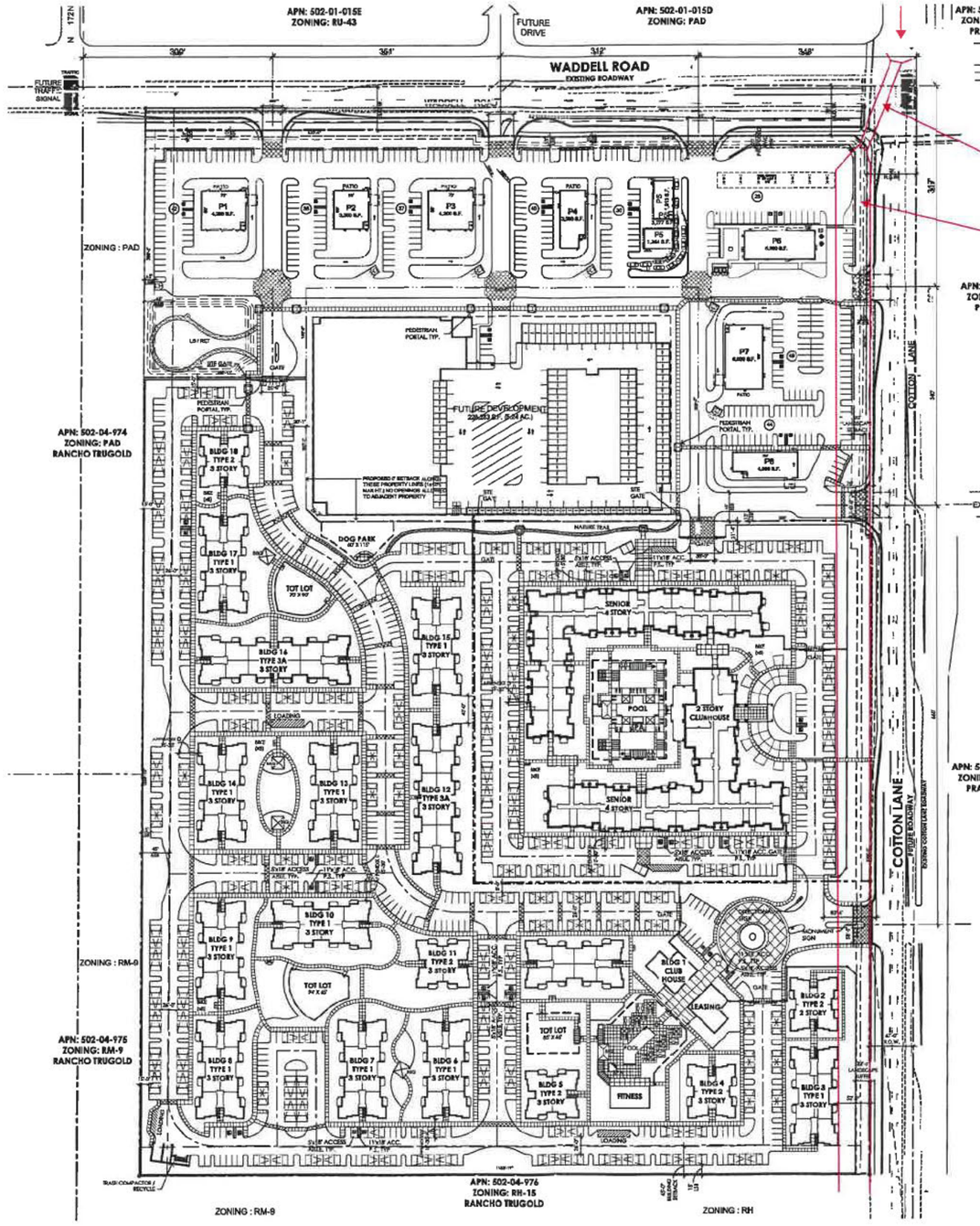
SENIOR LIVING PROVIDED PARKING:
COVERED PARKING: 218 P.S.
SURFACE PARKING: 97 P.S.
TOTAL PROVIDED 315 P.S. (1.43 P.S./ D.U.)

GENERAL PARKING DIMENSIONS:
PARKING SPACE: 9' x 18'
ACCESSIBLE PARKING SPACE: 11' x 18'
AISLE WIDTH: 26'

BIKE PARKING:
FAMILY APT. REQUIRED: 1 per 20 P.S. = 39 SPACES
FAMILY APT. PROVIDED: 40 SPACES
SENIOR LIVING REQUIRED: 1 per 20 P.S. = 16 SPACES
SENIOR LIVING PROVIDED: 16 SPACES

NOTE:
BUILDING ELEVATIONS TO BE PROVIDED AT SPECIFIC SITE PLAN THAT DEMONSTRATES COMPLIANCE WITH THE PAD (THE PROMENADE AMENDMENT)

NOTE:
- THE SITE PLAN, BUILDING FOOTPRINTS, SQUARE-FOOTAGES, AND ARRANGEMENTS, AND USES WITHIN THIS APPLICATION ARE PRELIMINARY AND CONCEPTUAL, AND MAY BE MODIFIED DURING THE FINAL DESIGN AND SITE PLAN REVIEW APPROVAL(S).
- SPECIFIC PLANS FOR INDIVIDUAL DEVELOPMENT PROJECTS WILL BE PROCESSED THROUGH THE CITY OF SURPRISE REVIEW PROCESS.
- BUILDING ELEVATIONS TO BE PROVIDED AT SPECIFIC SITE PLAN THAT DEMONSTRATES COMPLIANCE WITH PAD (THE PROMENADE AMENDMENT)



NEW BOX CULVERT FOR COTTON LANE WASH

NEW COTTON LANE WASH CHANNEL NEEDED LIKE SOUTHERN DEVELOPMENTS HAVE PROVIDED

KEEPING OPEN CHANNEL WASH LANDSCAPING TO PRESERVE NATURAL COMMUNITY SHOULD BE GOAL

SITE DENSITY IS EXTREMELY CONCERNING FOR:

- TRAFFIC
- HEAT ISLAND EFFECTS
- LACK OF OPEN LANDSCAPE AREAS
- LACK OF OPEN RETENTION AREAS
- LARGE AMOUNTS OF ASPHALT AND IMPERVIOUS AREAS

Commercial Development Unit - Site Data

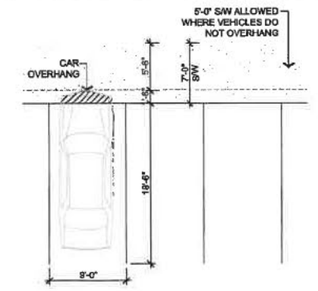
Existing Zoning :	Truman Ranch PAD
Proposed Zoning :	The Promenade PAD Amendment
APN# :	502-04-005C
Total Site Area :	640,803 S.F. (9.47 AC.)
Future Development Site Area :	228,283 S.F. (5.24 AC.)
Net Site Area :	412,520 S.F. (9.47 AC.)
Building Area:	33,677 S.F.
Coverage (based on Net Site Area):	8.2 %
Proposed Height:	26 Feet

9.47 acres = approximately 17,500 cu.ft. of first flush

9.47 acres = approximately 66,000 cu.ft. of 100yr - 2hr retention

Parking Required:	
Restaurant @ 20,627 S.F. / 150 S.F. :	138 Spaces
Retail Shop @ 7,850 S.F. / 300 S.F. :	27 Spaces
Gas Station @ 5,200 S.F. / 500 S.F. :	11 Spaces
Total Parking Required:	176 Spaces
Parking Provided:	308 Spaces
ADA Required:	8 Spaces
ADA Provided:	16 Spaces

Parking Diagram



VICINITY MAP

CONTACT INFORMATION

PROPERTY OWNER / COMMERCIAL DEVELOPER
TRUMAN RANCH 46 SWC LLC

RESIDENTIAL ARCHITECT:
TODD & ASSOCIATES, INC.
4019 N 44TH STREET
PHOENIX, ARIZONA 85018
602.952.8280
GARY TODD
gtodd@toddassoc.com

COMMERCIAL ARCHITECT
BUTLER DESIGN GROUP
5017 E WASHINGTON STREET, SUITE 107
PHOENIX, ARIZONA 85034
602.957.1800
RICK BUTLER / TATIANA VALDIVIA
rbutler@butlerdesigngroup.com
tvaldivia@butlerdesigngroup.com

RESIDENTIAL DEVELOPER
DOMINIUM
2905 NORTHWEST BOULEVARD, SUITE 150
PLYMOUTH, MINNESOTA 55441
763.354.5504
JEFF HUGGETT / KATESSA ARCHER
jhuggett@dominiuminc.com
katessa.archer@dominiuminc.com

RESIDENTIAL LANDSCAPE ARCHITECT:
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DUSTIN SIMMONS
dsimmons@toddassoc.com

COMMERCIAL LANDSCAPE ARCHITECT
KIMLEY-HORN
7740 N 16TH STREET, SUITE 300
PHOENIX, AZ 85020
602.944.5500
ANNE S. DEBOARD
anne.deboard@kimley-horn.com

CIVIL ENGINEER
KIMLEY-HORN
1001 W SOUTHERN AVENUE, SUITE 131
MESA, AZ 85210
623.552.3171
HEATHER D. ROBERTS
HeatherD.Roberts@kimley-horn.com

MASTER SITE PLAN

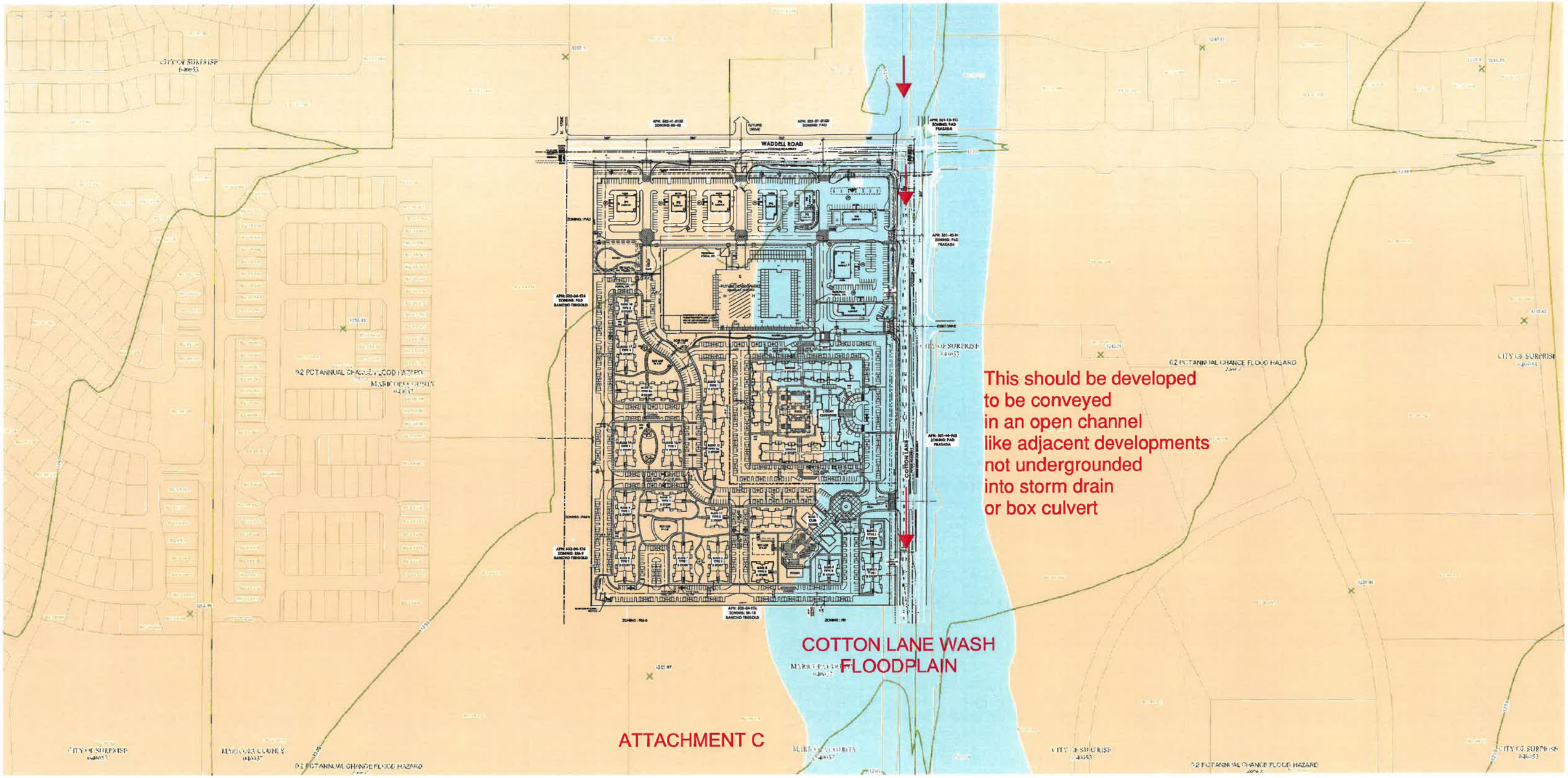
0' 50' 100' 200'
SCALE: 1"=100'-0"

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
Kimley»Horn
Butler Design Group, Inc
architects & planners

THE PROMENADE
Surprise, Arizona
CLIENT REVIEW
APRIL 2, 2021
ATTACHMENT B

ARENA CAPITAL HOLDINGS
REAL ESTATE INVESTMENT CORPORATION
DOMINIUM

CASE #FS21-076
MSP
20-2007-02
Preliminary Not For Construction


WADDELL ROAD
COTTON LANE
This should be developed
to be conveyed
in an open channel
like adjacent developments
not undergrounded
into storm drain
or box culvert
COTTON LANE WASH
FLOODPLAIN
ATTACHMENT C
0.2 PCT ANNUAL CHANCE FLOOD HAZARD
CITY OF SURPRISE

Robert Kuhfuss

From: Denise Ghazal <[redacted]>
Sent: Monday, September 27, 2021 11:00 AM
To: Robert Kuhfuss
Subject: NO on Waddell Crossing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

> City Planner Kuhfuss:
>
> We are writing to express our strong opposition of the proposed high density development at the corner Waddell and Cotton Lanes. Below are a few of the many reasons why we are against this project:
>
> - There are currently very limited amenities in this area and the development woefully proposes many more. We are concerned over the lack of amenities proposed and the addition stress this development will put on limited neighborhood resources.
>
> - Dominium has previously demonstrated their lack of ongoing facilities maintenance. What will this development look like in a few short years? We are concerned with a deteriorating high density development that is not maintained in good order.
>
> - Should this high density project be allowed to be completed this is going to create even more of a traffic nightmare. There is currently not adequate infrastructure in our city roads in this area. It is horrible to try and get out of our Sarah Ann Ranch subdivision to go to a doctors appointment during start and stop school times. Additional traffic is only going to make this already terrible situation worse!

> Please keep your existing taxpayers and citizens in mind.
>
> Sincerely,
> Kamal and Denise Ghazal
> Sarah Ann Ranch
>
> Sent from my iPhone

Robert Kuhfuss

From: Denise Ghazal <[redacted]>
Sent: Sunday, September 12, 2021 10:09 AM
To: Robert Kuhfuss
Subject: Opposed to Waddell Crossing-Truman Ranch platt

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

>> Councilman Kuhfuss:
>>
>>>> I am greatly concerned about the viability of this project and the extreme impact it will make on the nearby neighboring areas. We purchased our home in 2013 in Sarah Ann Ranch (SAR) and have watched many many homes be built up around us, which has been fantastic. I and my family continue to be opposed to the proposed project known as Truman Ranch and/or Waddell Crossing. Some of our main concerns are:
>>>> * Major infrastructure inadequacy. Traffic getting into or out of SAR, particularly on school days is nearly impossible.
>>>> * A high density proposed project such as this doesn't make sense to place in an area that does not have adequate public transportation. The original platt called for single family homes, not a significant super high density project.
>>>> *This location for a project of this massive size is poorly planned and poorly located based on the city's infrastructure.
>>>> * There is already overcrowded schools, only to be further stressed by the additional number of subdivisions with single family homes already planned and approved. Again, back to the location, poorly planned.

>>>> Please vote "no" on Truman Ranch / Waddell Crossing. It is NOT in the best interest of your current home owners and tax payers, nor the occupants of the proposed project.

>>>> Sincerely,
>>>> Kamal and Denise Ghazal
>>>> Sent from my iPhone

Trever Fleetham

From: Jodi Tas
Sent: Tuesday, July 20, 2021 1:39 PM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Proposed use of Truman Land or "Waddell Crossing"

Good afternoon! FYI –

Ashley, please add for the file.

Thank you so much!

Best,

Jodi

From: andrewberrafato@gmail.com [redacted]
Sent: Monday, July 19, 2021 4:21 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed use of Truman Land or "Waddell Crossing"

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Dear Mayor Hall,

I am writing to you as a Surprise resident to enlighten you about the high-density apartments and affordable housing proposal for Waddell Crossing which I understand will be coming to a vote potentially on August 17th.
It became clear to me after attending meetings in May, June and July that I am not alone in our community. I was hoping to see you and all the councilpersons attend these meetings so that you are all learning what your voters are saying so I would like to share my key takeaways:

**There was a unified voice regarding the need for affordable housing in Surprise
**An equally unified voice that the current location is not the right placement for such a development
Community members shared passionate concerns regarding:
1. Too many units per acre
2. significant increase in traffic
3. lack of infrastructure for increased population
4. overflow parking leaking into surrounding neighborhoods
5. impact to property values
6. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt

surrounding communities where they are wanting to build 16 units on each acre of land! We already have 1,500 homes and new apartments being built right next door to it! We don't need another 614 units on only 40 acres of land.

I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a $800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development.

In addition, I feel you should be aware that the affordable housing is for households earning less than $50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all due respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Thank you,
Andrew Berrafato
[redacted]

Trever Fleetham

From: Jodi Tas
Sent: Monday, May 24, 2021 10:02 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Proposed Waddell Crossing High Rise Development Comment

FYI

From: Gary Boylan [redacted]
Sent: Saturday, May 22, 2021 11:38 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed Waddell Crossing High Rise Development Comment

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Vice Mayor Duffy 21 May 2021

Subject: Proposed Waddell Crossing Project

As a homeowner in the Surprise Farms 5 area, I am very much opposed to such a high rise development in our residential west valley setting.

The proposed Waddell Crossing project development appears to project over 1000 occupants crammed into a very constricted space and would further increase the current traffic congestion at Cotton and Waddell (due to traffic patterns access to Walmart, Costco, Various Auto Dealerships, and forecasted development on the northeast corner for an ALDI store, and the to 303). Additionally, the current residential adjacent areas already experience high volume of commuter traffic via this intersection.

I suggest this projected development would be better suited to the surrounding area next to the Surprise City Hall buildings. (The area bordered by the streets of Bullard, W. Tierra Buena, Litchfield, and Greenway). This area already has multiple high rise structures (City Hall, Mera City Center 55+ condos, Ottawa University, new MLB Texas Rangers and Kansas City Royals Hotels, and high rise apartments across Greenway) and as such the two projected high rise facilities would better fit within this existing environment.

Additionally, this “City Hall” location would provide the new residents the advantage of being within walking distances of W, Bell shopping and eating establishments, the public library, the Surprise Community Center and park area.

Thank you for your consideration of our inputs

Gary and Liz Boylan

Trever Fleetham

From: Jodi Tas
Sent: Monday, August 2, 2021 9:47 AM
To: Ashley Labhart
Subject: FW: Section 42 adorable housing

Hi, Ashley! Please add to the list for this project.

Thank you!

Best,

Jodi

From: Mayor <Mayor@surpriseaz.gov>
Sent: Friday, July 30, 2021 1:44 PM
To: Skip Hall <Skip.Hall@surpriseaz.gov>
Cc: Jodi Tas <Jodi.Tas@surpriseaz.gov>
Subject: FW: Section 42 adorable housing

Hi Mayor Hall,

Please see the email below. If you would like a response sent, please let me know.

Thank you,

Breanne Lorefice
Management Analyst-Sr.
City of Surprise | 16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: 623.222.1331 | **Cell**: 602-540-6484

From: Ashley Mclaughlin [redacted]
Sent: Friday, July 30, 2021 11:24 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Section 42 adorable housing

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Please vote against section 42 affordable housing being built on Cotten and Waddell.
We have lived in this neighborhood for 15 years and love it. My son was born here and my daughter is now 5. Over the past few years there has been increasing traffic with 2 new schools and another maybe to come along with many new neighborhoods. There is so much traffic I wouldn't want more. The roads aren't suitable with the recent flooding. It has changed so much already! Please don't allow this. In the past, these neighborhoods that bring in affordable housing the crime rate goes up in the area, and the prices of our homes would lower.

This would be terrible for us the people who have loved this peaceful spot of paradise we have called home for years! Enough growth already. Please speak for us! Your our mayor!

Thank you, Ashley Mclaughlin

Trever Fleetham

From: Jodi Tas
Sent: Wednesday, July 14, 2021 4:49 PM
To: Ashley Labhart
Cc: Skip Hall; Patrick Duffy
Subject: FW: PLEASE STOP!

FYI – for the record.

Thanks, Ashley!

Best,

Jodi

From: Douglas Mackay [redacted]
Sent: Wednesday, June 30, 2021 8:24 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: PLEASE STOP!

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

If you allow this HUD housing to be developed I can guarantee you will not stay in office! Everyone knows it will bring CRIME! And will CRASH our housing values! If this goes through you will not get elected again! NONE.OF YOU WILL!

Trever Fleetham

From: Jodi Tas
Sent: Wednesday, May 26, 2021 1:36 PM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Proposed development at Waddell and Cotton

FYI

From: VINCENT GARCIA [redacted]
Sent: Wednesday, May 26, 2021 1:13 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed development at Waddell and Cotton

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Mayor Hall,

I want to voice my opinion on the proposed low income development being considered at the SW corner of Waddell and Cotton. I've done some research on what is being proposed and have come to the conclusion that it is all wrong for Surprise. The increased congestion and, yes, delincuency and crime will negatively impact Surprise.

I purchased my home in Sierra Montana nearly 20 years ago looking to escape from the problems that these types of developments bring to communities. I fear that my, and my family's, lifestyle and safety would be jeopardized if this goes through. If this development is approved, as is, I will, unfortunately, sell and move away.

I have already emailed Patrick Duffy on this issue as well. Please, seriously consider and take into account my opinions on this matter as, I can assure you, there are many, many of us in Surprise that feel this way.

Sincerely,

Vincent Garcia

[redacted]

Trever Fleetham

From: Mayor
Sent: Wednesday, July 21, 2021 3:10 PM
To: Skip Hall
Cc: Ashley Labhart
Subject: FW: Proposed plan for Waddell Crossing

FYI

Hi, Ashley! Can you please add this to the file as well?

Thank you!

Best,

Jodi

From: Rodney [redacted]
Sent: Monday, July 19, 2021 11:50 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed plan for Waddell Crossing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Please do not let the proposed plans for Waddell Crossing, the land located on the SW corner of Cotton and Waddell, be allowed to be developed by Dominium. Their plan to build 613, three and four-story multi-family residential units under the Section 42 government program along with some commercial buildings, packed into 28 acres does not make sense to put in this location. This high density population will put increased demand on infrastructure, roads, parking, stores, and schools. There is currently no public transportation in this area, so the city is going to end up spending a ton of money to bring that transportation out here, or stranding these low income families who may not have independent transportation. I am not opposed to building additional affordable housing in Surprise, but it would seem to make more sense to build closer to the downtown area where there would be more employment opportunities and nearby resources. Just the additional homes that are being built out in this area is increasing traffic by too much. Allowing a developer to build more houses than what the land is supposed to hold is just insane. I implore you not to go through with this plan for high density housing at the corner of Cotton and Waddell.

Rodney Stalnaker
Sarah Ann Ranch Resident

Trever Fleetham

From: Mayor
Sent: Wednesday, July 21, 2021 3:10 PM
To: Skip Hall
Cc: Ashley Labhart
Subject: FW: Proposed plan for Waddell Crossing

FYI

Hi, Ashley! Can you please add this to the file as well?

Thank you!

Best,

Jodi

From: Rodney [redacted]
Sent: Monday, July 19, 2021 11:50 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed plan for Waddell Crossing

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Please do not let the proposed plans for Waddell Crossing, the land located on the SW corner of Cotton and Waddell, be allowed to be developed by Dominium. Their plan to build 613, three and four-story multi-family residential units under the Section 42 government program along with some commercial buildings, packed into 28 acres does not make sense to put in this location. This high density population will put increased demand on infrastructure, roads, parking, stores, and schools. There is currently no public transportation in this area, so the city is going to end up spending a ton of money to bring that transportation out here, or stranding these low income families who may not have independent transportation. I am not opposed to building additional affordable housing in Surprise, but it would seem to make more sense to build closer to the downtown area where there would be more employment opportunities and nearby resources. Just the additional homes that are being built out in this area is increasing traffic by too much. Allowing a developer to build more houses than what the land is supposed to hold is just insane. I implore you not to go through with this plan for high density housing at the corner of Cotton and Waddell.

Rodney Stalnaker
Sarah Ann Ranch Resident

From: Chris Boyd
To: Aly Cline
Cc: Ashley Labhart
Subject: RE: Opposition to Waddell Crossing/Truman Ranch Plat
Date: Monday, December 6, 2021 8:42:52 AM
Attachments: image001.png

Council Member Cline,

Thanks. We will include it in the file.

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: Aly Cline <Aly.Cline@surpriseaz.gov>
Sent: Sunday, December 5, 2021 7:21 PM
To: Chris Boyd <Chris.Boyd@surpriseaz.gov>
Subject: Fw: Opposition to Waddell Crossing/Truman Ranch Plat

for the package

Thanks

Aly Cline
Councilmember
District 2
623-222-1322
Sign Up for my newsletter

D2 Newsletter Notify Me

From: Denise Ghazal [redacted]
Sent: Sunday, December 5, 2021 2:18 PM
To: Aly Cline <Aly.Cline@surpriseaz.gov>
Subject: Opposition to Waddell Crossing/Truman Ranch Plat

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

>> Councilwoman Cline:
>>
>> We write, once again, to communicate a few of our concerns for this proposed project.
>>
>> It is honestly a nightmare trying to exit the Sarah Ann Ranch subdivision now when school hours are in session. I have personally witnessed children almost being hit (literally) by vehicles trying to jockey getting in and out of the subdivision while dropping off or picking up their children.
>>
>> This proposed project does not adequately address the significant increase in traffic. It would be expected that a full traffic study to include the already approved developments in the area, and the increase in what a development with the size and scope of Waddell Crossing will do to the community, and, how those concerns will be addressed by Dominium.
>>
>> We are also very concerned about the limited number of parking this project is proposing. Where will any guests of the tenants park? Where will multiple tenants per unit park? It is woefully inadequate and likely will force many to seek street parking-clearly not ideal or safe!
>>
>> We urge you to vote “No” should this project come before the council for a vote. Additionally, we urge you to encourage your constituents to also vote “no”. It is an ill planned, ill located project.
>>
>> Sincerely,
>> Kamal and Denise Ghazal
>>
>> Sent from my iPhone

Trever Fleetham

From: Jodi Tas
Sent: Tuesday, July 20, 2021 1:39 PM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Proposed use of Truman Land or "Waddell Crossing"

Good afternoon! FYI –

Ashley, please add for the file.

Thank you so much!

Best,

Jodi

From: [redacted]
Sent: Monday, July 19, 2021 4:21 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed use of Truman Land or "Waddell Crossing"

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Dear Mayor Hall,

I am writing to you as a Surprise resident to enlighten you about the high-density apartments and affordable housing proposal for Waddell Crossing which I understand will be coming to a vote potentially on August 17th.
It became clear to me after attending meetings in May, June and July that I am not alone in our community. I was hoping to see you and all the councilpersons attend these meetings so that you are all learning what your voters are saying so I would like to share my key takeaways:

**There was a unified voice regarding the need for affordable housing in Surprise
**An equally unified voice that the current location is not the right placement for such a development
Community members shared passionate concerns regarding:
1. Too many units per acre
2. significant increase in traffic
3. lack of infrastructure for increased population
4. overflow parking leaking into surrounding neighborhoods
5. impact to property values
6. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt

surrounding communities where they are wanting to build 16 units on each acre of land! We already have 1,500 homes and new apartments being built right next door to it! We don't need another 614 units on only 40 acres of land.

I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a $800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development.

In addition, I feel you should be aware that the affordable housing is for households earning less than $50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all due respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Thank you,
Andrew Berrafato
[redacted]

From: Chris Boyd
To: Aly Cline
Cc: Donna Bunch; Ashley Labhart
Subject: RE: WADDELL CROSSING PROJECT
Date: Thursday, December 9, 2021 3:49:26 PM
Attachments: image001.png

Council Member Cline,

Thank you. We will make certain it is part of the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: Aly Cline <Aly.Cline@surpriseaz.gov>
Sent: Thursday, December 9, 2021 3:42 PM
To: Chris Boyd <Chris.Boyd@surpriseaz.gov>
Subject: Fwd: WADDELL CROSSING PROJECT

In case you have not gotten this before now

-------- Original Message --------
From: Donna Beckett [redacted]
Date: Thu, December 09, 2021 3:33 PM -0700
To: Skip Hall <Skip.Hall@surpriseaz.gov>, Jack Hastings <Jack.Hastings@surpriseaz.gov>, Chris Judd <Chris.Judd@surpriseaz.gov>, Aly Cline <Aly.Cline@surpriseaz.gov>, Roland Winters <Roland.Winters@surpriseaz.gov> [redacted] Patrick Duffy <Patrick.Duffy@surpriseaz.gov>, Ken Remley <Ken.Remley@surpriseaz.gov>, [redacted]
Subject: WADDELL CROSSING PROJECT

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Merry Christmas, Happy Holidays, and Happy Hannukah

With the holidays approaching I did not want you to think the issue of the WADDELL CROSSING PROJECT is a dead subject for the residents and constituents affected by the project.

I have very few responses to previous letters expressing my concerns and am reminded of the many SCHOOL

BOARDS and CITY COUNCILS that are now beginning to show their lack of respect for the wishes of the people that placed them in their positions. It appears that there are other factors that these boards use to determine what they will do in any circumstance they are making decisions for.

I think it is really time that these councils/boards realize the affect they have on the communities they are charged with handling.

I will once again point out the impact that continuing with this project will have on this area of Surprise.

And to remind you....you have already allowed for small home plots which cause even more homes to be built in a particular plot of land as well as forcing buyers to opt for two story homes only to have enough room to accomodate their families. Very little easement between properties and almost impossible to access the back yards to do proper landscaping much less a pool.

The traffic flow in this area is already strained and many of the already planned subdivisions are not even completed.

The school traffic is horrendous to say the least.

Any services like police, ambulance and fire vehicles is getting even more difficult as these subdivisions are filling up with new residents.

The fact is that all these factors point to poor planning by the council and your WADDELL CROSSING PROJECT will only add to an already poorly planned project.

Surprise is a large area and there are plenty of less congested areas to bring this project to.

The people have been telling you what they want for their communities and more congestion is not what is wanted or needed.

The peoples desires should be your priority, not the contractors that are not concerned with the neighborhoods.

I hope you will continue on working on a more equitable solution for our community.

Donna Beckett
[redacted]

Ashley Labhart

From: Ashley Labhart
Sent: Tuesday, May 25, 2021 2:22 PM
To: Diana Hathaway
Subject: RE: MUST READ re: 3 story low income/senior proposed development at Waddell Crossing

Good afternoon Ms. Hathaway,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Diana Hathaway [redacted]
Sent: Tuesday, May 25, 2021 11:03 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: MUST READ re: 3 story low income/senior proposed development at Waddell Crossing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Ms. Labhart,

I'm writing you today as a concerned citizen who lives in the Waddell Haciendas neighborhood here in Surprise AZ.

As you know, there is a proposed 3 story government apt complex and senior housing area containing 600 units planning to be built on the corner of Cotton and Waddell. This is NOT a good planning decision based on the following reasons.

We moved out here to enjoy the quiet, less congested country life and yet still be close to city amenities. That was only 4 years ago and sadly this is no longer the lifestyle we are living. Since we've moved here 3 schools within a 3 mile radius have been built, 2 major subdivisions have been built and even more as of today I see are breaking ground. As I drive my kids to school there is only a 2 lane street that is available near Waddell and 172nd and traffic is backed up a mile every morning and afternoon.

All there are out here are houses now! No wide open spaces, no parks, no entertainment and no quality restaurants. It seems more senior housing and apartments is all Surprise wants. Those new stand alone apts are everywhere like on Waddell and Reems and Assisted living places are EVERYWHERE- even next to Ottawa

university and the baseball training fields! Old people and young lifestyles activities seem like an odd mixture and so does this proposal of having more ugly high story apartments with more people to encroach our already crowded streets and neighborhoods!

We use to ride our horses down the canal up until a year ago and because of the masses of people from of all the new subdivisions and people that come into our neighborhood wanting to pet our animals and loot, Maricopa water district closed it down due to the unwanted trespassers and people dumping their junk! We don't need more people taking walks in our neighborhood where they bring their dogs, crap on our yards, bark and lunge at my horse while riding, trying to pet and feed our livestock and do slow drive bys checking out our property. This is happening more and more and I can only imagine it will get worse with 600 families moving in!

And I get it, low cost housing sounds like a compassionate service for those less fortunate, but let's be real...these communities are often infiltrated with riff raff, not everyone of course is, but look at any community that has this program and tell me the area hasn't gotten worse! Surprise is going to be another El Mirage with low income housing, burger kings and goodwills. Not classy or attractive!

Please listen to us, the citizens who live here and experience the lifestyle day in and day out.
We are begging you to not allow this development happen. This is why we vote for you so you can represent us. We trust you to be our voice and to uphold your position to make Surprise a wonderful community where we can safely raise our children in a clean, beautiful and in a well thought out plan of a city.

Thank you so much for listening and all I ask from you is to deny this new proposed development from happening to our beautiful city and neighborhood.

Much respect,
Diana Hathaway

Sent from my iPhone

From: Ashley Labhart
To: [redacted]
Subject: RE: Hello
Date: Tuesday, May 18, 2021 10:57:51 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: [redacted]
Sent: Tuesday, May 18, 2021 6:12 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Hello

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

No hud hosing please at waddell and cotton. All that will do is bring crime! Thanks.

Sent via the Samsung Galaxy S20 Ultra 5G, an AT&T 5G smartphone

From: Ashley Labhart
To: [redacted]
Cc: Mayor
Subject: RE: HUD Development
Date: Monday, May 17, 2021 3:29:52 PM

Good afternoon Ms. Frazier,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Sharon Frazier [redacted]
Sent: Friday, May 14, 2021 6:58 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: HUD Development

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I just heard that Surprise is entertaining putting HUD housing on the Waddell/Cotton area. I certainly hope this is not true. I left California to get away from these developments. I love how beautiful Surprise is. It's clean, safe and welcoming. I assure you that it will not be the same if these developments are allowed. It will become dirty and trashy, crime will increase, gangs will come, home values will decrease and the people you wanted to attract will leave and the homeless will come. It will become harder to attract businesses. I've seen City after city in CA deteriorate because of HUD housing. Here's hoping I don't have to leave again. I came here to retire in peace and safety.

Sharon Frazier
Surprise Farms

From: Ashley Labhart
To: [redacted]
Subject: RE: HUD housing
Date: Monday, May 24, 2021 10:42:59 AM

Good morning Ms. Ortiz,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----
From: Carol Ortiz [redacted]
Sent: Monday, May 24, 2021 10:00 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I live in Sarah Ann Ranch. I m not in favor of the proposed HUD housing on Cotton and Waddell. Traffic is getting terrible in this area with all the new houses being built. We need to address the traffic before more housing developments are proposed. Will there be enough parking for this development? We need some traffic lights installed before it gets worse. Thank you

Carol Ortiz

Sent from my iPhone

Sent from my iPhone

From: Ashley Labhart
To: [redacted]
Cc: Jack Hastings; Patrick Duffy; Michael Frazier
Subject: RE: HUD housing
Date: Friday, May 14, 2021 9:12:01 AM

Good morning Ms. Sobarzo,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----
From: Cynthia [redacted]
Sent: Friday, May 14, 2021 8:03 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good morning,
Where can I formally register my disapproval of this high density HUD housing on Waddell and Cotton Ln?
Thank you,
Cynthia Sobarzo

Sent from my iPhone

From: Ashley Labhart
To: [redacted]
Subject: RE: HUD housing
Date: Monday, May 17, 2021 8:16:33 AM

Good morning Mr. Beach,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: D Beach [redacted]
Sent: Sunday, May 16, 2021 5:44 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ashley,
As a resident of Sarah Ann Ranch we strongly oppose the idea of building apartments near us at Waddell & Cotton.
There must be other locations available that won't affect home values.
Thank you,
Dale Beach

From: Ashley Labhart
To: [redacted]
Cc: Patrick Duffy
Subject: RE: HUD Housing
Date: Friday, May 14, 2021 9:06:23 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Cheryl Gulota <[redacted]
Sent: Friday, May 14, 2021 6:51 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD Housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Please do not approve HUD housing for surprise, this is not a good decision for Surprise, it will lower our property values and increase crime, please do not let this happen to our city. We love it here.

From: Ashley Labhart
To: [redacted]
Cc: Robert Kuhfuss; Jack Hastings
Bcc: Ashley Labhart
Subject: RE: HUD Housing
Date: Monday, May 17, 2021 8:29:00 AM

Good morning Ms. Frazier,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: "Sharon Frazier" [redacted]
Subject: HUD Housing
Date: 14 May 2021 19:06
To: "Jack Hastings" <Jack.Hastings@surpriseaz.gov>

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I just heard that Surprise is entertaining putting HUD housing on the Waddell/Cotton area.
I certainly hope this is not true. I left California to get away from these developments. I love how beautiful Surprise is. It's clean, safe and welcoming. I assure you that it will not be the same if these developments are allowed. It will become dirty and trashy, crime will increase, gangs will come, home values will decrease and the people you wanted to attract will leave and the homeless will come. It will become harder to attract businesses. I've seen City after city in CA deteriorate because of HUD housing. Here's hoping I don't have to leave again. I came here to retire in peace and safety.

Sharon Frazier

From: Ashley Labhart
To: [redacted]
Cc: Patrick Duffy
Subject: RE: HUD housing
Date: Friday, May 14, 2021 9:17:29 AM

Good morning Ms. Dykstra,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----
From: Allison Dykstra [redacted]
Sent: Thursday, May 13, 2021 8:28 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Please do not approve HUD housing in surprise. You work hard for our money and the things that we have I don't want it diminished because of these properties that the government subsidizes that people don't take care of Or care about the community surrounding them

Allison R Dykstra
Mobile Signer
[redacted]

From: Ashley Labhart
To: [redacted]
Subject: RE: HUD housing Cotten/Waddell
Date: Friday, May 14, 2021 9:13:16 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----
From: Garrett Scrivner [redacted]
Sent: Thursday, May 13, 2021 10:57 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing Cotten/Waddell

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

We work hard to be able to provide a safe environment for our children and families and completely stand in opposition to these HUD development programs in the area of Waddell it is scary for me to think as a hard-working man veteran husband and father that everything I work for relating to the value of my property and the safety of my family could be put in jeopardy to satisfy the needs of those who are unwilling to take responsibility for their own life I completely stand opposed to any construction I've hud housing anywhere near the city of Waddell somehow Waddell has become a safe haven for those who work hard and appreciate the safety of their neighborhood to compromise all of this in the name of compassion or any other fear is nothing other than abort negligent and destructive

Sent from my iPhone

From: Ashley Labhart
To: [redacted]
Subject: RE: HUD Housing Project
Date: Tuesday, May 18, 2021 10:52:48 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Denise Radosevich [redacted]
Sent: Monday, May 17, 2021 10:08 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD Housing Project

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ms Labhart,

We live in the White Tank Foothills and just heard about the HUD housing going in right down the road. PLEASE, do not approve of this. We all put our hard earned money into our homes, many of us like ourselves, are retired and would hate to move elsewhere. Our home values will plummet!

Denise Radosevich

Sent from Yahoo Mail on Android

From: Ashley Labhart
To: [redacted]
Subject: RE: HUD Housing Project - Waddell and Cotton
Date: Monday, May 24, 2021 9:52:54 AM

Good morning Mr. and Mrs. Gulbranson,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Paul Gulbranson [redacted]
Sent: Monday, May 24, 2021 5:24 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Paul Gulbranson [redacted]
Subject: Fwd: HUD Housing Project - Waddell and Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I am writing to express my concern about the proposed HUD housing complex slated for the SW corner of Waddell and Cotton in Surprise.

Living within a mile of this area, I am concerned with the viability of this location. The traffic is already a concern with the schools in this area causing back ups, and with the additional tenants of this proposed property that issue will undoubtedly get much worse.

In addition, anytime a HUD complex is built, the crime in the area gets worse along with falling real estate prices, both of which are a huge concern to me.

Please rethink the location of this property and how it will affect the current residents first. We are already paying the taxes and love our safe city.

Thank you for your time and service to Surprise.

Paul & Michelle Gulbranson

[redacted]

From: Ashley Labhart
To: [redacted]
Subject: RE: HUD housing project Cotton/Waddell
Date: Friday, May 14, 2021 10:55:59 AM

Good morning Diana,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----
From: Diana McNitt [redacted]
Sent: Friday, May 14, 2021 10:33 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing project Cotton/Waddell

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Ms Labhart,
I am a resident in Sierra Montana and I would like to voice my concern of the location of this new HUD housing project. Why is this going in a higher priced residential area and not further south on the 303 corridor or Cotton Lane where there is more land available? Would you be ecstatic to have this project built across the street from you? Who will monitor the complex and control the status of people being allowed to live there?
What about the people who are having their homes built right next to it; were they informed of this before building their home which starts in the mid to high $300K? Why isn't it being built in the city center area; the city has no problem building for 55+ communities.
I am all for affordable housing, but I feel no thought was put into the location of this build; Maybe it's about the tax revenue and not about other people's concerns.
Have you guys even thought about affordable living apartments along the corridor for young people who have graduated? Where are they supposed to live or should they live at home until they're 30 years old?
When and where will you start thinking and building our riverwalk with more shops and nicer dining restaurants; maybe a nice waterpark as a place to go with the family. There is NOTHING for young adults or families in the immediate area; sorry, 1 bowling alley and 1 theater.
We have lived in Surprise for 16 years and have been promised all these wonderful things, parks, waterparks, nice restaurants and Prasada Mall with nice stores. All that is going in are Hilibertos, Fililbertos and the like..fast foods. It seems there's no thought of future growth.
Once the land is gone there's no rethinking and turning back!

Thank You,

Diana M

From: Ashley Labhart
To: [redacted]
Cc: Patrick Duffy
Subject: RE: HUD/RENTAL HOUSING
Date: Friday, May 14, 2021 9:19:08 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Vitaliano1[redacted]
Sent: Thursday, May 13, 2021 8:19 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Fwd: HUD/RENTAL HOUSING

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Begin forwarded message:

From: Vitaliano1[redacted]
Date: May 13, 2021 at 8:17:58 PM MST
To: patrick.duffy@surpriseaz.gov
Subject: HUD/RENTAL HOUSING

Hello -
Our community is VERY WORRIED about this housing project being talked about on Cotton /WADELL AREAS ,, we do not want or need this type of housing in our neighborhood ! PLEASE HEAR OUR VOICES ITS ALL OVER SOCIAL MEDIA .

Thank you !

From: Robert Kuhfuss
To: [redacted]
Subject: RE: Opposed to Proposed project at corner of Cotton and Waddell
Date: Monday, September 20, 2021 10:37:00 AM

Ms. Ghazal,

Thank you for your email. Please note that I am not a Council Member, but I am the Planner assigned to the case. You opposition is noted and we will be sure to include this in the Commission and Council packets when the time comes.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

-----Original Message-----
From: Denise Ghazal [redacted]
Sent: Saturday, September 18, 2021 10:10 AM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Opposed to Proposed project at corner of Cotton and Waddell

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Councilman Kuhfuss:
>
> We are writing to express our concerns and opposition of the proposed high density multi tenant project on the corner of Cotton and Waddell roads. Concerns are listed below and are not all inclusive:
>
> -The Sarah Ann Ranch subdivision is already inundated with traffic, particularly during start and stop times for the nearby schools. Traffic gets significantly backed up during these times. There is inadequate infrastructure to handle what is already here, and new approved subdivisions. It is unreasonable and irresponsible for the city to place a property of the proposed size and scale in this location.
>
> -The proposed project does not include near enough amenities. Actually there is not enough amenities currently for the residents let alone adding a high density property to the area. There are better suited locations.
>
> - Dominiun Developers, whew! Their track record is, well, frankly, unacceptable. How could the city council of Surprise even consider partnering with them?! They have proven they are not the best at assisting their occupants or maintaining their facilities.
>
> I strongly urge you to vote "NO" should this project come before the board for approval.
>
> Sincerely,
> Kamal and Denise Ghazal
> Sarah Ann Ranch
>

> Sent from my iPhone

From: Ashley Labhart
To: [redacted]
[redacted] Patrick Duffy; Mayor
Bcc: Ashley Labhart
Subject: RE: Opposition to Waddell and Cotton project Surprise
Date: Friday, May 14, 2021 11:05:00 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Denise Ghazal [redacted]
Sent: Friday, May 14, 2021 10:49 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Subject: Fwd: Opposition to Waddell and Cotton project Surprise

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Ms. Labhart;

Please do not approve the large HUD project proposal at Waddell and Cotton.

> **To:** patrick.duffy@surpriseaz.gov
> **Subject: Opposition to Waddell and Cotton project Surprise**
>
> Mr. Vice Mayor Duffy;
>
> It is our understanding, based on the presentation on May 13, 2021 at 6pm that the city of Surprise is considering approval of a large HUD project to be at the intersection of Waddell and Cotton Lane.
>
> It is with great concern and strong opposition I submit our plea to NOT ALLOW this project to be built at this location. There is already a ridiculous amount of traffic in this area based on the schools and the fact that many residents in the

Sarah Ann Ranch neighborhood cannot get out of their subdivision in a timely manner because the infrastructure is just not adequate. We have been here for over 8 years and have seen a tremendous amount of development surrounding our area, however, enough is enough. Also concerning are applicants and occupants of a project such as this, and the significant increase in population in a small community. How will the city protect the current residents? How will the city patrol the area, how often and what will the schedule be? How many times a day will law enforcement be patrolling the area? What increase in response times will be expected?

Please do not approve this project at this location.
Sincerely,
Kamal and Denise Ghazal
Sarah Ann Ranch

Sent from my iPhone

Sent from my iPhone

From: Ashley Labhart
To: [redacted]
Subject: RE: Proposed HUD housing in Surprise - Waddell and Cotton
Date: Monday, May 24, 2021 9:54:25 AM

Good morning Mr. and Mrs. Gulbranson,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Michelle & Paul Gulbranson [redacted]
Sent: Monday, May 24, 2021 5:20 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Michelle Gulbranson [redacted]
Subject: Proposed HUD housing in Surprise - Waddell and Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I am writing to express my concern about the proposed HUD housing complex slated for the SW corner of Waddell and Cotton in Surprise.

Living within a mile of this area, I am concerned with the viability of this location. The traffic is already a concern with the schools in this area causing back ups, and with the additional tenants of this proposed property that issue will undoubtedly get much worse.

In addition, anytime a HUD complex is built, the crime in the area gets worse along with falling real estate prices, both of which are a huge concern to me.

Please rethink the location of this property and how it will affect the current residents first. We are already paying the taxes and love our safe city.

Thank you for your time and service to Surprise.

--

Michelle & Paul Gulbranson, [redacted]

From: Ashley Labhart
To: [redacted]
Subject: RE: Say NO to "Waddell Crossing Site Plan" PAD Modification
Date: Friday, May 14, 2021 2:19:39 PM

Good afternoon Mr. and Mrs. Smith,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Patrick Smith [redacted]
Sent: Friday, May 14, 2021 2:16 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Patrick Smith [redacted]
Subject: Say NO to "Waddell Crossing Site Plan" PAD Modification

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ashley Labhart,

Please bring the following to the attention of our Planning & Zoning Commission Members.

Last night I participated in a zoom call of an active meeting presented by land developers who are seeking a PAD modification to obtain approval for high-density multi-level apartment buildings at the corner of Waddell & Cotton Lane. The apartment buildings would be HUD rent controlled. I don't know of a single neighbor in District 3 who approves of any plan to construct these or any other apartment buildings.

In the strongest terms I would like to relay the negative feelings of neighbors concerning the upcoming review of a proposal for PAD modification at the corner of Waddell & Cotton Lane. We (1) don't want a PAD modification to approve any high-density plans for the corner of Waddell & Cotton Lane, (2) we especially don't want apartment buildings approved for that

area and (3) specifically we don't want the excessive multi-tenant apartment plan being proposed as the "Waddell Crossing Site Plan".

We ask you to support the citizens of District 3 and reject any such plans from being approved. Please reject this plan immediately.

Thank you for your consideration and support of District 3 voters.

Regards,

Patrick & Debbie Smith

[redacted]

Sent from Yahoo Mail. Get the app

From: Ashley Labhart
To: Mayor; Skip Hall; Patrick Duffy
Cc: Robert Kuhfuss
Subject: RE: Waddell and Cotton HUD development
Date: Monday, May 17, 2021 3:18:00 PM

Good afternoon Mayor Hall/Vice Mayor Duffy,

Please be advised, we received a comment email from Mr. and Mrs. Hartman dated May 15th as well, and have already reached out to notify them that their comments have been added to the record and the planner notified of the email.

Thank you for forwarding this email on so we may add it to the case record also.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, May 17, 2021 12:52 PM
To: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: FW: Waddell and Cotton HUD development

FYI

From: Rod Hartman [redacted]
Sent: Saturday, May 15, 2021 12:07 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell and Cotton HUD development

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mayor Hall,
We own a residence in the Sarah Ann Ranch subdivision off Wadell, 175th, and Citrus and do not want the planned HUD Housing development in our area. Since you would certainly have influence over the city planning committee we respectfully request you provide our following objections to the committee.

Please do not approve a PAD modification for any high-density multi-tenant HUD housing plans for the corner of Waddell & Cotton Lane proposed as the "Waddell

Crossing Site Plan”. That location is entirely inappropriate for this type of development for the following reasons. The Prasada area has been extremely slow for “quality” commercial development and this type of low income housing will surely exacerbate that issue. Multi-tenant low-income apartment buildings approved for that area will certainly decrease residential property values which in turn will reduce tax revenues for the city. This high density housing will increase traffic that is already a serious problem with so many schools and residential properties already present in this immediate area.

Having a career of over 40 years in the mortgage business as a servicing manager for both residential and commercial mortgages including Planned HUD Developments I have witnessed the rapid decline in these rental properties within just a very few short years after development. Any housing development where a tenant has no money invested, the property rapidly declines due to property damage and the bringing in of other bad elements such as drugs and crime. These types of government rental properties result in a huge negative impact to the local community.

It also appears as though the City of Surprise is being blackmailed by the federal government (HUD) to provide a site for this rental property or other government funding will be withheld or withdrawn. We request you fight back as we don't need the federal government involved in the City of Surprise development and planning.

We request this development not be approved at the proposed site.
Rod and Nedra Hartman

From: Ashley Labhart
To: [redacted]
Subject: RE: Waddell and Cotton HUD development
Date: Monday, May 17, 2021 8:18:24 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Rod Hartman[redacted]
Sent: Saturday, May 15, 2021 11:53 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell and Cotton HUD development

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ms Labhart,
We live in the Sarah Ann Ranch subdivision off Wadell, 175th, and Citrus and do not want the planned HUD Housing development in our area and request you provide the city planners with our written objection to this development.

Please do not approve a PAD modification for any high-density multi-tenant HUD housing plans for the corner of Waddell & Cotton Lane proposed as the "Waddell Crossing Site Plan". That location is entirely inappropriate for this type of development for the following reasons. The Prasada area has been extremely slow for "quality" commercial development and this type of low income housing will surely exacerbate that issue. Multi-tenant low-income apartment buildings approved for that area will certainly decrease residential property values which in turn will reduce tax revenues for the city. This high density housing will increase traffic that is already a serious problem with so many schools and residential properties already present in this immediate area.

Having a career of over 40 years in the mortgage business as a servicing manager for both residential and commercial mortgages including Planned HUD Developments I have witnessed the rapid decline in these rental properties within just a very few short years after development. Any housing development where a tenant has no money invested, the property rapidly declines due to property damage and the bringing in of other bad elements such as drugs and crime.

We request this development not be approved.
Rod and Nedra Hartman

From: Mike Gent
To: [redacted]
Subject: RE: Waddell Crossing Developer Meeting***please read
Date: Wednesday, June 30, 2021 3:54:53 PM

Good afternoon Mr. & Mrs. Pomeroy,

Thank you for your detailed feedback. Mayor Hall discussed your comments with our leadership team and asked that I respond to your email and share my contact information with you.

We appreciate your engagement on this issue and your recognition that Surprise can be a "top community in the country to live, work, play and retire." We feel the same way. Your comments will be included with the other comments that have been received from the community and shared with the Planning and Zoning Commission as part of the information they receive when considering the proposed project, so they can see the same perspective you shared with the Mayor and City Council. If you would like to discuss any of this further, please feel free to give me a call at your convenience.

Ps. You mentioned you are a former business owner, was that Dickey's Barbeque Pit? It is one of our family favorites…

Mike Gent
mike.gent@surpriseaz.gov

City of Surprise · Deputy City Manager
Community Development · Public Works · Water Resource Management
16000 N Civic Center Plaza, Surprise, AZ 85374
Direct (623) 222-6223 · Cell (623) 980-0546

From: "Nate Pomeroy" [redacted]
Subject: Waddell Crossing Developer Meeting***please read
Date: 30 June 2021 10:42
To: "Skip Hall" <Skip.Hall@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Chris Judd" <Chris.Judd@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "Aly Cline" <Aly.Cline@surpriseaz.gov>

June 30, 2021

Dear Council Members,

Many of us had the pleasure of attending last night's developer meeting regarding the major Amendment to the Waddell Crossing PAD.
I would like to share a few takeaways I had as well similar sentiments shared by others

at the meeting. There were approximately 140 in attendance I heard one of the organizers share with someone on the phone.

First, our thanks to Council Member's Duffy and Hastings for attending. It is good to see their engagement in the process.

Second, the developer representatives (DR) indicated the City of Surprise received ok from Luke regarding their waiver of the "Graduated Density Concept" for this project. Why, I am not sure of but based on the developers management of numbers and math I am very skeptical the rules of this concept have been adhered to. I am told by other property developers in the DNL of the area that their projects were required to adhere to the Graduated Density and there was no wiggle room. Apparently there is an exception to the rule (Rule accepted by the State and local governments). I'll bet the density change others have managed will be none to happy to hear there could have been an exception to their project.
If they only knew they could have requested the exception. I've lived and worked around bases and Congress takes a dim view of urban encroachment on flight patterns etc. I hope the 22% of base personel who live in Surprise don't find out Congress pulls the plug on Luke- not to mention those who have retired to Surprise. If correct, I find this very disappointing. It would have been nice if the City would have been helpful and indicate what has been approved on this project and what has not. Transparency is a good thing.

Next, I found out the developer is using a 1 square mile approach to overall density to make "everything will be ok" approach to their shoe horned community into our neighborhood. I'm shocked they didn't use the corn fields to the west and include the homeless as part of their fuzzy math equation. That spin with DR was embarrassing and insulting.

Next, the developer is fully committed to making their side of Waddell a full three lanes! Awesome!!! Wait.. that stops as soon as they get 50 yards to Truman's entrance and then "bottle neck again". The neighbors on the other side (north on Waddell) have no interest in widening their side (nor would I). What is next eminent domain? You all do realize most of the citizens I speak to think Surprise fixes things after the development is in (see lennar Homes Heritage at Assante) right? Is this planning or reacting? I wonder how 165th Ln handled the traffic build up after the police action last week? Few ways in and few ways out. This area iat Waddell is exploding with development and the infrastructure is nowhere near ready.
Next, the only reason this is such a mess, is that in 2008 when the Council (not you) amended the Urban plan and allowed mixed use without putting a density number on it! Now the developer wants you to put a number on it that suits them.
Honorable council members, very few people want this development for the density reasons mentioned and MUCH MORE too many to list. I implore you to do the right thing and set it low enough so a good project can be developed. Not this hot mess you seemed poised to rubber stamp through.

Finally, all of us read the mayors well intended marketing blitz on affordable housing in the Surprise Independent. Well timed sir! **DO NOT THINK THIS IS A STAND AGAINST AFFORDABLE HOUSING (NIMBY)** because quite the contrary. As a former business owner in Scottsdale, I know what it's like to not be able to attract local employees. It is a business nightmare. Why does this council shirk their responsibility in finding ideal locations for affordable housing instead of letting outside developers tell you (us) where they want it? Surprise still has quite a bit of open space for development. Certainly competent City Planners can identify best locations. I'm no planner but even I can see this project is ill conceived for the location. Surprise has the bones to be a top community in the **COUNTRY** to live, work, play and retire. This takes great leadership and not chasing the next windfall. Pretty soon, if not planned for properly we will be a congested high density mess.
Please do the right thing. You should be concentrating on the Parks and Rec Master plan which I have read. Nice plan, very little funding and not enough funding.

Regards,

Nate and Laura Pomeroy
Residents of SAR development

From: [redacted]
To: [redacted] Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd; Ron Anthony; [redacted] Chris Boyd; Lloyd Abrams
Subject: Re: Waddell Crossing Questions
Date: Tuesday, June 22, 2021 9:33:17 AM

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I agree wholeheartedly with what you have stated, as everyone I know does also. We are counting on the Council to do what is right and not permit this blight to occur in our neighborhood.

From: "Rich Ozga" [redacted]
To: "Mayor" <Mayor@surpriseaz.gov>, "Skip Hall" <Skip.Hall@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "aly cline" <aly.cline@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "chris judd" <chris.judd@surpriseAZ.GOV>
Cc: "Ron Anthony" [redacted], "Mike Baker" [redacted] "Chris Boyd" <Chris.Boyd@surpriseaz.gov>, "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>
Sent: Tuesday, June 22, 2021 9:09:01 AM
Subject: Waddell Crossing Questions

Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-in-come project are against this project.

This is an excerpt from https://eyeonhousing.org/2019/07/the-effect-of-affordable-housing-on-the-surrounding-neighborhood/ which states

".....After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy's Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**...."

There are many articles citing effects on neighborhoods as being "against" and "for" affordable low-in-come projects.
Articles "for" citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.
Articles "against" come from more independent sources.

My questions to the Council are ....

1 - Do you consider our area within District 3 to be a " distressed and low-poverty neighborhood"?
2 – Why has this project been selected for our area ?
Virtually every article regarding "affordable – low- in-come housing" places / promotes placing these projects in distressed and low-poverty neighborhood.
3 – Why does the City want to lower our property values?
Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga
[redacted]

From: [redacted]
To: [redacted]
Cc: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd [redacted]; Chris Boyd; Lloyd Abrams
Subject: Re: Waddell Crossing Questions
Date: Tuesday, June 22, 2021 10:41:44 AM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I have received a lot of calls about this project, there is a lot of concern. I have directed everyone I speak to toward Council but wanted to let you know it is different than I have seen in the past. There is a lot more concern than I have seen from other projects in Surprise. If any of you would like me to handle my response differently please let me know. All I can really do is pass them on and tell them that they need to make their thoughts know to the city. Due to the quantity of comments I felt it necessary to at least let you know. Thanks for all you do.

Ron Anthony
Vice President of West Valley Management
City Property Management Company
[redacted]

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or email customercare@cityproperty.com

Business Hours: Monday – Thursday 8:00 AM to 5:00 PM / Friday 8:00 AM to 3:00 PM

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From: Mike Baker [redacted]
Sent: Tuesday, June 22, 2021 9:32 AM
To: Rich Ozga
Cc: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; aly cline; Roland Winters; chris judd; Ron Anthony; boa@sarhoa com; Chris Boyd; Lloyd Abrams
Subject: Re: Waddell Crossing Questions

I agree wholeheartedly with what you have stated, as everyone I know does also. We are counting on the Council to do what is right and not permit this blight to occur in our neighborhood.

From: "Rich Ozga" [redacted]
To: "Mayor" <Mayor@surpriseaz.gov>, "Skip Hall" <Skip.Hall@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "aly cline" <aly.cline@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "chris judd" <chris.judd@surpriseAZ.GOV>
Cc: "Ron Anthony" [redacted], "Mike Baker" [redacted] Chris Boyd" <Chris.Boyd@surpriseaz.gov>, "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>
Sent: Tuesday, June 22, 2021 9:09:01 AM
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"…..After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy's Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**…."

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My questions to the Council are ….
1 - Do you consider our area within District 3 to be a " distressed and low-poverty neighborhood"?
2 – Why has this project been selected for our area ?
Virtually every article regarding "affordable – low- in-come housing" places / promotes placing these projects in distressed and low-poverty neighborhood.
3 – Why does the City want to lower our property values?
Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga
[redacted]

_____
WARNING: Computer viruses can be transmitted via e-mail. City Property Management's e-mail system has scanned this e-mail message for malware, links to phishing web sites and spam/junk content. In some cases however, messages may be able to make it to your inbox that contain possible threats. If you receive an unexpected e-mail message that asks you to open a web site or asks for a password or tells you do download or install a program, do not take any action as such and delete the message immediately. If you are unsure of what to do, contact IT support at phone extension 2233. Thank you.

From: [redacted]
To: Ashley Labhart
Cc: Mayor
Subject: Re: Waddell crossing site plan
Date: Friday, May 14, 2021 2:26:53 PM

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Thank you so much Ashley, by the way that's my daughters name, we call her AJ.

Please see what the traffic conditions could become!!

Regards,

PJ (Paul Jensen)

On Fri, May 14, 2021 at 2:23 PM Ashley Labhart <Ashley.Labhart@surpriseaz.gov> wrote:

> Good afternoon Mr. Jensen,
>
> Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.
>
> Best Regards,
>
> Ashley Labhart
>
> Senior Administrative Specialist
>
> City of Surprise | Community Development
>
> 16000 N. Civic Center Plaza | Surprise, AZ 85374
>
> Office: (623) 222-3099 | Fax: (623) 222-3001
>
> **From:** Paul Jensen [redacted]
> **Sent:** Friday, May 14, 2021 2:20 PM
> **To:** Mayor <Mayor@surpriseaz.gov>
> **Subject:** Waddell crossing site plan

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

To whom it May Concern,

We moved to the nice community of Surprise in March of 2020. We came from California where we witnessed massive homelessness and destruction. We moved to Surprise to be part of a beautiful upcoming community and now we're hearing about Section 8 HUD housing on the corner of Waddell and Cotton Lane.

We already have a hard time exiting and entering our neighborhood with all the schools that surround us and minimal streets availability. I can't even imagine a massive apartment structure.

We don't want a **PAD Modification** to approve any **High-density plans** for this corner. We especially don't want apartment buildings or excessive multi-tenant apartment plans approved for that area.

Please consider your patriots.

Sincerely,

Paul Jensen

Surprise, AZ

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0.1

14 May 2021 21:23:26 -0000

From: Ashley Labhart
To: [redacted]
Cc: Mayor
Subject: RE: Waddell crossing site plan
Date: Friday, May 14, 2021 2:23:24 PM

Good afternoon Mr. Jensen,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Paul Jensen [redacted]
Sent: Friday, May 14, 2021 2:20 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell crossing site plan

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We don't want a **PAD Modification** to approve any **High-density plans** for this corner. We especially don't want apartment buildings or excessive multi-tenant apartment plans approved for that area.

Please consider your patriots.

Sincerely,
Paul Jensen
Surprise, AZ

From: Ashley Labhart
To: [redacted]
Cc: Patrick Duffy
Subject: RE: Waddell Crossing Site Plan
Date: Friday, May 14, 2021 9:18:34 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----
From: Dara Lealos [redacted]
Sent: Thursday, May 13, 2021 8:27 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell Crossing Site Plan

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello,

I have lived in Surprise since 12/1999 and I do not support the building of low income HUD housing projects in my neighborhood, please do not let this come to our city of Surprise. It will only degrade the communities, but it will impact business, property values and of course crime.

Please be vigilant in keeping Surprise a safe, family oriented community.

Thank you,
Dara Lealos
Mountain Vista Ranch Community / 21 yr Surprise Resident

Sent from my iPhone

From: Ashley Labhart
To: [redacted]
Subject: RE: Waddell/Cotton Lane HUD Housing
Date: Friday, May 14, 2021 9:13:53 AM

Good morning Pat,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Pat Johnston [redacted]
Sent: Thursday, May 13, 2021 9:05 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ashley,

No, don't put this here. We don't need to have more traffic in that area with all the homes going in and the schools built on 175th between Waddell and cactus. We also don't want the crime that goes with it. Property values decreasing because of it!!!!!

Pat Johnston

From: Ashley Labhart
To: [redacted]
Cc: Patrick Duffy
Subject: RE: Waddell/Cotton Lane HUD Housing Disapproval
Date: Tuesday, May 18, 2021 10:59:06 AM

Good morning Ms. White,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: JUDY WHITE [redacted]
Sent: Tuesday, May 18, 2021 10:19 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Re: Waddell/Cotton Lane HUD Housing Disapproval

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good morning,

I noticed the postings have been removed from the Nextdoor website. I'm not sure who's responsible for that or the motive behind it but pretty sure you will continue to receive grievances for the proposed action.

I'd like to know why this wasn't presented to the community as a prop on a ballot for a vote? Perhaps it was, but in a non-transparent manner so none of us knew what we were voting for? Is that the new politics of the current day? Disguised issues?

The city polled and took surveys asking what restaurants and businesses we wanted to encourage to Surprise (such as Costco) but yet, something as important to our everyday lives was never polled or surveyed publicly to find out how the community felt!! Shame on our public servants! As usual, you forget you serve us, our wants, not your own. It seems obvious to me that someone stands to profit from this project and I don't mean our residents in the Cotton/Waddell vicinity!! That's fine, Surprise's leadership will get noticed as not being forthright or virtuous in its dealings with its community!

Once again, I ask you to speak to "the people", check all other available locations better suited for this project and please just don't take what is the easy way out to enhance your own selfish needs.

Respectfully but very disheartened,
Judith (Judy) White

Sent from my iPhone

On May 14, 2021, at 11:32 AM, Judy White [redacted] wrote:

To our Representatives:

I am a concerned citizen of Surprise who has made my home in Sierra Montana for the last 17 years. I have seen many changes in the city of Surprise, some good and some not so much. But this potential project is definitely not good for those of us who live along the west side of Waddell. I feel I speak for the majority of our community when I express my concern for what the city is proposing. It is the consensus of our community that this project, though well meaning in its purpose, is being proposed to be built in an inappropriate area. Isn't the city supposed to listen to the will of the people? I don't recall seeing any prop on the ballot to vote on such a massive project?

There is so much vacant land in Surprise that I don't understand the rationale for building a complex such as what is being proposed, in an already congested area. With all the homes that have gone up along Waddell already and are still in a state of construction, to add three and four story apartment homes will utterly decimate the area. Not only will it destroy the aesthetic scenery by blocking the beautiful views of the mountains that surround the valley, they will multiply the traffic that is already congested as that is one of the main avenues to access the 303 for daily commuters. There already is an existing line of traffic at the intersection of Cotton and Waddell for parents trying to turn north (left) to drop off and pick up school children as well as those trying to get to the 303, Walmart, the auto dealerships, etc. Has anyone really given this any thought??? How many more times are you going to tear up Waddell to try and widen the road? I don't think there is an inch left to utilize.

There already is a self-storage building along Litchfield Road. It seems to me that area would lend itself perfectly to the addition of HUD housing and a strip mall. What about all the land out west of Bell along Sunrise Parkway? It's wide open out there, plenty of room for expansion. What about along Northern? All of these areas seem much more suited to urban type housing and commercial builds than the corner of Cotton and Waddell? Why are you looking to make an already crowded area worse?? What ever happened to the mall that was supposed to be built way down on Cactus? That would have brought prosperity to the area by providing convenience shopping and employment? No, the city never kept that promise. That would have assisted in raising the prices of our homes to allow the west valley to catch up to the east valley. I'm not saying that people don't deserve to have affordable living, but it should be built in appropriate locations. You already added affordable senior housing in the center of the city along Civic Drive, why not continue by building this project there? There is still plenty of open land right there, as well.

People chose to live in Surprise for its rural, small town "feel". It offered a wonderful blend of city convenience, safety, affordable homes and beautiful mountain vistas. What you are proposing defeats all of this. It will take away the rural quality, destroy the views, add congestion, add potential crime while offering nothing positive to that particular area.

I am pleading with you to reconsider this proposed project and listen to the will of the community!!

Respectfully yours,

Judith (Judy) White
Home Owner in Sierra Montana

From: Ashley Labhart
To: [redacted]
Subject: RE: Waddell/Cotton Lane HUD Housing Disapproval
Date: Friday, May 14, 2021 2:16:55 PM

Ms. White,

Thank you.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: JUDY WHITE [redacted]
Sent: Friday, May 14, 2021 1:29 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Re: Waddell/Cotton Lane HUD Housing Disapproval

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Thank you Ashley for confirming receipt of my email. Please let me know if there is anything else I can do to offer assistance in finding a new "home" for this proposed project.

Judy White

Sent from my iPhone

> On May 14, 2021, at 11:47 AM, Ashley Labhart <Ashley.Labhart@surpriseaz.gov> wrote:
>
> Hello Ms. White,
>
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>
> Best Regards,
>
> Ashley Labhart
> Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Judy White [redacted]>
Sent: Friday, May 14, 2021 11:33 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing Disapproval

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To our Representatives:

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Judith (Judy) White
Home Owner in Sierra Montana

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0.1

14 May 2021 18:47:15 -0000

From: Ashley Labhart
To: [redacted]
Cc: Patrick Duffy
Subject: RE: Waddell/Cotton Lane HUD Housing Disapproval
Date: Friday, May 14, 2021 11:47:14 AM

Hello Ms. White,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Judy White [redacted]
Sent: Friday, May 14, 2021 11:33 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing Disapproval

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

To our Representatives:

I am a concerned citizen of Surprise who has made my home in Sierra Montana for the last 17 years. I have seen many changes in the city of Surprise, some good and some not so much. But this potential project is definitely not good for those of us who live along the west side of Waddell. I feel I speak for the majority of our community when I express my concern for what the city is proposing. It is the consensus of our community that this project, though well meaning in its purpose, is being proposed to be built in an inappropriate area. Isn't the city supposed to listen to the will of the people? I don't recall seeing any prop on the ballot to vote on such a massive project?

There is so much vacant land in Surprise that I don't understand the rationale for building a complex such as what is being proposed, in an already congested area. With all the homes that have gone up along Waddell already and are still in a state of construction, to add three and four story apartment homes will utterly decimate the area. Not only will it destroy the aesthetic scenery by blocking the beautiful views of the mountains that surround the valley, they will multiply the traffic that is already congested as that is one of the main avenues to access the 303 for daily commuters. There already is an existing line of traffic at the intersection of Cotton and Waddell for parents trying to turn north (left) to drop off and pick up school children as well as those trying to get to the 303, Walmart, the auto dealerships, etc. Has anyone really given this any thought??? How many more times are you going to tear up Waddell to try and widen the road? I don't think there is an inch left to utilize.

There already is a self-storage building along Litchfield Road. It seems to me that area would lend itself perfectly to the addition of HUD housing and a strip mall. What about all the land out west of Bell along Sunrise Parkway? It's wide open out there, plenty of room for expansion. What about along Northern?

All of these areas seem much more suited to urban type housing and commercial builds than the corner of Cotton and Waddell? Why are you looking to make an already crowded area worse?? What ever happened to the mall that was supposed to be built way down on Cactus? That would have brought prosperity to the area by providing convenience shopping and employment? No, the city never kept that promise. That would have assisted in raising the prices of our homes to allow the west valley to catch up to the east valley. I'm not saying that people don't deserve to have affordable living, but it should be built in appropriate locations. You already added affordable senior housing in the center of the city along Civic Drive, why not continue by building this project there? There is still plenty of open land right there, as well.

People chose to live in Surprise for its rural, small town "feel". It offered a wonderful blend of city convenience, safety, affordable homes and beautiful mountain vistas. What you are proposing defeats all of this. It will take away the rural quality, destroy the views, add congestion, add potential crime while offering nothing positive to that particular area.

I am pleading with you to reconsider this proposed project and listen to the will of the community!!

Respectfully yours,

Judith (Judy) White
Home Owner in Sierra Montana

From: Ashley Labhart
To: [redacted]
Cc: Patrick Duffy
Subject: RE: Waddell/Cotton Lane HUD Housing propisition
Date: Friday, May 14, 2021 9:14:55 AM

Good morning Mr. Sorace,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Matt Sorace [redacted]
Sent: Thursday, May 13, 2021 8:54 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing propisition

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good evening, I'm writing as a resident of Surprise and an Arizonan since 1988. Upon review of the proposed HUD housing located at the SW corner of Waddell and Cotton, I'd like to implore the council to reconsider.

We all understand the struggles of the housing market currently, but it is cyclical and will correct itself. This high in the market is naturally strong as opposed to artificially strong that we saw prior to the last housing crash. The loans are good and the appraisals fair. I understand Arizona's need and ranking for affordable housing and multi-family units however, take a look no further than once very desirable East and South East valley towns and cities that are adversely affected by neighboring towns adjacent boundaries in Chandler, Mesa, and from Pinal County how Apache Junction and San Tan Valley has affected towns like East Mesa and Queen Creek respectively. Crime has risen in those areas simultaneously with that growth.

The Surprise government states that the "General Plan 2035" is to develop neighborhoods with character into communities. This plan does not fit in line with those goals. Let's come together as a community to come up with creative uses of our sparse land and more importantly, water. Better jobs and tax incentives for business to provide them, centers to educate and train our neighbors, facilities to help give youths, veterans, elderly care and outlets as needed.

I know that no answer is going to please everyone, and no one answer is more right than any

other. But let's focus on growth WITHIN Surprise. Let's get our neighbors great jobs in town, so they aren't travelling to Scottsdale, Gilbert, and Phoenix to work. Let's give the citizens a place to showcase their talents, goods, wares and services and build something that our children and their children can be proud of us.I appreciate your time and consideration.

Respectively,
Matt Sorace

From: Ashley Labhart
To: [redacted]
Cc: Patrick Duffy; Mayor
Subject: RE: Workforce Housing Opposition
Date: Friday, May 14, 2021 9:15:55 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: T Brunetti [redacted]
Sent: Thursday, May 13, 2021 8:43 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: Workforce Housing Opposition

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello,

As a fairly new resident to Surprise, having moved across the valley from Scottsdale, I am appalled at the idea of an income based housing development on the corner of Waddell and Cotton Lane. Workforce housing will negatively change the dynamics and appeal of this city. Having lived in Scottsdale, and raising 3 children in that city, I never recall city leadership promoting such developments. In fact, the opposite types of attractions and residential opportunities were advocated. For those who live in or anticipate purchasing a home in a Scottsdale-like subdivision, which surrounds the corner of Waddell/Cotton Lane (particularly Sterling Grove and Sarah Ann Ranch), the motivation to relocate is now real and is being ignited by the poor judgement of the city leaders of Surprise.

Let's raise the bar instead of lowering and strive to move forward, while keeping property values trending upward, in lieu of settling and incorporating income based housing in the middle of $400k+ single family housing.

I appreciate your consideration.

T. Brunetti

Robert Kuhfuss

From: uraingeal [redacted]
Sent: Sunday, September 12, 2021 11:02 AM
To: Skip Hall; Patrick Duffy; Jack Hastings; Chris Judd; Robert Kuhfuss; Aly Cline; Ken [redacted]
Subject: Resident of Waddell

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

- Please consider.....

There is a reason I chose not to live in the city. I enjoy the suburban feel of single family housing communities. The Truman Ranch project is trying to urbanize our sanctuary! We do not have adequate amenities in this area as is and now you are contemplating what exactly? More city-like dweelings that depend on public transport and bring city amenities...stores/boutiques, restaurants, fuel stations, resulting in compounded traffic. This is exactly what we do not want, let only offer in the area. Our police, fire department and emergency services are already stretched thin. What is your plan to offer/hire more public service workers and build public service stations to provide these services? And where is the funding for our current recreation projects and upkeep??

How can you possibly be thinking of more traffic especially now?? With reoccurring sink holes, lack of easy highway accessibility, newer schools and even newer housing communities still in development. The traffic is already headed to deplorable and you want to add an apartment complex? These complexes add an additional 2 to 4 families to what a single family home brings. We certainly cannot provide adequate flow of traffic to our soon to be overly crowded streets.

Where is the consideration for those already living here. This area is advertised/represented as country/suburban living, not metropolitan population. Let those that desire the city life move to the city, don't try to recreate a city in our haven.

Respectfully,
A Waddell Resident

Sent from my T-Mobile 4G LTE Device

Robert Kuhfuss

From: Melissa Zuege [redacted]
Sent: Thursday, September 23, 2021 8:07 PM
To: Robert Kuhfuss
Subject: SAY NO!! TO WADDELL CROSSING!!

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I'm saying NO!!! To Waddell Crossing!!! There's too much congestion and not enough space for expanding roads!! The traffic is atrocious now. Stop this poorly rated complex development company (Dominium)!! This is extremely inappropriate for this area, or anywhere in Surprise for that matter!! From a concerned family who lives in Sarah Ann Ranch!! Melissa and Jeff Zuege, [redacted]

Sent from my iPhone

Robert Kuhfuss

From: Melissa Zuege [redacted]
Sent: Monday, September 13, 2021 7:33 PM
To: Robert Kuhfuss
Subject: Stop Waddell Crossings!!!

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Please stop the building of the apartment complex on Waddell and Cotton!!

**There is way too much traffic congestion in this area already!! There's no room for expanding lanes on the roads!! Most of our roads here are only one lane, and the traffic is absolutely despicable!! I can't even imagine having a crowded apartment complex near us to make the traffic even worse!! It takes me an extra 20 minutes to get to work in the morning.
**there is zero public transportation
**Major lack of parking!! This is extremely annoying!! Is this from a lack of city planning?!
**Where is our recreational plans that were promised to us a long time ago?? The city of Surprise is now a "bedroom community!"
**With all the traffic, there's diminished police, fire, and medical!
**Finally, how would you like to have this apartment complex near you? You'd be okay with this?? This wouldn't frustrate you?

Come on!! We elected you!! You represent us!! Now do something about it! No Waddell Crossing!!

Sincerely, Jeff and Melissa Zuege
Sarah Ann Ranch

Sent from my iPhone

From: [redacted]
To: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd; Chris Boyd; Lloyd Abrams
Cc: [redacted]
Subject: The Promenade / Waddell Crossing Project June 29 Meeting
Date: Wednesday, June 30, 2021 12:29:11 PM
Importance: High

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

The following are my opinions and comments regarding June 29, 2021 meeting with Developer Dominium representative – Owen "Hewitt":

When I asked him why did Dominium select the location of Waddell and Cotton for their project; his response was we are a large company and develop projects through the county. We know what we are doing when we invest $150 million in a project.
When I asked him what capacities the pools (senior and low in-come sections) were sized for; his response was they are within code.
At this point in the conversations with me as well as homeowners, this Dominium representative became rather "cocky"..... and continued to repeat throughout ..... Dominium was a large developer, putting $150 million into this project, and knew what the project required to be successful.
When I asked him why Dominium was requesting a change reducing the parking requirements from 2.25 per unit; his response was Dominium was they are not requesting any parking space changes; and they have more than sufficient parking spaces allocated with 2 spaces per unit in the low in-come section and 1.2 spaces per unit in the senior section.
When I, and other homeowners, asked what and how Dominium plans to address visitor parking to both the senior and low in-come section; he repeated his earlier statement that Dominium has allocated more than sufficient parking spaces, and they tow away violators, and Dominium was a large developer, putting $150 million into this project, and knew what the project required to be successful.
He further responded that the property has no restrictions relative to units and Dominium was within their rights to develop as many units – housing and parking, as they wanted within the area and up to a height of 50'.

I and most homeowners that had attended this "meeting" were offended; and hope / trust City **Planning Development Department** as well as **City Council** do not agree to the amendments Dominium is requesting for the purposes of including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade/Waddell Crossing.

Furthermore, many of us homeowners recommend more stringent and careful rules, codes, et cetera be applied / corrected to all lands / PADs within City limits; such that this "lack of dwelling density" as is the current situation with this PAD be corrected.

Thank you,

Rich and Nanc Ozga
[redacted]

Robert Kuhfuss

From: Carol Ortiz [redacted]
Sent: Tuesday, September 14, 2021 5:36 PM
To: Robert Kuhfuss
Subject: Traffic on 175th, Cactus, and Waddell

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Hello,

Please reconsider when adding more and more developments in this area. Our traffic is already terrible. The newest subdivision, Heritage Farms, has only **one** exit onto 175th Ave. This road also has 2 schools which have to enter and exit on 175th. Also, another school was just built on Cactus just east of 175th. There are also more new subdivisions going in along 175th and also on Cotton. If they also enter and exit on 175th, traffic will be a nightmare.

I live in Sarah Ann Ranch, and thank goodness we have several ways to enter and exit our subdivision. However, traffic is still backed up on Cactus and Waddlell with school traffic. I have lived here 5 years, and it just keeps getting worse.

Please do something to help the traffic situation.

The addition of apartment buildings will only make matters worse. Please reconsider the development being planned on Waddell and Cotton.

Thank You,
Carol Ortiz

From: [redacted]
To: Robert Kuhfuss
Subject: Unwanted development!
Date: Wednesday, August 25, 2021 11:23:17 AM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Since the developer of Waddell Crossing (Dominium) is taking a breather, hiring lobbyists' and trying to further influence the council to vote for their major amendment to the PAD (with MAJOR density problems, parking problems) which translate into their investment money problems for Waddell Crossing, let's not forget about the elephant in the room. No, its not sink holes (the one you fixed is starting to sink again), it's not the awful drainage in the area that is getting worse each rain storm (where are the drainage engineers), it's really about the traffic beast you are unleashing on all of us. Its "traffic Armageddon" and you, PNZ and whoever votes for this project, is responsible for ruining our "quiet enjoyment of our neighborhood."

Yes- if PNZ and Council approve this, it goes in with thousands of people competing in traffic, with three schools in the block, and YOU ALL WILL BE LONG GONE and will stop pretending to be interested. With the approved projects already in progress, YOU have already made a HUGE mess, you just cannot see it yet because no one has moved in. NICE JOB! Seriously what is wrong with your judgement? Not every development is good, but YOU have an uncanny way of voting these messes through. It appears you do not care what you are creating for your citizens to live in. Your support of a positive community, is through a largely unfunded Recreation master plan. This is a disgrace and it's maddening. You point at the plan and say "look there, if we only had more money". You lack commitment to what is right for the citizens. Where is the world class community we only dream about?

Let's talk section 42 for a minute. Why aren't you as passionate about nice apartment buildings? Why are you ready to peel back the layer of affordable housing all the way back to government subsidized housing? Is it possible the city gets some other benefits for this type of development? It's a question. I am only speculating but maybe you passed GO and collected the $200 that none of us saw? We've all read about the federal government "encouraging" and "stimulating" this kind of development. Is it possible you have the city lining up for the gravy train too?

I'm greatly troubled by YOU for sounding disingenuous to those of us taking time out of our lives and telling us how "impressive you are" and "you are making a difference". Then you show up at other meetings and promote how amazing Waddell Crossing will be to a different set of residents? That talk makes you look like a shill for the developers and you seem to have lost your way. You did take election campaign contributions from the developer's right? It's what we have all heard (thousands of us). The newspaper reporter who interviewed us told me that when built out this PAD was going to be the densest section in Surprise. You are losing

credibility with the community members. Most of us have invested our life's savings into our residence and frankly it feels as if you are now dragging us backwards. You are lowering the bar.

Skip, I'm a fan and SUPPORTER of people lifting themselves up. But somehow if I am opposed to a high density project that happens to be section 42, **then you get to call me an elitist?** That's conflation and is part of you smearing an opposing view. A false flag if you will. That's what politicians do.

The traffic is already a nightmare thanks to poor planning.

Please find another location for this unwanted project. It's that simple.

I wish that you would explain yourself, honestly.

Robert Kuhfuss

From: Sarah Beth Keating [redacted]
Sent: Sunday, September 12, 2021 10:24 AM
To: Skip Hall; Patrick Duffy; Jack Hastings; Chris Judd; Robert Kuhfuss; Aly Cline; Ken Remley; Roland Winters
Subject: Waddell Crossing, to Whom it may concern

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good morning,

My name is Sarah and I relocated to the Waddell area (Cortessa) with my fiance Cody about a year ago. I moved here from Tucson and I have been so proud to be a member of the Surprise community. I feel so blessed to have been able to move to such a beautiful and flourishing community. I love this city and I am so grateful for all that you do for it.

I am writing to you today because I am concerned about the impact of the proposed section 42 housing at Waddell crossing. I would like to thank you for opposing this project and hope that you continue to do so. Living in Cortessa my fiance and I are regularly faced with traffic back up as a result of the one lane roads in the area. The proposed area is of particular concern as it is already becoming very congested and potentially dangerous. I can't imagine what the effect of condensed housing would have in that area, it's just not the correct place. My fiance, a police officer, cringes at the thought; we can both see how there would be an influx of traffic accidents as this area was not built to sustain a greater population.

As a police officer my fiance also explained that there is already a significant strain on local first responders servicing the area. The sudden and dramatic increase in population could further strain our emergency resources.

As a former Tucson resident it also occured to me that this area does not have adequate transportation amenities as my home town did. I have conducted research on public transportation during my studies at the University of Arizona. I am not advocating for public transportation at this time as I noticed that in some areas it is not economically or environmentally desirable. However, I do think that affordable public transportation often goes hand-in-hand with affordable housing and again we do not have the street infrastructure to support a bus system.

Lastly I feel as though the proposed density of the platt is poorly designed and reflective of a project with a downtown phoenix design, not in line with the suburban nature of the Waddell area.

Again, thank you for all that you do and continue to do for our community.

Stay Safe,
Sarah Elizabeth Keating
B.S. PH

From: [redacted]
Cc: Skip Hall; Patrick Duffy; Jack Hastings; Chris Judd; Robert Kuhfuss; Aly Cline; Roland Winters; Ken Remley
Subject: Waddell Crossing
Date: Wednesday, August 25, 2021 6:10:55 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Council

As a home owner/resident and tax payer in Sarah Ann Ranch, I am writing to let you know I firmly reject the proposed development known as Waddell Crossing by Dominium.

There is already a major traffic problems with 3 schools crammed into the area, Paradise Honors Middle School, Paradise Honors High School both on 175th Ave. and the Legacy School around the corner on Cactus. Most of the students who attend these schools don't live in this neighborhood. The parents drop them off and pick them up each day. Thousands of kids we are talking about.
Out further west, between Peoria and Cactus there is Shadow Heights School and housing developments that causes more school traffic that feeds the traffic problem on Cactus and Waddell.

This could be a life and death situation. It is nearly impossible for emergency 1st responders to get to a scene in Sarah Ann Ranch in a timely manner due to school traffic jams. Add the commuters going to work in the morning and returning in the afternoon on Waddell and it is grid lock. This is also a public safety problem that will get worst if Waddell Crossing happens.

We have 3 new housing developments on 175th Ave between Waddell and Cactus going in now. We have not felt the traffic density effects from them yet. When completed, ingress and egress into those communities and Sarah Ann Ranch and the schools will be a nightmare.

Waddell Crossing will bring in more density, more autos and bigger traffic problems. There are plenty of other places where it would be a better fit. There are no jobs in the area (other than flipping burgers). No public transportation for the benefit of those who would be living there to use to go shopping and get to work. No public transportation for the seniors to use to go shopping, go to the doctor etc.
Uber is expensive for seniors and you need a credit card on file with Uber so that's a nofor seniors.

I say "No" to Waddell Crossing

Bruce Robles
[redacted]

From: [redacted]
To: Robert Kuhfuss
Subject: Waddell Crossing
Date: Wednesday, August 25, 2021 10:00:07 PM

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Robert,

Since the developer of Waddell Crossing (Dominium) is taking a breather, hiring lobbyists' and trying to further influence the council to vote for their major amendment to the PAD (with MAJOR density problems, parking problems) which translate into their investment money problems for Waddell Crossing, let's not forget about the elephant in the room. No, its not sink holes (the one you fixed is starting to sink again), it's not the awful drainage in the area that is getting worse each rain storm (where are the drainage engineers), it's really about the traffic beast you are unleashing on all of us. Its "traffic Armageddon" and you, PNZ and whoever votes for this project, is responsible for ruining our "quiet enjoyment of our neighborhood."

Yes- if PNZ and Council approve this, it goes in with thousands of people competing in traffic, with three schools in the block, and YOU ALL WILL BE LONG GONE and will stop pretending to be interested. With the approved projects already in progress, YOU have already made a HUGE mess, you just cannot see it yet because no one has moved in. NICE JOB! Seriously what is wrong with your judgement? Not every development is good, but YOU have an uncanny way of voting these messes through. It appears you do not care what you are creating for your citizens to live in. Your support of a positive community, is through a largely unfunded Recreation master plan. This is a disgrace and it's maddening. You point at the plan and say "look there, if we only had more money". You lack commitment to what is right for the citizens. Where is the world class community we only dream about?

Let's talk section 42 for a minute. Why aren't you as passionate about nice apartment buildings? Why are you ready to peel back the layer of affordable housing all the way back to government subsidized housing? Is it possible the city gets some other benefits for this type of development? It's a question. I am only speculating but maybe you passed GO and collected the $200 that none of us saw? We've all read about the federal government "encouraging" and "stimulating" this kind of development. Is it possible you have the city lining up for the gravy train too?

I'm greatly troubled by YOU for sounding disingenuous to those of us taking time out of our lives and telling us how "impressive you are" and "you are making a difference". Then you show up at other meetings and promote how amazing Waddell Crossing will be to a different set of residents? That talk makes you look like a shill for the developers and you seem to have lost your way. You did take election campaign contributions from the developer's right? It's what we have all heard (thousands of us). The newspaper reporter who interviewed us told me that when built out this PAD was going to be the densest section in Surprise. You are losing credibility with the community members. Most of us have invested our life's savings into our residence and frankly it feels as if you are now dragging us backwards. You are lowering the bar.

Skip, I'm a fan and SUPPORTER of people lifting themselves up. But somehow if I am opposed to a high density project that happens to be section 42, **then you get to call me an elitist?** That's conflation and is part of you smearing an opposing view. A false flag if you will. That's what politicians do.

I wish that you would explain yourself, honestly.

Sincerely,
Mary Purcell

Sent from my iPhone

From: [redacted]
To: skip.hall@supriseaz.gov; Patrick Duffy; Jack Hastings; Chris Judd; Aly Cline; Robert Kuhfuss; Roland Winters; [redacted]
[redacted] WADDELL CROSSING PROJECT
Date: Sunday, September 19, 2021 8:37:01 AM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I first want to state my disappointment that analyzing the feasability of this project has been shelved. In addition I find it disheartening that none of you have answered to or addressed any of the objections raised by the community that will be affect by this project.

You have lowered the plot size restrictions for the builders causing even more overcrowding in the sub-divisions as well as forcing buyers to choose two story homes to accomodate their families and still have a have way decent yard....with no room for pool. Two story homes incur additonal expenses in heating and air conditioning as well.

The biggest concern of the residents in this area is the already congested traffic from all the schools and additionally from all the new subdivisions with working families.

You really can not expect to widen the streets adequately to aleviate this problem in any reasonable time. frame. And you have no structure for public transportation.

This also causes problems for police, medical and fire vehicles to maneuver this area.

There is plenty of space in other locations of Surprise which would be better suited for this project.

Again we strongly object to this project and expect you to consider the impact on our small community.

We feel it is time that you work on behalf of t=your constituents rather than contractors that do not have our
best interests in mind.

Thank you
Randi & Donna Beckett
[redacted]

Robert Kuhfuss

From: Donna Beckett [redacted]
Sent: Sunday, September 12, 2021 10:58 AM
To: skip.hall@aurpriseaz.gov
Cc: Patrick Duffy; Jack Hastings; Aly Cline; ken.remley@surprise.gov; Chris Judd; Robert Kuhfuss; Roland Winters; [redacted]
Subject: WADDELL CROSSING PROJECT

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

To all named,

We want to express our concerns about the affordable house project.

We live in Sarah Ann Ranch and the traffic is extremely heavy especially in the morning and afternoon sessions before and after school.
There is not adequate street infrastructure to accomodate this traffic let alone adding to this traffic flow.
There is no public transportion now or planned for the near future as well.
There have been many problems with teens and adults for that matter parking in all areas of the roadways either for pick up or for the day while attending school.
This also is a hinderance to any police, ambulance or fire equipment if needed.
It is my understanding that the plots of land required for a build has been reduced allowing for even more housing than previously. This alone was a bad decison as there is not enough property for buyers to even get the more efficient single story homes and now must assume the expense of utilities for two story homes. In addition there is not even enough room for the owners to put in pools. This decision only enhanced the builders profitablity...nothing for the taxpayer.

We strongly obect to this project and hope you will reconsider what the impact to our small community will actually be.

Sincerely
Randi & Donna Beckett
[redacted]

Trever Fleetham

From: [redacted]
Sent: Tuesday, June 22, 2021 9:09 AM
To: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd
Cc: 'Ron Anthony'; 'Mike Baker'[redacted]Chris Boyd; Lloyd Abrams
Subject: Waddell Crossing Questions

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-in-come project are against this project.

This is an excerpt from https://eyeonhousing.org/2019/07/the-effect-of-affordable-housing-on-the-surrounding-neighborhood/ which states

"…..After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy's Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**…."

There are many articles citing effects on neighborhoods as being "against" and "for" affordable low-in-come projects.
Articles "for" citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.
Articles "against" come from more independent sources.

My questions to the Council are ….
1 - Do you consider our area within District 3 to be a " distressed and low-poverty neighborhood"?
2 – Why has this project been selected for our area ?
Virtually every article regarding "affordable – low- in-come housing" places / promotes placing these projects in distressed and low-poverty neighborhood.
3 – Why does the City want to lower our property values?
Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga
[redacted]

Trever Fleetham

From: john robles [redacted]
Sent: Friday, July 2, 2021 10:14 AM
To: skiphall-ship.hall@surpriseaz.gov; patrickduffy-patrick.duffy@surpriseaz.gov; Robert Kuhfuss; kenremley-ken.remley@surpriseaz.gov; rolandwintersjr-roland-winters@surpriseaz.gov; alycline-aly.cline@surpriseaz.gov; jackhastings-jack.hastings@surpriseaz.gov
Subject: Waddell Crossing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I am totally against this project. Not a good fit for this location. Too much Density for the area with the current development going on here and now. NO MORE!

Bruce Robles
[redacted]

Trever Fleetham

From: Gary Boylan [redacted]
Sent: Tuesday, June 15, 2021 7:14 AM
To: Robert Kuhfuss
Subject: Waddell Project

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Mr Kuhfuss,
I generated an email to Patrick Duffy, copy to Skip Hall (enclosed below) wherein I basically emphasized the proposed location was not in keeping with the residential atmosphere and provided an alternative location for the project...basic thought was to not necessarily oppose the concept of the project per se, but rather provide an alternative recommendation for its location.

I pass along this email for your consideration

Thank you

Gary

Email to Patrick Duffy,and Rick Hall 21 May 2021
Subject: Proposed Waddell Crossing Project

As a homeowner in the Surprise Farms 5 area, I am very much opposed to such a high rise development in our residential west valley setting. The proposed Waddell Crossing project development appears to project over 1000 occupants crammed into a very constricted space and would further increase the current traffic congestion at Cotton and Waddell (due to traffic patterns access to Walmart, Costco, Various Auto Dealerships, and forecasted development on the northeast corner for an ALDI store, and the to 303). Additionally, the current residential adjacent areas already experience high volume of commuter traffic via this intersection.

I suggest this projected development would be better suited to the surrounding area next to the Surprise City Hall buildings. (The area bordered by the streets of Bullard, W. Tierra Buena, Litchfield, and Greenway). This area already has multiple high rise structures (City Hall, Mera City Center 55+ condos, Ottawa University, new MLB Texas Rangers and Kansas City Royals Hotels, and high rise apartments across Greenway) and as such the two projected high rise facilities would better fit within this existing environment.

Additionally, this "City Hall" location would provide the new residents the advantage of being within walking distances of W, Bell shopping and eating establishments, the public library, the Surprise Community Center and park area.

Thank you for your consideration of our inputs

Trever Fleetham

From: john robles <[redacted]
Sent: Friday, June 11, 2021 1:30 PM
To: Robert Kuhfuss; Skip Hall; Patrick Duffy; Chris Judd; Roland Winters; Ken Remley; Aly Cline; Jack Hastings
Subject: Fw: Expansion at Waddell and Cotton

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Bruce & Bandit

----- Forwarded Message -----
From: john robles [redacted]
To: robert.kuhfuss@surpriseaz.gov <robert.kuhfuss@surpriseaz.gov>; skiphall-ship.hall@surpriseaz.gov <skiphall-ship.hall@surpriseaz.gov>; patrickduffy-patrick.duffy@surpriseaz.gov <patrickduffy-patrick.duffy@surpriseaz.gov>; chrisjudd-chris-judd@surpriseaz.gov <chrisjudd-chris-judd@surpriseaz.gov>; kenremley-ken.remley@surpriseaz.gov <kenremley-ken.remley@surpriseaz.gov>; alycline-aly.cline@surpriseaz.gov <alycline-aly.cline@surpriseaz.gov>; rolandwintersjr-roland-winters@surpriseaz.gov <rolandwintersjr-roland-winters@surpriseaz.gov>; jackhastings-jack.hastings@surpriseaz.gov <jackhastings-jack.hastings@surpriseaz.gov>
Sent: Thursday, June 10, 2021, 03:18:30 PM MST
Subject: Expansion at Waddell and Cotton

Dear Council

I am extremely opposed to this project in it's current format. There will be far to much density from that many live-in dwellings at that site. 1920 dwellings I heard, with how many inhabinents in each? One, two, three, four?

If three is the average, we are talking 5760 people living in the residential complex alone, 3840 people with 2 living in each dwelling, not counting all who will be doing business in the "commercial section" at all hours of the day and night.

What about parking. All of the residents cars will sitting outside, in a car port if they are lucky enough to get a car port. The car burglars will think they died and went to heaven. Then they will come and check out my house where I live.

Where will the kids go to school?
Better not be at 175th. and Sweetwater! There's enough schools in this community that clog traffic two times a day when school is in session.

And we have yet to feel the effects of the Taylor-Morrison development and the new one that broke ground last week at 175th. and Sweetwater. Ever hear of the round peg in the squre hole??

It will be a total Cluster----

John B Robles

[redacted]

Trever Fleetham

From: Lloyd Abrams
Sent: Monday, May 17, 2021 9:59 AM
To: Robert Kuhfuss
Subject: FW: HUD Housing

Please add to case file.

Thanks,

Lloyd Abrams
Assistant Director
Community Development
City of Surprise
Office: 623-222-3021

From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Monday, May 17, 2021 8:59 AM
To: [redacted]
Subject: RE: HUD Housing

Good morning Ms. Frazier,
It is good to hear from you again. Thank you for sharing your feedback on the proposed "Promenade" project. We will include your message in the public comments being collected as part of the evaluation and review of this proposal. There will be additional opportunity for public comment on this proposed development in the future and we encourage and appreciate your willingness to continue to engage and share your perspective.

I truly appreciate your fondness for Surprise's beauty, cleanliness, peace and safety. We definitely have that in common. Have a great week,

Mike Gent

City of Surprise · Deputy City Manager
Community Development · Public Works · Water Resource Management
Direct (623) 222-6223 · Cell (623) 980-0546

From: "Sharon Frazier" [redacted]
Subject: HUD Housing
Date: 14 May 2021 19:01
To: "Roland Winters" <Roland.Winters@surpriseaz.gov>

I just heard that Surprise is entertaining putting HUD housing on the Waddell/Cotton area.
I certainly hope this is not true. I left California to get away from these developments. I love how beautiful Surprise is. It's clean, safe and welcoming. I assure you that it will not be the same if these developments are allowed. It will become dirty and trashy, crime will increase, gangs will come, home values will decrease and the people you wanted to attract will leave and the homeless will come. It will become harder to attract businesses. I've seen City after city in CA deteriorate because of HUD housing. Here's hoping I don't have to leave again. I came here to retire in peace and safety.

Trever Fleetham

From: Jodi Tas
Sent: Monday, August 2, 2021 11:35 AM
To: Ashley Labhart
Cc: Lloyd Abrams; Skip Hall
Subject: FW: Waddell Crossing proposal

Hi, Ashley! Below please find an email from a resident regarding Waddell Crossing to be added to the file.

Thanks!

Jodi

From: Sharon [redacted])
Sent: Saturday, July 31, 2021 11:50 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing proposal

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Hello Mr Hall, I am writing to you as a tenured Surprise resident. I am extremely upset regarding the multi-family, affordable housing proposal for Waddell Crossing which I understand is being driven by you. It became clear to me after attending last May community hearing that I am not alone. As you were not in attendance, I would like to share my key takeaways:

- There was a unified voice regarding the need for affordable housing in Surprise
- However, there was an equally unified voice that the current location is not the right placement for such a development
- Community members shared passionate concerns regarding:

  - 1. significant increase in traffic
  - 2. lack of infrastructure for increased population
  - 3. overflow parking leaking into surrounding neighborhoods
  - 4. impact to property values
  - 5. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt surrounding communities. I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a $800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development. In addition, I feel you should be aware that the affordable housing is for households earning less than $50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a

salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Blessings of peace, love and faith,

Sharon Frazier

"In the evening of this life, we will be judged by love."
St. John of the Cross

Trever Fleetham

From: Mayor
Sent: Monday, August 30, 2021 3:28 PM
To: Ashley Labhart
Cc: Lloyd Abrams
Subject: FW: Apartments at Waddell Crossing

FYI

From: Andrea Smith [redacted]
Sent: Thursday, August 26, 2021 11:35 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Apartments at Waddell Crossing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Mr. Mayor,

I asking you to vote against these apartments. The traffic on Waddell and Cactus are already absolutely horrible even with both streets open. Add to that the drainage issue on Cactus EVERYTIME is rains, and it's even worse. IF we add another 1000 residents to this area it will become an unforgivable nightmare. I will say, I voted for you in the November 2020 elections, but if these apartments go up, not only have you lost my vote but the vote of all the residents in this area and the 1000 democrats that will more than likely be occupying these apartments, won't do a bit of good to help you!!!!

Sincerely,

Your Constituent

Trever Fleetham

From: Mayor
Sent: Monday, June 21, 2021 9:41 AM
To: Ashley Labhart
Cc: Skip Hall; Patrick Duffy
Subject: FW: Cotton. Waddell low income project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, Ashley! Can you please add this email to the file?

Thank you!

Best,

Jodi

From: [redacted]
Sent: Friday, June 18, 2021 4:49 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Cotton. Waddell low income project

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

I Disapprove 100%

Sent from Yahoo Mail on Android

Trever Fleetham

From: Mayor
Sent: Monday, June 21, 2021 9:41 AM
To: Ashley Labhart
Cc: Skip Hall; Patrick Duffy
Subject: FW: Cotton. Waddell low income project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, Ashley! Can you please add this email to the file?

Thank you!

Best,

Jodi

From [redacted]
Sent: Friday, June 18, 2021 4:49 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Cotton. Waddell low income project

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

I Disapprove 100%

Sent from Yahoo Mail on Android

Trever Fleetham

From: Mayor
Sent: Wednesday, June 2, 2021 11:26 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Highly concerned

FYI
-----Original Message-----
From: Stephanie Hooker [redacted]
Sent: Sunday, May 30, 2021 3:37 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Highly concerned

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Mr. Hall...
My name is Stephanie Hooker and I have been a resident of Surprise for almost 16 years. We moved to Surprise to get away from the big cities and to raise our children in a family community. We have loved our little city for years but recently we have seen Surprise grow and slowly watched it change....but not for the better. We now have several apartment communities throughout our city and now to hear of the proposed development bringing in low income housing is a HUGE concern for us as home owners. WE DON'T NEED OR WANT LOW INCOME HOUSING OR ANYMORE APARTMENTS! Bringing this type of development will only bring more crime (statistics prove that), traffic AND will definitely lower our property value. This type of community was NEVER the original vision for Surprise and it's residents. Im shocked that this is even an option!!

Surprise needs more stores, restaurants, schools and parks. The last thing we need is this!!!

We are begging you to PLEASE think of the community that already exists here and put US first! Please don't vote for this! We do not want this in our community!

I appreciate your time and I thank you for listening!

Stephanie Hooker

Trever Fleetham

From: Jodi Tas
Sent: Monday, June 21, 2021 9:43 AM
To: Ashley Labhart
Cc: Skip Hall; Patrick Duffy
Subject: FW: Housing project Southwest Waddell and cotton.

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning! Below please find another email to add to the file.

Thank you!

Jodi

-----Original Message-----
From: Tyler [redacted]
Sent: Friday, June 18, 2021 9:16 AM
To: Mayor <Mayor@surpriseaz.gov>
Cc: Renee Gordon [redacted]
Subject: Housing project Southwest Waddell and cotton.

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello my name is Tyler I'm a resident Currently living in Sierra Montana. Myself and all my neighbors are highly against the low income housing that is being proposed on the south west corner of Waddell and Cotton. I feel it will be detrimental to our home values, over populated, crime will go up, and our schools will suffer. We feel that the low income housing is not suited for this area and will be out of place. Please do not build Proposed plan on the Southwest corner of Waddell and Cotton.
>
> Sent from my iPhone

Trever Fleetham

From: Jodi Tas
Sent: Monday, May 24, 2021 11:45 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Housing

FYI

-----Original Message-----
From: Barbara Bruce [redacted]
Sent: Monday, May 24, 2021 10:59 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Mr Mayor. No to housing projects on Cotton and Waddel. Keep Surprise growing with common sense projects. No projects that will bring down our values. Thank you Barb

Sent from my iPhone

Trever Fleetham

From: Chris Boyd
Sent: Tuesday, July 6, 2021 10:27 AM
To: Ashley Labhart
Subject: FW: HUD housing

Ashley,

Please place in the Waddell Crossing file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Tuesday, July 6, 2021 8:51 AM
To: Bill and Diane Hanlon [redacted]
Subject: RE: HUD housing

Good morning Mr. Hanlon,
I hope your family enjoyed a nice Independence Day weekend. Sorry we haven't connected yet via phone, feel free to give me a call if you would like to discuss any of these responses further:

1) The City of Surprise has a contract with Valley Metro currently, to provide limited transit services for our residents. This includes commuter bus service for those traveling to downtown Phoenix each weekday morning and evening, paratransit service for those with disabilities, and RideChoice service (similar to Uber, Lyft, or taxi service) for those with disabilities, senior citizens, or income qualified individuals. We regularly evaluate resident demand and the community value of further expanding transit service and are prepared to move in that direction as our community's needs evolve.

Your second and third questions have significant implications that are governed by Federal law. The Fair Housing Act prohibits state and local land use and zoning laws, policies, and practices that discriminate based on protected characteristics. This includes making unavailable or denying housing (including vacant land that may be developed into residences) because of a protected characteristic. One specific prohibited example cited by the U.S. Department of Justice (DOJ) reads, "*Imposing restrictions on housing because of alleged public safety concerns based on stereotypes about the residents or anticipated residents who have protected characteristics. An example is requiring a proposed development to provide additional security measures based on a belief that persons with particular protected characteristics are more likely to engage in criminal activity.*"

That said, there are characteristics worth noting about affordable housing projects. While the City of Surprise is not directly involved in this project, as the land and potential buildings are privately owned and privately funded, we are anxiously engaged in ensuring all projects developed in the city have positive impacts on our community's health and our residents' quality of life. The City has not conducted any relevant case studies on this subject matter, however, there is much research available on the topic. Some of the findings from this research include,

a. Research has examined changes in nearby home values before and after a Housing Credit property was completed and found that in the nation's 20 least affordable markets, there was no significant effect on home values located near an affordable housing development. That research concluded that "the bottom line for those who fear that property values will take a hit when an affordable housing project locates nearby is that their anxiety is largely unfounded – at least in cities where housing is either expensive or in short supply."
b. Research has found that Housing Credit properties reduced crime rates in distressed communities and had no effect on crime rates in high-opportunity neighborhoods. And this doesn't even begin to describe the benefits of Housing Credit properties in terms of poverty alleviation and economic mobility. A 2019 study found that each additional year a child spent in a Housing Credit home is associated with a 3.5 percent increase in the likelihood of attending a higher education program for four years or more, and a 3.2 percent increase in future earnings.

Our elected officials and city leadership are committed to promoting and enhancing public safety in Surprise. While growth brings challenges and opportunities, we will work tirelessly to ensure Surprise remains a safe, clean, and attractive community for all who live, work, or play here.

Thanks,

Mike Gent

City of Surprise · Deputy City Manager
Community Development · Public Works · Water Resource Management
Direct (623) 222-6223 · Cell (623) 980-0546

From: Bill and Diane Hanlon [redacted]
Sent: Monday, July 5, 2021 9:17 AM
To: Mike Gent <Mike.Gent@surpriseaz.gov>
Subject: Re: HUD housing

Good morning Mr. Gent,

The questions I have:

1) Is their going to be a bus system coming to the city of Surprise?

2) Have you done any case studies of cites that have done what you are proposing and how has it affected the surrounding areas in regards to crime and property values?And

3) Have you done any case studies of cities where they have implemented low income housing were they have come up with programs that have kept crime down and property values up?

Regards,

Bill Hanlon

On 7/1/2021 1:09 PM, Mike Gent wrote:

> Good afternoon Mr. Hanlon,
> Mayor Hall asked that our team respond and share contact information. I am available to visit with you regarding this project, transportation options, or any other city issue you may have questions about or want to discuss.
>
> Please give me a call at your convenience,
>
> **Mike Gent**
>
> City of Surprise · Deputy City Manager
> Community Development · Public Works · Water Resource Management
> Direct (623) 222-6223 · Cell (623) 980-0546

From: Mayor <Mayor@surpriseaz.gov>
Sent: Thursday, July 1, 2021 12:27 PM
To: Bill and Diane Hanlon [redacted]
Cc: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Mike Gent <Mike.Gent@surpriseaz.gov>; Michael Frazier <Michael.Frazier@surpriseaz.gov>; Jodi Tas <Jodi.Tas@surpriseaz.gov>
Subject: RE: HUD housing

Good morning Mr. Hanlon,

Thank you for reaching out and sharing your thoughts with me. Public transportation is an essential component of our community, and I share your concern that we need to improve its availability to our residents. I have forwarded this email to Mike Gent, our Deputy City Manager, and asked that he reach out to further discuss the project at Waddell and Cotton and how the City is working towards improving public transportation.

Thank you,

Skip Hall
Mayor

From: Bill and Diane Hanlon [redacted]
Sent: Wednesday, June 30, 2021 5:04 PM
To: Mayor <Mayor@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Subject: HUD housing

To whom it may concern:

This is in regards to the HUD project on Waddell and Cotten! Even though I prefer to have our community the way it is. I also understand those that need the low income dwellings. The biggest problem we have in the city of Surprise is that their is a lack of public transportation. When we do have public transportation then we can discuss low income dwellings. Until then you are leaving

people who do not have transportation at a distinct disadvantage over other cities that do. They will only be able to go to places within walking distance. Please take this into consternation when making your discussion.

Regards

Bill Hanlon

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

01 Jul 2021 20:09:15 -0000

Trever Fleetham

From: Jodi Tas
Sent: Monday, May 24, 2021 10:45 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: HUD housing complex @ Waddell/Cotton

FYI

From: Michelle & Paul Gulbranson [redacted]
Sent: Monday, May 24, 2021 5:19 AM
To: Mayor <Mayor@surpriseaz.gov>; Michelle Gulbranson [redacted]
Subject: HUD housing complex @ Waddell/Cotton

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

I am writing to express my concern about the proposed HUD housing complex slated for the SW corner of Waddell and Cotton in Surprise.

Living within a mile of this area, I am concerned with the viability of this location. The traffic is already a concern with the schools in this area causing back ups, and with the additional tenants of this proposed property that issue will undoubtedly get much worse.

In addition, anytime a HUD complex is built, the crime in the area gets worse along with falling real estate prices, both of which are a huge concern to me.

Please rethink the location of this property and how it will affect the current residents first. We are already paying the taxes and love our safe city.

Thank you for your time and service to Surprise.

--

Michelle & Paul Gulbranson

[redacted]

Trever Fleetham

From: Chris Boyd
Sent: Friday, May 14, 2021 9:09 AM
To: Ashley Labhart
Subject: FW: HUD housing

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: Jack Hastings <Jack.Hastings@surpriseaz.gov>
Sent: Friday, May 14, 2021 8:12 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Michael Frazier <Michael.Frazier@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>
Subject: Fwd: HUD housing

Jack Hastings
Councilmember
City of Surprise
623.222.1325

From: "Cynthia" [redacted]
Subject: HUD housing
Date: 14 May 2021 08:07
To: "Jack Hastings" <Jack.Hastings@surpriseaz.gov>

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good morning,
Where can I formally register my disapproval of this high density HUD housing on Waddell and Cotton Ln?
Thank you,
Cynthia Sobarzo

Sent from my iPhone

Trever Fleetham

From: Chris Boyd
Sent: Monday, July 19, 2021 3:11 PM
To: Ashley Labhart
Subject: FW: Low Income Housing

Ashley,

Please place in the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Monday, July 19, 2021 1:33 PM
To: [redacted]
Subject: RE: Low Income Housing

Good afternoon Rev. Dr. Ruffcorn,

Councilmember Winters shared your correspondence with me and asked that I respond directly to you.

We greatly appreciate your trust in our city government and your interest in learning more about actual impacts of affordable housing development, versus perceived impacts. While the City of Surprise is not directly involved in this project, as the land and potential buildings are privately owned and privately funded, we are anxiously engaged in ensuring all projects developed in the city have positive impacts on our community's health and our residents' quality of life. The City has not directly conducted any case studies on this subject matter, however, there is much research available on the topic. Some of the findings from this research include,

a. Research has examined changes in nearby home values before and after a Housing Credit property was completed and found that in the nation's 20 least affordable markets, there was no significant effect on home values located near an affordable housing development. That research concluded that "the bottom line for those who fear that property values will take a hit when an affordable housing project locates nearby is that their anxiety is largely unfounded – at least in cities where housing is either expensive or in short supply."
b. Research has found that Housing Credit properties reduced crime rates in distressed communities and had no effect on crime rates in high-opportunity neighborhoods. And this doesn't even begin to describe the benefits of Housing Credit properties in terms of poverty alleviation and economic mobility. A 2019 study found that each additional year a child spent in a Housing

> Credit home is associated with a 3.5 percent increase in the likelihood of attending a higher education program for four years or more, and a 3.2 percent increase in future earnings.

Our elected officials and city leadership are committed to promoting and enhancing public safety in Surprise. While growth brings challenges and opportunities, we will work tirelessly to ensure Surprise remains a safe, clean, and attractive community for all who live, work, or play here.

Thanks,

Mike Gent

City of Surprise · Deputy City Manager
Community Development · Public Works · Water Resource Management
Direct (623) 222-6223 · Cell (623) 980-0546

From: "Kevin Ruffcorn" [redacted]
Subject: Low Income Housing
Date: 19 July 2021 12:06
To: "Roland Winters" <Roland.Winters@surpriseaz.gov>

Hi Roland,

I am one of your constituents. I live in Northwest Ranch Parkway (15676 N 164th Lane).

Recently I have read several emails on the "Nextdoor" website concerning some low income housing that is planned for the Cotton Lane area. A majority of the emails—at least that I have read—are against the housing because it will bring crime and drugs to Surprise. It is very difficult for me to believe that the Surprise City Council would approve construction of a subdivision that would be a threat to the community. Because of this trust, I am not opposed to the low income housing. In fact, I am pleased that the City of Surprise is attempting to address this need in the age of skyrocketing housing costs.

I am wondering, if you have any documentation and studies that might shed light on the claims of increased crime and drugs in low income housing. I would appreciate any suggested reading that you might have.

Thank you.

Blessings,

Kevin E. Ruffcorn

Rev. Dr. Kevin E. Ruffcorn
Blogger, Author, Speaker, Consultant
www. aSaneFaith.com
[redacted]

Trever Fleetham

From: Jodi Tas
Sent: Monday, May 24, 2021 10:43 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: LOW INCOME HOUSING

FYI

From: Beetle J[redacted]
Sent: Sunday, May 23, 2021 3:09 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: LOW INCOME HOUSING

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

WE DO NOT NEED NOR WANT LOW INCOME HOUSING, ON THE SW. CORNER OF WADDELL/COTTON…..

THERE IS PLENTY OF AREAS TO BUILD, THIS AREA IS GETTING WORSE AND WORSE JUST WITH TRAFFIC.

THERE IS ONE FRY'S WHICH IS OVERCROWDED, I STOPPED SHOPPING THERE. THIS IS AN INSANE IDEA OF PLANNING.

THERE ARE SO MANY NEW HOMES IN THIS AREA, I LIVE OFF GREENWAY/COTTON IN SIERRA MONTANA, THE TRAFFIC IS SOMETIMES BACKED UP TO 175TH !!!

NO, TO LOW INCOME HOUSING, I HAVE A BETTER AREA…..BULLARD/BELL RDS.!!

ENOUGH IS ENOUGH, STOP THIS INCIDIOUS RAMPAGE!

SURPRISE RESIDENT
ANITA JANKOWSKI

Sent from Mail for Windows 10

Trever Fleetham

From: Jodi Tas
Sent: Tuesday, May 25, 2021 2:55 PM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: MUST READ re: 3 story apt proposal for seniors and low income families at Waddell Crossing

FYI

From: Diana Hathaway [redacted]
Sent: Tuesday, May 25, 2021 11:00 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: MUST READ re: 3 story apt proposal for seniors and low income families at Waddell Crossing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Mr Mayor,

I'm writing you today as a concerned citizen who lives in the Waddell Haciendas neighborhood here in Surprise AZ.

As you know, there is a proposed 3 story government apt complex and senior housing area containing 600 units planning to be built on the corner of Cotton and Waddell. This is NOT a good planning decision based on the following reasons.

We moved out here to enjoy the quiet, less congested country life and yet still be close to city amenities. That was only 4 years ago and sadly this is no longer the lifestyle we are living. Since we've moved here 3 schools within a 3 mile radius have been built, 2 major subdivisions have been built and even more as of today I see are breaking ground. As I drive my kids to school there is only a 2 lane street that is available near Waddell and 172nd and traffic is backed up a mile every morning and afternoon.

All there are out here are houses now! No wide open spaces, no parks, no entertainment and no quality restaurants. It seems more senior housing and apartments is all Surprise wants. Those new stand alone apts are everywhere like on Waddell and Reems and Assisted living places are EVERYWHERE- even next to Ottawa university and the baseball training fields! Old people and young lifestyles activities seem like an odd mixture and so does this proposal of having more ugly high story apartments with more people to encroach our already crowded streets and neighborhoods!

We use to ride our horses down the canal up until a year ago and because of the masses of people from of all the new subdivisions and people that come into our neighborhood wanting to pet our animals and loot, Maricopa water district closed it down due to the unwanted trespassers and people dumping their junk! We don't need more people taking walks in our neighborhood where they bring their dogs, crap on our yards, bark and lunge at my horse while riding, trying to pet and feed our livestock and do slow drive bys checking out our property. This is happening more and more and I can only imagine it will get worse with 600 families moving

in!

And I get it, low cost housing sounds like a compassionate service for those less fortunate, but let's be real...these communities are often infiltrated with riff raff, not everyone of course is, but look at any community that has this program and tell me the area hasn't gotten worse! Surprise is going to be another El Mirage with low income housing, burger kings and goodwills. Not classy or attractive!

Please listen to us, the citizens who live here and experience the lifestyle day in and day out.
We are begging you to not allow this development happen. This is why we vote for you so you can represent us. We trust you to be our voice and to uphold your position to make Surprise a wonderful community where we can safely raise our children in a clean, beautiful and in a well thought out plan of a city.

Thank you so much for listening and all I ask from you is to deny this new proposed development from happening to our beautiful city and neighborhood.

Much respect,
Diana Hathaway

Sent from my iPhone

Trever Fleetham

From: Jodi Tas
Sent: Monday, May 24, 2021 9:57 AM
To: Patrick Duffy; Skip Hall
Cc: Ashley Labhart
Subject: FW: SW corner Cotton/Waddell

FYI

From: Dcn. Dave Opsahl [redacted]
Sent: Friday, May 21, 2021 11:54 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: SW corner Cotton/Waddell

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Honorable Mayor Skip Hall;

Please do not let apartment buildings and high density assisted living units be built on the SW corner of Cotton and Waddell. The traffic density of Sarah Ann Ranch is already taxed with three schools in close proximity of each other.

Respectfully,

Dave and Karen Opsahl
Sarah Ann Ranch
[redacted]

Get Outlook for Android

Trever Fleetham

From: Jodi Tas
Sent: Monday, August 2, 2021 11:38 AM
To: Ashley Labhart
Subject: FW: The Promenade / Waddell Crossing Project June 29 Meeting

Importance: High

From [redacted]
Sent: Saturday, July 31, 2021 10:59 AM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Cc: 'Ron Anthony' [redacted] 'Mike Baker' [redacted]
Subject: RE: The Promenade / Waddell Crossing Project June 29 Meeting
Importance: High

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

As previously stated in numerous emails, The Promenade / Waddell Crossing Project is WRONG for the area.

Do YOU as City Representatives support the eventual results of low-income housing?

I presume our Planning and Zoning Department has researched what LOW-INCOME building are.

According to HUD, https://www.huduser.gov/periodicals/ushmc/spring95/spring95.html
…….Public housing is also much more prevalent in central cities than in suburbs. Whereas central cities are home to 46 percent of all renters, they accommodate 69 percent of occupied public housing units. The reverse is true for suburbs, which house 38 percent of renters compared to 14 percent of occupied public housing units……..
.....While public housing units are generally in good condition, the AHS shows that they are located in poorer quality neighborhoods than private rental units. For example, 26 percent of public housing respondents indicated that crime is a problem in their neighborhoods compared to 12 percent of all renters. When asked if their units were near vandalized buildings, 14 percent of public housing respondents replied affirmatively compared to only 3 percent of all renters. When asked if trash or junk on streets or properties in their neighborhoods was a problem, 40 percent of public housing respondents replied affirmatively compared to 17 percent of all renters…….

Furthermore, building low-income housing means skipping amenities
https://rentalhousingjournal.com/building-affordable-apartments-means-skipping-the-amenities/

……..One way to provide more affordable rental options is by building smaller apartment communities without amenities or with fewer amenities, the research says……

The Promenade / Waddell Crossing Project sure is following the pattern of “skipping amenities. There is no mass transit for transportation…. So how are “tenants” of the project to get around to Doctors, recreational facilities, entertainment facilities?
And if this means “low-income” tenant must provide their own transportation (vehicles) …. WHY REDUCE THE PARKING SPACES .. if not to appease / support the builder of this project.
Does the “recreational facilities” within this project support the quantity of “tenants”?

With HUD agreeing projects like this below in more urban settings, and Dominion has surely skipped on amenities, why approve this project?
Planning and Zoning must hold to what few zoning codes the City has to deny Dominion to build the project as it currently is proposed.

Thank you,

Rich and Nanc Ozga
[redacted]

Trever Fleetham

From: Chris Boyd
Sent: Tuesday, July 6, 2021 4:17 PM
To: Ashley Labhart
Subject: FW: The Promenade / Waddell Crossing Project June 29 Meeting

Importance: High

Ashley,

Please place this in the Waddell Crossing file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: [redacted]
Sent: Wednesday, June 30, 2021 12:29 PM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Cc: 'Ron Anthony' [redacted] 'Mike Baker' [redacted]
Subject: The Promenade / Waddell Crossing Project June 29 Meeting
Importance: High

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

The following are my opinions and comments regarding June 29, 2021 meeting with Developer Dominium representative – Owen "Hewitt":

When I asked him why did Dominium select the location of Waddell and Cotton for their project; his response was we are a large company and develop projects through the county. We know what we are doing when we invest $150 million in a project.
When I asked him what capacities the pools (senior and low in-come sections) were sized for; his response was they are within code.

At this point in the conversations with me as well as homeowners, this Dominium representative became rather "cocky"…… and continued to repeat throughout ….. Dominium was a large developer, putting $150 million into this project, and knew what the project required to be successful.
When I asked him why Dominium was requesting a change reducing the parking requirements from 2.25 per unit; his response was Dominium was they are not requesting any parking space changes; and they have more than sufficient parking spaces allocated with 2 spaces per unit in the low in-come section and 1.2 spaces per unit in the senior section.
When I, and other homeowners, asked what and how Dominium plans to address visitor parking to both the senior and low in-come section; he repeated his earlier statement that Dominium has allocated more than sufficient parking spaces, and they tow away violators, and Dominium was a large developer, putting $150 million into this project, and knew what the project required to be successful.
He further responded that the property has no restrictions relative to units and Dominium was within their rights to develop as many units – housing and parking, as they wanted within the area and up to a height of 50'.

I and most homeowners that had attended this "meeting" were offended; and hope / trust City **Planning Development Department** as well as **City Council** do not agree to the amendments Dominium is requesting for the purposes of including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade/Waddell Crossing.

Furthermore, many of us homeowners recommend more stringent and careful rules, codes, et cetera be applied / corrected to all lands / PADs within City limits; such that this "lack of dwelling density" as is the current situation with this PAD be corrected.

Thank you,

Rich and Nanc Ozga
[redacted]

Trever Fleetham

From: Robert Kuhfuss
Sent: Wednesday, June 2, 2021 4:48 PM
To: Ashley Labhart
Subject: FW: Waddell crossing

Ashley – fyi This is regarding the Promenade aka Waddell Crossing not Sterling Grove

---

From: Sergio Angulo <Sergio.Angulo@surpriseaz.gov>
Sent: Friday, May 28, 2021 6:22 PM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>; Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: Fwd: Waddell crossing

Rob

FYI .

Below is the response to Sterling Groves

From: "Goldenranch" [redacted]
Subject: Re: Waddell crossing
Date: 28 May 2021 18:18
To: "Sergio Angulo" <Sergio.Angulo@surpriseaz.gov>

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Thank you Sergio! We are in trouble out here. They keep building with no concern for the residents. Our community is planning on coming to the next meeting if we can find out when that is. Thank you for your concern.
Regards
Jo Santoli
[redacted]

> On May 28, 2021, at 3:47 PM, Sergio Angulo <Sergio.Angulo@surpriseaz.gov> wrote:
>
> Good afternoon Jo,
>
> Thank you for your sharing your concerns.
>
> We will document this message in the project case and pass it on to the Planning and Zoning Commission.
>
> Best regards,
>
> Sergio Angulo, Planner
> City of Surprise
> Community Development
> 16000 N. Civic Center Plaza | Direct: 623.222.3155 | Main: 623.222.3000
>

>
> -----Original Message-----
> From: Goldenranch [redacted]
> Sent: Friday, May 28, 2021 11:45 AM
> To: Planning <Planning@surpriseaz.gov>
> Subject: Waddell crossing
>
> ***The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.***
>
> We are against the new development at cotton and waddell called Waddell Crossing. There is already a new development coming in with 2200 new homes and more than 4400 cars called “Sterling Groves. We are already having a difficult time getting out at Cotton and Waddell. People can’t get to work on time and kids and teachers can’t get to school on time. Come do a street study and you will see.
> Thank you
> Jo Santoli
> _____
> This e-mail and any accompanying files transmitted are intended solely for
> the use of the individual or entity to whom they are addressed; if you have received
> this e-mail in error please delete it and notify the sender. In addition, under
> Arizona law, e-mail communications and e-mail addresses may be public records.
> 0.1
>
> 28 May 2021 22:47:48 -0000

Trever Fleetham

From: Mayor
Sent: Wednesday, July 21, 2021 3:18 PM
To: Skip Hall
Cc: Ashley Labhart
Subject: FW: Waddell Crossing

Good afternoon! Another email for the file. Thank you!

Best,

Jodi

From: [redacted]
Sent: Saturday, July 17, 2021 11:00 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Hello Mr Hall,

I am writing to you as a tenured Surprise resident. I am extremely upset regarding the multi-family, affordable housing proposal for Waddell Crossing which I understand is being driven by you.
It became clear to me after attending meetings in May, June and July that I am not alone in our community. I was hoping to see you and all the councilman attend these meetings so that you are learning what your voters are saying so I would like to share my key takeaways:

**There was a unified voice regarding the need for affordable housing in Surprise
**An equally unified voice that the current location is not the right placement for such a development
Community members shared passionate concerns regarding:

1. Too many units per acre
2. significant increase in traffic

2. lack of infrastructure for increased population
3. overflow parking leaking into surrounding neighborhoods
4. impact to property values
5. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt surrounding communities.

I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a $800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location

of Cotton & Waddell simply is not appropriate for this type of development.

In addition, I feel you should be aware that the affordable housing is for households earning less than $50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all due respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Thank you,
Andrew Berrafato
[redacted]

Trever Fleetham

From: Jodi Tas
Sent: Monday, August 2, 2021 11:35 AM
To: Ashley Labhart
Cc: Lloyd Abrams; Skip Hall
Subject: FW: Waddell Crossing proposal

Hi, Ashley! Below please find an email from a resident regarding Waddell Crossing to be added to the file.

Thanks!

Jodi

From: Sharon [redacted]
Sent: Saturday, July 31, 2021 11:50 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing proposal

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Hello Mr Hall, I am writing to you as a tenured Surprise resident. I am extremely upset regarding the multi-family, affordable housing proposal for Waddell Crossing which I understand is being driven by you. It became clear to me after attending last May community hearing that I am not alone. As you were not in attendance, I would like to share my key takeaways:

- There was a unified voice regarding the need for affordable housing in Surprise
- However, there was an equally unified voice that the current location is not the right placement for such a development
- Community members shared passionate concerns regarding:

  - 1. significant increase in traffic
  - 2. lack of infrastructure for increased population
  - 3. overflow parking leaking into surrounding neighborhoods
  - 4. impact to property values
  - 5. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt surrounding communities. I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a $800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development. In addition, I feel you should be aware that the affordable housing is for households earning less than $50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a

salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Blessings of peace, love and faith,

Sharon Frazier

"In the evening of this life, we will be judged by love."
St. John of the Cross

Trever Fleetham

From: Chris Boyd
Sent: Tuesday, June 22, 2021 11:18 AM
To: Ashley Labhart
Subject: FW: Waddell Crossing Questions

Follow Up Flag: Follow up
Flag Status: Flagged

Ashley,

Please include these with the other comments.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: Chris Boyd
Sent: Tuesday, June 22, 2021 10:50 AM
To: [redacted]
Cc: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; [redacted] Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; 'Ron Anthony' [redacted] 'Mike Baker' [redacted] Mike Gent <Mike.Gent@surpriseaz.gov>; Michael Frazier <Michael.Frazier@surpriseaz.gov>
Subject: RE: Waddell Crossing Questions

Mr. Ozga,

Thank you for your comments.

Your comments will be included with the other comments that have been received from the community and shared with both Planning and Zoning and the City Council as part of the information they receive when considering the proposed project.

Thank You,

Chris Boyd
Community Development Director

City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

From [redacted]
[redacted] June 22, 2021 9:09 AM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>
Cc: 'Ron Anthony [redacted] 'Mike Baker' [redacted] Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: Waddell Crossing Questions

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-in-come project are against this project.

This is an excerpt from https://eyeonhousing.org/2019/07/the-effect-of-affordable-housing-on-the-surrounding-neighborhood/ which states

".....After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy's Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**...."

There are many articles citing effects on neighborhoods as being "against" and "for" affordable low-in-come projects.
Articles "for" citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.
Articles "against" come from more independent sources.

My questions to the Council are ....
1 - Do you consider our area within District 3 to be a " distressed and low-poverty neighborhood"?
2 – Why has this project been selected for our area ?
Virtually every article regarding "affordable – low- in-come housing" places / promotes placing these projects in distressed and low-poverty neighborhood.
3 – Why does the City want to lower our property values?
Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga
[redacted]

Trever Fleetham

From: Chris Boyd
Sent: Tuesday, June 22, 2021 11:18 AM
To: Ashley Labhart
Subject: FW: Waddell Crossing Questions

Follow Up Flag: Follow up
Flag Status: Flagged

Ashley,

Please include these with the other comments.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

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To: [redacted]
Cc: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; [redacted] Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; 'Ron Anthony [redacted] 'Mike Baker'[redacted] Mike Gent <Mike.Gent@surpriseaz.gov>; Michael Frazier <Michael.Frazier@surpriseaz.gov>
Subject: RE: Waddell Crossing Questions

Mr. Ozga,

Thank you for your comments.

Your comments will be included with the other comments that have been received from the community and shared with both Planning and Zoning and the City Council as part of the information they receive when considering the proposed project.

Thank You,

Chris Boyd
Community Development Director

City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

From [redacted]
Sent: Tuesday, June 22, 2021 9:09 AM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>
Cc: 'Ron Anthony' [redacted]; 'Mike Baker [redacted] Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: Waddell Crossing Questions

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Councilpersons;

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My questions to the Council are ....
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3 – Why does the City want to lower our property values?
Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga
[redacted]
[redacted]

Trever Fleetham

From: Mayor
Sent: Wednesday, June 2, 2021 11:26 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Waddell Crossing

FYI

From [redacted]
Sent: Friday, May 28, 2021 12:21 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Hello Gentlemen,

My name is Lori McDonald, and I am an 8 ½ year resident of Surprise, Az. It has come to my attention that the City of Surprise and the City Council is considering the construction of affordable housing on the corning of Waddell and Cotton Lane. Over the past 8 years, I have seen new housing communities popping up all along Cotton Lane, bringing in thousands of families, as you well know. With all this growth in this small corner of Surprise, I have seen the good and the bad.

On the good side, we have had new schools being built, allowing for more choice in the area. New businesses are popping up, and while I mourn the loss of the beautiful farmland that drew us to this area, I understand progress happens. However, with the good is the bad: increasing traffic on roads not yet suitable for it, more lines, more crowding, public schools already over-crowded becoming more so, and more crime.

The idea of a multi-story, affordable housing unit added to the mix is disastrous for this area. This would exponentially increase all of the negative stated above. But my main concern is the fact that there are three schools within rock throwing distance of this proposed site. Affordable housing brings in transient people from all walks of life, many of them good, hard working folks, but some of them will be child molesters and criminals. I am not so naïve as to think we do not have some living in homes in our area already, a quick internet search can prove that, but why make it worse? Why make it affordable for them to live in our neighborhood so close to so many kids?

Honestly, I wouldn't be upset with a single, or even two-story, unit for seniors 65 and older only. I have an elderly mom who recently had to move in with us because housing here in state has become just too expensive for her to live on her own. This was a very difficult decision for her, but she had no choice.

I ask you to please stop and consider all this before you make your decision. Housing is important, tax dollars that come with new residents is important, but the safety and well-being of our kids is the most important of all. Thank you for your time, thank you for hearing me.

Sincerely,
Lori McDonald

Trever Fleetham

From: Jack Hastings
Sent: Friday, July 16, 2021 10:40 AM
To: Chris Boyd; Robert Kuhfuss
Subject: Fwd: Proposed HUD housing location

Jack Hastings
Councilmember
City of Surprise
623.222.1325

From: "Erin Ast" [redacted]
Subject: Proposed HUD housing location
Date: 15 July 2021 16:21
To: "Mayor" <Mayor@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "Aly Cline" <Aly.Cline@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Chris Judd" <Chris.Judd@surpriseaz.gov>

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

City Council of Surprise
Thank you for taking the time to read this email. My name is Erin Ast and I have lived in Surprise since 2006. Our first home was in the Desert Oasis and in 2011 we moved to Surprise Farms. I have been married for 17 years and I have 4 children: Garrison 15 currently enrolled at Paradise Honors High School, Ryane 13 currently enrolled at Canyon Ridge Elementary, Gavin 10 also at Canyon Ridge and Grant 4 and in preschool. My husband and I also started fostering about 6 years ago and that is how we were blessed with Grant.

I am currently a homemaker, but have a degree in Elementary Education and plan on getting back to teaching in some capacity once all my kids are in school. I also volunteer as a mentor and teacher at Hope Womens Center in El Mirage, I have been a part of the center since it opened in the West Valley about 4 years ago. My experience in the foster care system as well as working at the women's center gives me a unique perspective on the new proposed HUD location between Waddell road and Cactus road just West of Cotton lane. I have seen the benefit of HUD housing for the community by giving lower income families an opportunity to gain a place of residency. I personally mentor women who live in HUD homes currently and have knowledge in what is needed for them to thrive. Although this is a great benefit and opportunity for people to provide for themselves and their children, it is extremely important for it to be close to places where jobs are readily available as well as public transportation and access to stores by walking or biking. This type of community should be closer to the epicenter of the city so that the residents can access the DES office, WIC, multiple places of employment, Ottawa University, grocery stores and resource centers that support women and children.

Being closer to the center of Surprise--as opposed to being so far west without personal transportation--would be more practical and beneficial for accessing services that will hopefully lead to their success. In other words, it is placing the community in a tough position from the onset for the future residents to thrive. Therefore, we plead with you to consider moving the proposed location closer to the center of the city to increase the benefit of the future residents.

Thank you again for your service to the city and I would appreciate a response to the following:

Are there future city council meetings that are discussing this issue further?

If so, when are the meetings?

I have discussed this with many other residents that feel the same and we look forward to further discussion about the best location for the property mentioned above.

--
Erin Ast
Surprise, Arizona

Trever Fleetham

From: Jack Hastings
Sent: Monday, July 19, 2021 11:56 AM
To: Robert Kuhfuss
Subject: Fwd: Proposed Plans for Waddell Crossing

Jack Hastings
Councilmember
City of Surprise
623.222.1325

From: "Rodney" [redacted]
Subject: Proposed Plans for Waddell Crossing
Date: 19 July 2021 11:55
To: "Jack Hastings" <Jack.Hastings@surpriseaz.gov>

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Please do not let the proposed plans for Waddell Crossing, the land located on the SW corner of Cotton and Waddell, be allowed to be developed by Dominium. Their plan to build 613, three and four-story multi-family residential units under the Section 42 government program along with some commercial buildings, packed into 28 acres does not make sense to put in this location. This high density population will put increased demand on infrastructure, roads, parking, stores, and schools. There is currently no public transportation in this area, so the city is going to end up spending a ton of money to bring that transportation out here, or stranding these low income families who may not have independent transportation. I am not opposed to building additional affordable housing in Surprise, but it would seem to make more sense to build closer to the downtown area where there would be more employment opportunities and nearby resources. Just the additional homes that are being built out in this area is increasing traffic by too much. Allowing a developer to build more houses than what the land is supposed to hold is just insane. I implore you not to go through with this plan for high density housing at the corner of Cotton and Waddell.

Rodney Stalnaker
Sarah Ann Ranch Resident

Trever Fleetham

From: Denise Ghazal [redacted])
Sent: Friday, May 14, 2021 10:57 AM
To: Mayor
Cc: Patrick Duffy; Ashley Labhart
Subject: Fwd: Opposition to Waddell and Cotton project Surprise

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Mayor Skip Hall;

Please do not allow the large HUD proposed project at Waddell and Cotton to be completed.

To: Ashley.labhart@surpriseaz.gov
Cc: patrick.duffy@surpriseaz.gov
Subject: Fwd: Opposition to Waddell and Cotton project Surprise

Ms. Labhart;

Please do not approve the large HUD project proposal at Waddell and Cotton.

To: patrick.duffy@surpriseaz.gov
Subject: Opposition to Waddell and Cotton project Surprise

Mr. Vice Mayor Duffy;

It is our understanding, based on the presentation on May 13, 2021 at 6pm that the city of Surprise is considering approval of a large HUD project to be at the intersection of Waddell and Cotton Lane.

It is with great concern and strong opposition I submit our plea to NOT ALLOW this project to be built at this location. There is already a ridiculous amount of traffic in this area based on the schools and the fact that many residents in the Sarah Ann Ranch neighborhood cannot get out of their subdivision in a timely manner because the infrastructure is just not adequate. We have been here for over 8 years and have seen a tremendous amount of development surrounding our area, however, enough is enough. Also concerning are applicants and occupants of a project such as this, and the significant increase in population in a small community. How will the city protect the current residents? How will the city patrol the area, how often and what will the schedule be? How many times a day will law enforcement be patrolling the area? What increase in response times will be expected?

Please do not approve this project at this location.

Sincerely,
Kamal and Denise Ghazal
Sarah Ann Ranch

Sent from my iPhone

Trever Fleetham

From: Carol Ortiz <[redacted]>
Sent: Tuesday, June 15, 2021 12:21 PM
To: Robert Kuhfuss
Subject: HUD housing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

As residents of Sarah Ann Ranch for the past 5 years, we are aware that building in this area is going at a very rapid pace. Several new schools and multiple single housing developments are now in progress. However, our roads have yet to be widened and traffic lights installed.

The addition of HUD housing at the intersection of Waddell and Cotton will cause a major traffic problem at this time. Please note our concerns and our opposition to this project.

Thank You,
Carol and German Ortiz Jr.
[redacted]

Trever Fleetham

From: noreply@civicplus.com
Sent: Friday, May 14, 2021 1:28 PM
To: Ashley Labhart; WebMaster; Planning and Zoning Comments
Subject: Online Form Submittal: Planning & Zoning Commission Public Comment Form

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Planning & Zoning Commission Public Comment Form

Call to the Public
For people wishing to address the Planning & Zoning Commission, please fill out the form below:

First Name	Patrick & Debbie
Last Name	Smith
Address1	[redacted]
Address2	*Field not completed.*
City	Surprise
State	AZ
Zip	85388
Meeting Date	5/14/2021
Phone Number	[redacted]
Email	[redacted]
Please Choose One	Non-Agenda Item
Comment	I would like to relay the negative feelings of neighbors concerning the upcoming review of a proposal for PAD modification at the corner of Waddell & Cotton Lane. We (1) don't want a PAD modification to approve any high-density plans for the corner of Waddell & Cotton Lane, (2) we especially don't want apartment buildings approved for that area and (3) specifically we don't want the excessive multi-tenant apartment plan being proposed as the "Waddell Crossing Site Plan". Please reject it.

(Section Break)

Public Meeting Rules

Individuals wishing to address the Planning and Zoning Commission on specific terms, during public meetings or at the Call-to-the-Public segment of the public meeting shall be required to abide by the following rules:

1. Citizens wishing to be heard will be required to fill out a Call to the Public request form and turn it into the Planning and Zoning Commission Secretary before the meeting begins.

2. Each individual will be allowed to speak only once. Each speaker will be restricted to (3) minutes. The Chair will announce any time adjustments at the beginning of the meeting. Organized groups with one spokesperson may be allowed double time by the Chair, time permitting.

3. Speakers will begin by providing their name and address for the record. You will be required to complete your statement prior to the commission responding. This will assure the speaker their full time. Should the speaker ask questions, the questions will be responded to following the completion of the statement and directed by the Chair.

4. Respect the rights of the parties speaking whether you support or disagree with them. Parties failing to abide by these rules will be removed from the meeting.

Email not displaying correctly? View it in your browser.

Trever Fleetham

From:	Debra Savillo [redacted]
Sent:	Monday, July 5, 2021 9:32 AM
To:	Robert Kuhfuss; Skip Hall; Patrick Duffy; Chris Judd; Ken Remley; Aly Cline; Jack Hastings; Roland Winters
Subject:	Please continue with your plans to build at Waddell Crossing Project @ Waddell & Cotton Lane Intersection

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Just want to say I disagree with the residents posting this letter below, to all of you. I find it discriminating, and subject to possible lawsuits because these residents don't want this type of housing near them, and having these "People" moving in. Really shameful, in light of what is going on in this Country right now. Surprise doesn't need to be identified by this type of racism. They don't speak for all of us. Please continue with your plans to build, and ignore their bigoted letter. Arizona should be open for anyone to live freely in, regardless of their social or monetary status. Not everyone can afford 500k plus housing. Surprise needs affordable housing for all.

We are writing today to communicate our sentiment and dissatisfaction along with the vast majority of residents of District 3 who will be adversely impacted by the proposed development of an affordable housing project on the Truman Ranch Waddell & Cotton Lane intersection. The residents of this area find the project out of touch with the community that has been already developed. While most residents understand that much of the “open space” is destined for development, the bigger question is “what kind of development and how does this affect our quality of life, property values and community to which we have all invested”? Approval of the Waddell Crossing Project would be in direct conflict of the reasons we, and other residents of District 3, invested in living here in the Truman Ranch Waddell & Cotton Lane area of Surprise. Rather than wedging a high density housing development that would diminish the property values of the existing adjacent single family homes, why isn’t more consideration given to reviewing other available areas in Surprise that (1) wouldn’t result in decreases to current residents property values and (2) would provide better transportation options for high-density apartment residents to have easier and cost effective access to local Surprise area employers? Service industry people and entry level workforce citizens need an affordable place to live that allows them easy access to their places of work. In closing, we strongly oppose the approval of PAD modification that would allow high density housing to be constructed at the Truman Ranch Waddell & Cotton Lane intersection. If such construction were to be approved, the likelihood of a large amount of residents selling their homes to leave the area would occur. In addition, we would focus our energies on finding other candidates for the Surprise City Council who are more aligned with the feelings of the voting public. Sincerely, Patrick & Debbie Smith ***insert street address*** Surprise, AZ 85388

Like

Trever Fleetham

From:	Karen S[redacted])
Sent:	Sunday, June 27, 2021 9:33 PM
To:	Robert Kuhfuss; Skip Hall; Patrick Duffy; Chris Judd; Roland Winters; Ken Remley; Aly Cline; Jack Hastings
Subject:	Proposed Affordable Housing Use of Property at Cotton and Waddell

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

To: Surprise City Council, Surprise Planning Department- Project Manager Robert.kuhfuss@surpriseaz.gov Skip Hall- skip.hall@surpriseaz.gov Patrick Duffy- Patrick.duffy@surpriseaz.gov Chris Judd- chris.judd@surpriseaz.gov Roland Winters Jr.- roland.winters@surpriseaz.gov Ken Remley- ken.remley@surpriseaz.gov Aly Cline- aly.cline@surpriseaz.gov Jack Hastings- jack.hastings@surpriseaz.gov

From: Residents of District 3

Subject: Project for Affordable Housing at Cotton and Waddell

We are writing today to communicate what we feel is the sentiment of our neighbors and the vast majority of residents inside the area of District 3 represented by Patrick Duffy, for those specifically and adversely affected by the proposed development of the affordable housing project at the Cotton and Waddell location. It is our belief that the residents of this area find the project out of touch with the community in this area and would adversely affect what has been developed here over the past 17-20 years.

While most of us understand that much of the "open space" is destined for development, the bigger question is "what kind of development and how does this affect our quality of life and community to which we have all

invested”? Please note below the statement posted prominently on the City Council’s page on the city website:

"Welcome From the Surprise City Council, Surprise is a city that defines vibrant southwest living! From pristine desert sunsets, family-friendly parks and attractions, to a fine mix of shops, restaurants and museums, Surprise has it all! Your family will love the Surprise Recreation Campus where you can catch a Spring Training baseball game at Surprise Stadium- home to the Texas Rangers and Kansas City Royals, fish at Surprise Lake, or enjoy a game of tennis at our 25 court Tennis and Racquet Complex. Once you are here you’ll never want to leave and the good news is that you won’t have to! Surprise offers a variety of unique and charming neighborhoods for people of all ages."

This statement reflects why people choose Surprise. There are many things that make Surprise “family oriented”. We would point out that affordability is one of the “family friendly traits” as are "unique and charming neighborhoods". However, just as important are the amenities and support services the City provides its residents. Certainly included in the support services are safety and a user friendly Government which has an eye towards the City's future and the future benefit of all of its current residents. Rather than exponentially build on the already frenetic pace of development, we believe most of us would like to see additional focus on “catching up” and supporting those of us who have already made our lifetime investment of living in Surprise.

If this Waddell Crossing were standard density for residential (single family) it would be another story. However the problem does remain the same and that is, what is currently being done to enhance our quality of life? The very obvious issue is the lack of family friendly recreational investment outside the city center area. Investment that has been made, simply has not kept pace with the growth. What may have been appropriate 10 years ago is now sadly lacking outside of the city center with the large-scale growth the city has encouraged and experienced.

Is it not bad enough that we are plowing under all of our local fields and preventing our farmers from providing us with locally grown produce? We know what they are growing, we can see what is put on them, they are fresh and much preferred to importation. We had a brief glimpse at the increased cost and loss of fresh consumables with the lock down and transportation issues during covid in 2020 and the pipeline issues in the south east earlier this year.

Instead of wedging a high density housing development that is surrounded by a growing single family home developing region, why not start putting more investment into our amenities which are, as stated, inadequate for the community? Let's invest in the parks and recreation of the area, supporting the outdoor lifestyles that everyone can enjoy. Aquatics facilities, walking and biking trails, and parks with soccer and baseball fields.

How about supporting our senior residents and handicapped with accessible walking paths and parks?

How about for the younger families who live here with before and after school youth programs (not day care) that provides a benefit to these families who live, work, and support the community?

Looking deeper into the Surprise General Plan; https://www.surpriseaz.gov/DocumentCenter/View/1512/2020-Maps?bidId=) a few more things popped out.

• East/West Cactus is considered a MAJOR ARTERIAL ROADWAY. That means something I'm sure.

On Waddell, it is a MAJOR ARTERIAL until either Cotton or 175th Ln (I can't tell from the map) and then it becomes MINOR.

• For this type of housing project public transportation is important. SHORT TERM TRANSIT ROUTES do not support this area but FREQUENT STOP ROUTES do.

Buses. How many buses will Surprise have to start this? At what cost to support this and the other FREQUENT STOP ROUTES which are many? Most will drive surface streets. Muni bus lines are money pits. Taxes WILL GO UP more than a little. Noise and pollution will increase in an area which is already busy.

The proposed development is in the RURAL area of the General Plan of Community Character. This does not sound like a RURAL PROJECT to us, does it honestly sound rural to you?

There are many sections of the city which have open space that is better suited to where lower cost housing would be a benefit and the residents could thrive with available resources nearby. The Litchfield and Bell transit corridors already scheduled for improved bus service and provide walking distance to business and employers would seem a much better fit for affordable housing. Plenty of developed roadway and available space.

Families live here for good reasons, so far. This project will chip away at that fact. We need things our families will value in this area and likely others as mentioned above.

Let's strike a balance and find a more appropriate location in our community for this project that has been proposed. The land west of the 303 and Cotton abuts the canal, state land, and the White Tanks Mountain Range. Building multi-level affordable housing units would require major changes in transit that would disturb the wildlife in the area. Three,(3), and Four,(4), story buildings would alter the beautiful views enjoyed by everyone. We ask that you decide on a more beneficial area to the current residents and those to come.

We oppose this project and would like to see more family friendly spaces and amenities instead of high density housing units.

Looking forward to your reconsideration and support.

Sincerely,

Karen Stuart

Clark & Joan Stuart

Trever Fleetham

From: Robert Kuhfuss
Sent: Wednesday, June 9, 2021 9:36 AM
To: Stu Wood
Subject: RE: Affordable housing project

Thank you. I will include your comments in the packet and let you know when meetings are scheduled.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Stu Wood [redacted]
Sent: Wednesday, June 9, 2021 9:21 AM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Re: Affordable housing project

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

I promise not to bombard you with emails, but I do want to let you know I oppose the plan because of the four-story building planned. I think it will be an eyesore.

Stu Wood
[redacted]
Sent from my iPhone 6 Plus

> On Jun 9, 2021, at 9:00 AM, Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov> wrote:
>
> Mr. Wood,
>
> I am the Planner that is assigned to the case.
>
> Robert H. Kuhfuss, AICP, MPA
> Current Planning Supervisor
> City of Surprise Community Development Department
> 16000 North Civic Center Plaza

Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Stu Wood [redacted]
Sent: Wednesday, June 9, 2021 8:48 AM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Affordable housing project

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Hello Robert
I heard your name mentioned in a Sarah Ann Ranch HOA meeting last night. Someone provided your email address. My question is this. What involvement do you have with this proposed affordable housing project near Waddell Road and Cotton Lane? Thank you

Stu Wood
[redacted]
Sent from my iPhone 6 Plus

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09 Jun 2021 16:00:27 -0000

Trever Fleetham

From: Robert Kuhfuss
Sent: Friday, June 11, 2021 3:48 PM
To: [redacted]; Skip Hall; Patrick Duffy; Chris Judd; Roland Winters; Ken Remley; Aly Cline; Jack Hastings
Subject: RE: Expansion at Waddell and Cotton

Mr. Robles,

Thank you for your email. I will ensure this is included in the information packet to both the Planning and Zoning Commission and City Council. I will also include you in the notification when this is scheduled for public hearing.

Also, for clarification, the applicant proposes 613 dwelling units, not 1920. Not sure where that figure is coming from but it is not correct.

Please let me know if I can be of further assistance.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: john robles[redacted]
Sent: Friday, June 11, 2021 1:30 PM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>
Subject: Fw: Expansion at Waddell and Cotton

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Bruce & Bandit

----- Forwarded Message -----
From: john robles[redacted]

To: robert.kuhfuss@surpriseaz.gov <robert.kuhfuss@surpriseaz.gov>; skiphall-ship.hall@surpriseaz.gov <skiphall-ship.hall@surpriseaz.gov>; patrickduffy-patrick.duffy@surpriseaz.gov <patrickduffy-patrick.duffy@surpriseaz.gov>; chrisjudd-chris-judd@surpriseaz.gov <chrisjudd-chris-judd@surpriseaz.gov>; kenremley-ken.remley@surpriseaz.gov <kenremley-ken.remley@surpriseaz.gov>; alycline-aly.cline@surpriseaz.gov <alycline-aly.cline@surpriseaz.gov>; rolandwintersjr-roland-winters@surpriseaz.gov <rolandwintersjr-roland-winters@surpriseaz.gov>; jackhastings-jack.hastings@surpriseaz.gov <jackhastings-jack.hastings@surpriseaz.gov>
Sent: Thursday, June 10, 2021, 03:18:30 PM MST
Subject: Expansion at Waddell and Cotton

Dear Council

I am extremely opposed to this project in it's current format. There will be far to much density from that many live-in dwellings at that site. 1920 dwellings I heard, with how many inhabinents in each? One, two, three, four?

If three is the average, we are talking 5760 people living in the residential complex alone, 3840 people with 2 living in each dwelling, not counting all who will be doing business in the "commercial section" at all hours of the day and night.

What about parking. All of the residents cars will sitting outside, in a car port if they are lucky enough to get a car port. The car burglars will think they died and went to heaven. Then they will come and check out my house where I live.

Where will the kids go to school?
Better not be at 175th. and Sweetwater! There's enough schools in this community that clog traffic two times a day when school is in session.

And we have yet to feel the effects of the Taylor-Morrison development and the new one that broke ground last week at 175th. and Sweetwater. Ever hear of the round peg in the squre hole??

It will be a total Cluster----

John B Robles
[redacted]

Trever Fleetham

From: Linc McNitt <[redacted]>
Sent: Monday, May 17, 2021 11:15 AM
To: Robert Kuhfuss
Subject: RE: HUD HOUSING

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Robert,

I guess what I want to know is if the city gets federal funding if they put up HUD housing. We have 1/2 million dollar homes going in and the plan is for HUD apartments to go in right on that corner. Just would like to know now if I need to move before my value plummets.

Have a Great Day.
Matthew 23:11
Respectfully,
Linc McNitt
[redacted]

49 Years of Exceptional Pride and Service 1972-2021 · Please consider the environment before printing this email.
The information contained in this electronic message and any attachments to this message are intended for the exclusive use of the addressee(s) and may contain confidential or privileged information. If you are not the intended recipient, please notify the sender at Hampton Tedder or[redacted]immediately and destroy all copies of this message and any attachments

-----Original Message-----
From: Robert Kuhfuss [mailto:Robert.Kuhfuss@surpriseaz.gov]
Sent: Monday, May 17, 2021 10:46 AM
To:[redacted]
Subject: FW: HUD HOUSING

Mr. McNitt,

I am responding to your inquiry regarding the project on Cotton and Waddell. There is a Major PAD Amendment and related Site Plan involving this property. These are applicant-driven. The "city" is not the applicant, but we are reviewing their proposal.

The property was zoned for C-1, C-2 and MU-PD uses back in 2008. The list of allowed uses includes multi-family; however, the original case did not establish density. The PAD Amendment that is in process seeks to establish density as well as amend the Design Guidelines. That request is being processed under case FS20-839.

There is a companion Site Plan under review as well, which is being processed under case FS21-076.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

-----Original Message-----
From: Linc McNitt [redacted]
Sent: Friday, May 14, 2021 9:17 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD HOUSING

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Is the city proposing this HUD Housing on Cotton and Wadell?

Sent from my iPhone

_____
This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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17 May 2021 17:46:22 -0000

Trever Fleetham

From: Robert Kuhfuss
Sent: Tuesday, June 8, 2021 2:58 PM
To: Nate Pomeroy
Subject: RE: Opposing Waddell Crossing

Mr. Pomeroy,

Thank you for your email. We will include this in the packet when the time comes.

I also received your voice message from earlier today regarding the timing of upcoming hearings. That schedule has not been set; however, I am keep track of those who have expressed an interest in this project with the intent of sending notification when meetings are scheduled. I have your information and have included in on the notification list.

Please feel free to contact me if you have any further questions.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Nate Pomeroy [redacted]
Sent: Saturday, June 5, 2021 6:56 AM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Opposing Waddell Crossing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Mr. Kuhfuss,

My name is Nate Pomeroy and my wife and I live at [redacted] I am writing to you as per the publc comment period, to express opposition to the re zoning for Waddell Crossing. I have blind copied a group of residents who join me in their opposition the the rezoning and the features of this development. I have pasted below, a copy of the letter I will present to City Council when time permits. We strongly oppose the project, density and its negative impact in the proposed location. We believe there are many other locations more suited and supportive of this project within the city limits of Surprise. We do support smart growth, affordable housing and family friendly projects. We will be collecting signatures for those opposed to this project and will be submitting them with the letter to Council. For your consideration:

To: Surprise City Council

Skip Hall- skip.hall@surpriseaz.gov
Patrick Duffy- Patrick.duffy@surpriseaz.gov , ,
Chris Judd- chris.judd@surpriseaz.gov
Roland Winters Jr.- roland.winters@surpriseaz.gov
Ken Remley- ken.remley@surpriseaz.gov
Aly Cline aly.cline@surpriseaz.gov
Jack Hastings jack.hastings@surpriseaz.gov

From: Residents of District 3

Subject: Project

I am writing today to communicate what I feel is the sentiment of the vast majority of residents inside the area of District 3, specifically adversely affected by the proposed development of affordable housing project on the Truman Ranch location, represented ably by Patrick Duffy. It is my belief that the residents of this area find the project out of touch with the community that has developed. While most of us understand that much of the "open space" is destined for development, the bigger question is "what kind of development and how does this affect our quality of life and community to which we have all invested"?

Please note below the statement posted prominently on the City Council's page on the city website:

A Welcome From the Surprise City Council

Surprise is a city that defines vibrant southwest living! From pristine desert sunsets, family-friendly parks and attractions, to a fine mix of shops, restaurants and museums, Surprise has it all!

Your family will love the Surprise Recreation Campus where you can catch a Spring Training baseball game at Surprise Stadium- home to the Texas Rangers and Kansas City Royals, fish at Surprise Lake, or enjoy a game of tennis at our 25 court Tennis and Racquet Complex.

Once you are here you'll never want to leave and the good news is that you won't have to! Surprise offers a variety of unique and charming neighborhoods for people of all ages.

This statement does reflect why people choose Surprise. There are many things that make Surprise "family oriented". I would point out that affordability is one of the "family friendly traits". However, just as important are the amenities and support services the City provides its residents. Certainly included in the support services are safety and a user friendly Government which has an eye towards the City future and the future benefit of its residents.

Rather than exponentially build on the already frenetic pace of development, I believe most of us would like to see additional focus on "catching up" and supporting those of us who have already made our lifetime investment of living in Surprise. If this were standard density for residential (single family or even condominium development) it would be another story. However the problem does remain the same and that is what is the City doing to enhance our quality of life? The very obvious issue is the lack of family friendly investment outside the city center area. Investment that has been made, simply has not kept pace with the growth. What may have been appropriate 10 years ago has been left in the dust with the large scale growth the city has experienced.

Instead of wedging a high density housing development that is surrounded by a growing single family home developing region, why not start putting more investment into our amenities which are, as stated, inadequate for the community? Let's invest in the parks and recreation of the area, supporting the outdoor lifestyles we enjoy. Aquatics facilities, walking and biking trails, parks with soccer and baseball fields and so on. How about supporting the younger families

who live here with before and after school youth programs (not day care) that provides real benefit to these families who live, work and support the community? For example see the link that leads you to Adventure Club sponsored and supported by the City of Roseville, CA.
https://roseville.ca.us/government/departments/parks/programs_classes/adventure_club

As I dug a little deeper into the Surprise General Plan; https://www.surpriseaz.gov/DocumentCenter/View/1512/2020-Maps?bidId=) a few more things popped out.

- East/West Cactus is considered a **MAJOR ARTERIAL ROADWAY**. That means something I'm sure. On Waddell, it is a MAJOR ARTERIAL until either Cotton or 175th Ln (I can't tell from the map) and then it becomes MINOR.
- For this type of housing project public transportation is important. SHORT TERM TRANSIT ROUTES do not support this area but **FREQUENT STOP ROUTES** do. Buses. How many buses will Surprise have to add to its fleet, at what cost to support this and the other FREQUENT STOP ROUTES which are many. Most will drive surface streets. Muni bus lines are money pits. Taxes WILL GO UP more than a little.
- The proposed development is in the **RURAL area of the General Plan of Community Character**. This does not sound like a RURAL PROJECT to me, does it to you?
- There are many sections of the city which have open space that is more closely suited to where lower cost housing would be a benefit. The Litchfield and Bell transit corridors already scheduled for improved bus service and provide walking distance to business and employers would seem a much better fit for affordable housing. Plenty of developed roadway and available space.
- Families live here for good reasons, so far. This project will chip away at that fact. We need things our families will value in this area and likely others:
- Aquatics Complex -summer league swim ages 6-17, HS swim and water polo (boys and girls), low cost swim lessons for all families (water safety), kids swim park concept- parties and fam fun and how about pre and post day care for kids. These are significant value added for families.

As a long time business owner and General Manager, I personally support the concept of providing housing to the region that is affordable. Service industry people and entry level workforce citizens need an affordable place to live and allows them easy access to their places of work. This concept of affordable housing makes the City more business friendly. If labor cannot afford to live where they work it is hard to recruit and retain employees. Let's strike a balance and find a more appropriate location in our community for a project such as this one that is proposed.

The residents on the attached petition (TB SUBMITTED) oppose this project and would like to see more family friendly amenities.

Sincerely,

Nate Pomeroy

Trever Fleetham

From: Robert Kuhfuss
Sent: Friday, May 14, 2021 4:22 PM
To: [redacted]
Subject: RE: Project at Waddell and Cotton

Thank you for your email. I am not able to offer such advice; however, I am able to provide more information to you about the project if you like. I will also include your email in the packet when it is time for public hearing, and I will include you and others in the hearing notice when the time comes.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: marc michelle [redacted]
Sent: Thursday, May 13, 2021 7:01 PM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Project at Waddell and Cotton

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Hello ,
We just attended the neighborhood meeting today I would like to know what we have to do to stop the apartments from coming into our neighborhood.
Thank you
M Gelms

Trever Fleetham

From: Jack Hastings
Sent: Monday, June 28, 2021 10:32 AM
To: Karen S
Cc: Robert Kuhfuss
Subject: Re: Proposed Affordable Housing Use of Property at Cotton and Waddell

Thank you for your feedback. I have CC'd the project manager on this email for you.

Jack Hastings
Councilmember
City of Surprise
623.222.1325

On: 27 June 2021 21:33,
"Karen S" ([redacted] wrote:

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

To: Surprise City Council, Surprise Planning Department- Project Manager Robert.kuhfuss@surpriseaz.gov Skip Hall- skip.hall@surpriseaz.gov Patrick Duffy- Patrick.duffy@surpriseaz.gov Chris Judd- chris.judd@surpriseaz.gov Roland Winters Jr.- roland.winters@surpriseaz.gov Ken Remley- ken.remley@surpriseaz.gov Aly Cline- aly.cline@surpriseaz.gov Jack Hastings- jack.hastings@surpriseaz.gov

From: Residents of District 3

Subject: Project for Affordable Housing at Cotton and Waddell

We are writing today to communicate what we feel is the sentiment of our neighbors and the vast majority of residents inside the area of District 3 represented by Patrick Duffy, for those specifically and adversely affected by the proposed development of the affordable housing project at the

Cotton and Waddell location. It is our belief that the residents of this area find the project out of touch with the community in this area and would adversely affect what has been developed here over the past 17-20 years.

While most of us understand that much of the “open space” is destined for development, the bigger question is “what kind of development and how does this affect our quality of life and community to which we have all invested”? Please note below the statement posted prominently on the City Council’s page on the city website:

"Welcome From the Surprise City Council, Surprise is a city that defines vibrant southwest living! From pristine desert sunsets, family-friendly parks and attractions, to a fine mix of shops, restaurants and museums, Surprise has it all! Your family will love the Surprise Recreation Campus where you can catch a Spring Training baseball game at Surprise Stadium- home to the Texas Rangers and Kansas City Royals, fish at Surprise Lake, or enjoy a game of tennis at our 25 court Tennis and Racquet Complex. Once you are here you’ll never want to leave and the good news is that you won’t have to! Surprise offers a variety of unique and charming neighborhoods for people of all ages."

This statement reflects why people choose Surprise. There are many things that make Surprise “family oriented”. We would point out that affordability is one of the “family friendly traits” as are "unique and charming neighborhoods". However, just as important are the amenities and support services the City provides its residents. Certainly included in the support services are safety and a user friendly Government which has an eye towards the City's future and the future benefit of all of its current residents. Rather than exponentially build on the already frenetic pace of development, we believe most of us would like to see additional focus on “catching up” and supporting those of us who have already made our lifetime investment of living in Surprise.

If this Waddell Crossing were standard density for residential (single family) it would be another story. However the problem does remain the same and that is, what is currently being done to enhance our quality of life? The very obvious issue is the lack of family friendly recreational investment outside the city center area. Investment that has been made, simply has not kept pace with the growth. What may have been appropriate 10 years ago is now sadly lacking outside of the city center with the large-scale growth the city has encouraged and experienced.

Is it not bad enough that we are plowing under all of our local fields and preventing our farmers from providing us with locally grown produce? We know what they are growing, we can see what is put on them, they are fresh and much preferred to importation. We had a brief glimpse at the increased cost and loss of fresh consumables with the lock down and transportation issues during covid in 2020 and the pipeline issues in the south east earlier this year.

Instead of wedging a high density housing development that is surrounded by a growing single family home developing region, why not start putting more investment into our amenities which are, as stated, inadequate for the community? Let's invest in the parks and recreation of the area, supporting the outdoor lifestyles that everyone can enjoy. Aquatics facilities, walking and biking trails, and parks with soccer and baseball fields.

How about supporting our senior residents and handicapped with accessible walking paths and parks?

How about for the younger families who live here with before and after school youth programs (not day care) that provides a benefit to these families who live, work, and support the community?

Looking deeper into the Surprise General Plan; https://www.surpriseaz.gov/DocumentCenter/View/1512/2020-Maps?bidId=) a few more things popped out.

• East/West Cactus is considered a MAJOR ARTERIAL ROADWAY. That means something I'm sure.

On Waddell, it is a MAJOR ARTERIAL until either Cotton or 175th Ln (I can't tell from the map) and then it becomes MINOR.

• For this type of housing project public transportation is important. SHORT TERM TRANSIT ROUTES do not support this area but FREQUENT STOP ROUTES do.

Buses. How many buses will Surprise have to start this? At what cost to support this and the other FREQUENT STOP ROUTES which are many? Most will drive surface streets. Muni bus lines are money pits. Taxes WILL GO UP more than a little. Noise and pollution will increase in an area which is already busy.

The proposed development is in the RURAL area of the General Plan of Community Character. This does not sound like a RURAL PROJECT to us, does it honestly sound rural to you?

There are many sections of the city which have open space that is better suited to where lower cost housing would be a benefit and the residents could thrive with available resources nearby. The Litchfield and Bell transit corridors already scheduled for improved bus service and provide walking distance to business and employers would seem a much better fit for affordable housing. Plenty of developed roadway and available space.

Families live here for good reasons, so far. This project will chip away at that fact. We need things our families will value in this area and likely others as mentioned above.

Let's strike a balance and find a more appropriate location in our community for this project that has been proposed. The land west of the 303 and Cotton abuts the canal, state land, and the White Tanks Mountain Range. Building multi-level affordable housing units would require major changes in transit that would disturb the wildlife in the area. Three,(3), and Four,(4), story buildings would alter the beautiful views enjoyed by everyone. We ask that you decide on a more beneficial area to the current residents and those to come.

We oppose this project and would like to see more family friendly spaces and amenities instead of high density housing units.

Looking forward to your reconsideration and support.

Sincerely,

Karen Stuart

Clark & Joan Stuart

Trever Fleetham

From: Jack Hastings
Sent: Monday, July 19, 2021 6:03 PM
To: [redacted]
Cc: Robert Kuhfuss
Subject: Re: proposed use of Truman land or "Waddell Crossing"

Thank you for your feedback!

Jack Hastings
Councilmember
City of Surprise
623.222.1325

On: 19 July 2021 16:19,
[redacted]> wrote:

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Mr. Hastings,

Dear Ms. Cline,
I am writing to you as a Surprise resident to enlighten you about the high-density apartments and affordable housing proposal for Waddell Crossing which I understand will be coming to a vote potentially on August 17th.
It became clear to me after attending meetings in May, June and July that I am not alone in our community. I was great to see you and Mr. Duffy at the June meeting but disappointing that the other council members did not attend these meetings so that they did not hear or learning what the voters are saying so I would like to share my key takeaways:

**There was a unified voice regarding the need for affordable housing in Surprise
**An equally unified voice that the current location is not the right placement for such a development
Community members shared passionate concerns regarding:

1. Too many units per acre
2. significant increase in traffic

3. lack of infrastructure for increased population
4. overflow parking leaking into surrounding neighborhoods
5. impact to property values
6. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt surrounding communities where they are wanting to build 16 units on each acre of land! We already have 1,500 homes and new apartments being built right next door to it! We don't need another 614 units on only 40 acres of land.

I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps

at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a $800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development.

In addition, I feel you should be aware that the affordable housing is for households earning less than $50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all due respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Thank you,
Andrew Berrafato
[redacted]

Trever Fleetham

From: Ashley Labhart
Sent: Monday, August 2, 2021 11:50 AM
To: Jodi Tas
Cc: Robert Kuhfuss; Lloyd Abrams
Subject: RE: Section 42 adorable housing

Jodi,

This email has been added to the case file.

Thank you,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Jodi Tas <Jodi.Tas@surpriseaz.gov>
Sent: Monday, August 2, 2021 9:47 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: FW: Section 42 adorable housing

Hi, Ashley! Please add to the list for this project.

Thank you!

Best,

Jodi

From: Mayor <Mayor@surpriseaz.gov>
Sent: Friday, July 30, 2021 1:44 PM
To: Skip Hall <Skip.Hall@surpriseaz.gov>
Cc: Jodi Tas <Jodi.Tas@surpriseaz.gov>
Subject: FW: Section 42 adorable housing

Hi Mayor Hall,

Please see the email below. If you would like a response sent, please let me know.

Thank you,

Breanne Lorefice
Management Analyst-Sr.
City of Surprise | 16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: 623.222.1331 | **Cell**: 602-540-6484

From: Ashley Mclaughlin [redacted])
Sent: Friday, July 30, 2021 11:24 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Section 42 adorable housing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Please vote against section 42 affordable housing being built on Cotten and Waddell.
We have lived in this neighborhood for 15 years and love it. My son was born here and my daughter is now 5. Over the past few years there has been increasing traffic with 2 new schools and another maybe to come along with many new neighborhoods. There is so much traffic I wouldn't want more. The roads aren't suitable with the recent flooding. It has changed so much already! Please don't allow this. In the past, these neighborhoods that bring in affordable housing the crime rate goes up in the area, and the prices of our homes would lower. This would be terrible for us the people who have loved this peaceful spot of paradise we have called home for years! Enough growth already. Please speak for us! Your our mayor!

Thank you, Ashley Mclaughlin

Trever Fleetham

From: Ashley Labhart
Sent: Monday, August 2, 2021 11:46 AM
To: Jodi Tas
Cc: Lloyd Abrams; Robert Kuhfuss
Subject: RE: The Promenade / Waddell Crossing Project June 29 Meeting

Hi Jodi,

Thank you, this has been added to the case file.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Jodi Tas <Jodi.Tas@surpriseaz.gov>
Sent: Monday, August 2, 2021 11:38 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: FW: The Promenade / Waddell Crossing Project June 29 Meeting
Importance: High

From [redacted]
[redacted] July 31, 2021 10:59 AM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Cc: 'Ron Anthony' [redacted] 'Mike Baker [redacted]
Subject: RE: The Promenade / Waddell Crossing Project June 29 Meeting
Importance: High

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

As previously stated in numerous emails, The Promenade / Waddell Crossing Project is WRONG for the area.

Do YOU as City Representatives support the eventual results of low-income housing?

I presume our Planning and Zoning Department has researched what LOW-INCOME building are.

According to HUD, https://www.huduser.gov/periodicals/ushmc/spring95/spring95.html
…….Public housing is also much more prevalent in central cities than in suburbs. Whereas central cities are home to 46 percent of all renters, they accommodate 69 percent of occupied public housing units. The reverse is true for suburbs, which house 38 percent of renters compared to 14 percent of occupied public housing units……..
.....While public housing units are generally in good condition, the AHS shows that they are located in poorer quality neighborhoods than private rental units. For example, 26 percent of public housing respondents indicated that crime is a problem in their neighborhoods compared to 12 percent of all renters. When asked if their units were near vandalized buildings, 14 percent of public housing respondents replied affirmatively compared to only 3 percent of all renters. When asked if trash or junk on streets or properties in their neighborhoods was a problem, 40 percent of public housing respondents replied affirmatively compared to 17 percent of all renters…….

Furthermore, building low-income housing means skipping amenities
https://rentalhousingjournal.com/building-affordable-apartments-means-skipping-the-amenities/
……..One way to provide more affordable rental options is by building smaller apartment communities without amenities or with fewer amenities, the research says……

The Promenade / Waddell Crossing Project sure is following the pattern of “skipping amenities. There is no mass transit for transportation…. So how are “tenants” of the project to get around to Doctors, recreational facilities, entertainment facilities?
And if this means “low-income” tenant must provide their own transportation (vehicles) …. WHY REDUCE THE PARKING SPACES .. if not to appease / support the builder of this project.
Does the “recreational facilities” within this project support the quantity of “tenants”?

With HUD agreeing projects like this below in more urban settings, and Dominion has surely skipped on amenities, why approve this project?
Planning and Zoning must hold to what few zoning codes the City has to deny Dominion to build the project as it currently is proposed.

Thank you,

Rich and Nanc Ozga
[redacted]

Trever Fleetham

From:	Timothy Mahon [redacted]
Sent:	Tuesday, May 25, 2021 11:00 AM
To:	Robert Kuhfuss; Nichole Flores
Cc:	Sergio Angulo
Subject:	Re: The Promenade PAD Southwest Corner of Cotton Lane and Waddell Road City of Surprise Case No. FS20-829
Attachments:	20210525_CaseNo-FS20-829_Promenade_Comments.pdf

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Mr. Kuhfuss,

Attached are my comments on the subject case number.

Thank you,

Tim Mahon
[redacted]

On Tue, May 25, 2021 at 8:34 AM Sergio Angulo <Sergio.Angulo@surpriseaz.gov> wrote:

> Good Morning Mr. Mahon,
>
> This project is still under the review process and we are still accepting public comments. You can forward your comments to Nichole Flores at Nichole.Flores@surpriseaz.gov. Please also include Robert Kuhfuss on that email.
>
> I am not certain that there is a recording of the neighborhood meeting that took place on May 13th but you can visit the applicant's project webpage online at https://www.gblaw.com/thepromenadesurprise/.
>
> There you will find a narrative of the project and the applicant's contact information. You can reach out to the applicant and ask questions and also ask if they recorded the virtual meeting.
>
> I hope that this helps.

Best regards,

Sergio Angulo, Planner II

City of Surprise

Community Development

16000 N. Civic Center Plaza | Direct: 623.222.3155 | Main: 623.222.3000

From: Timothy Mahon[redacted]
Sent: Monday, May 24, 2021 2:15 PM
To: Sergio Angulo <Sergio.Angulo@surpriseaz.gov>
Cc: Wifey ❤[redacted]
Subject: Fwd: The Promenade PAD Southwest Corner of Cotton Lane and Waddell Road City of Surprise Case No. FS20-829

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Hi Mr. Angula,

Robert is out of office so I am forwarding my questions to you.

Thanks,

Tim Mahon

---------- Forwarded message ---------
From: **Timothy Mahon**[redacted]
Date: Mon, May 24, 2021 at 1:40 PM
Subject: The Promenade PAD Southwest Corner of Cotton Lane and Waddell Road City of Surprise Case No. FS20-829
To: <Robert.Kuhfuss@surpriseaz.gov>
Cc: Wifey ❤[redacted]

Hello Mr. Kuhfuss,

Are you still accepting comments on Case No. FS20-829?

Is the recording of the May 13th meeting available anywhere?

Thank you,

--

Tim Mahon

[redacted]

[redacted]

This e-mail and any accompanying files transmitted are intended solely for
the use of the individual or entity to whom they are addressed; if you have received
this e-mail in error please delete it and notify the sender. In addition, under
Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

25 May 2021 15:34:55 -0000

--
Tim Mahon
[redacted]
[redacted]

Trever Fleetham

From: Robert Kuhfuss
Sent: Thursday, August 19, 2021 5:00 PM
To: Thomas Kueny
Cc: Lloyd Abrams
Subject: RE: Truman Ranch case FS20-829

Mr. Kueny,

Please call me at your convenience. If I am not able to answer, please leave me a message and I would be happy to return your call.

Also, as Ashley noted, the applicant has requested an indefinite continuance so the matter will not be heard this evening. When a new date is set, we will re-advertise appropriately and will reach out to those who have expressed an interest in the case. To that end I have included your email address on that list-serve.

Thank you

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Ashley Labhart <Ashley.Labhart@surpriseaz.gov> **On Behalf Of** Planning and Zoning Comments
Sent: Thursday, August 19, 2021 7:20 AM
To: Thomas Kueny [redacted]
Cc: Planning and Zoning Comments <PandZComments@surpriseaz.gov>; Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: RE: Truman Ranch case FS20-829

Good morning Mr. Kueny,

Our apologies you have not been able to reach Mr. Kuhfuss, I will be sure to pass your email along.

This case is on the Planning and Zoning Commission meeting agenda for this evening, however, please be advised this item will be continued by the Commission to a date to be determined, which will be properly noticed when that new date has been decided upon. As a result, since this item will be continued, the City will not open the public hearing for comment as it pertains to this item during the meeting this evening.

We invite you to share your written comment as it pertains to this case so we may add the comment(s) to the case file.

Do not hesitate to reach out to me directly via email or phone should you need further assistance. I have also copied Mr. Kuhfuss on this email so he may reach out to you via email.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Thomas Kueny[redacted]
Sent: Friday, August 13, 2021 2:21 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Truman Ranch case FS20-829

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******
To whom it may concern:

My understanding is that there is a public hearing scheduled for August 19th at 06:00 o'clock regarding the above noted housing development. Subjects to be discussed include:

1. residential density
2. development standards
3. modifying architectural standards.

I would like to submit a written comment or two prior to the meeting but I need more information on the above three items. I have tried calling Robert Kuhfuss on several occasions, but he doesn't answer his phone. Please respond when you get time. Thanks,

Thomas Kueny

Trever Fleetham

From: Ashley Labhart
Sent: Tuesday, August 17, 2021 11:08 AM
To: Jodi Tas
Cc: Lloyd Abrams; Skip Hall; Patrick Duffy; Robert Kuhfuss
Subject: RE: Waddell Crossing

Good morning Jodi,

Thank you, we will add this to the case file.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Jodi Tas <Jodi.Tas@surpriseaz.gov>
Sent: Tuesday, August 17, 2021 9:51 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Subject: FW: Waddell Crossing

Hi, Ashley! Please add to the Waddell Crossing file.

Thank you!

Best,

Jodi

From: CW Kyle [redacted]
Sent: Tuesday, August 17, 2021 8:00 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Good Morning Skip Hall,
As a 14-year resident of Sarah Ann Ranch here in Surprise and having learned all of the details of the proposed project, I wanted to make sure that I, for one, along with many others, are opposed to seeing it move forward. Certainly I am sure you have heard both sides and you are very familiar with all of the negative aspects

of building that complex on the corner of Waddell and Cotton. This email is to just go on the record and voice my opinion that this proposed project should be built elsewhere, if at all.

Sincerely,
Chuck Kyle

--
CW Kyle
Surprise, Arizona
USA

Trever Fleetham

From: Mike Gent
Sent: Wednesday, June 30, 2021 3:55 PM
To: [redacted]
Subject: RE: Waddell Crossing Developer Meeting***please read

Good afternoon Mr. & Mrs. Pomeroy,

Thank you for your detailed feedback. Mayor Hall discussed your comments with our leadership team and asked that I respond to your email and share my contact information with you.

We appreciate your engagement on this issue and your recognition that Surprise can be a "top community in the country to live, work, play and retire." We feel the same way. Your comments will be included with the other comments that have been received from the community and shared with the Planning and Zoning Commission as part of the information they receive when considering the proposed project, so they can see the same perspective you shared with the Mayor and City Council. If you would like to discuss any of this further, please feel free to give me a call at your convenience.

Ps. You mentioned you are a former business owner, was that Dickey's Barbeque Pit? It is one of our family favorites…

Mike Gent
mike.gent@surpriseaz.gov

City of Surprise · Deputy City Manager
Community Development · Public Works · Water Resource Management
16000 N Civic Center Plaza, Surprise, AZ 85374
Direct (623) 222-6223 · Cell (623) 980-0546

From: "Nate Pomeroy" [redacted]
Subject: Waddell Crossing Developer Meeting***please read
Date: 30 June 2021 10:42
To: "Skip Hall" <Skip.Hall@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Chris Judd" <Chris.Judd@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "Aly Cline" <Aly.Cline@surpriseaz.gov>

June 30, 2021

Dear Council Members,

Many of us had the pleasure of attending last night's developer meeting regarding the major Amendment to the Waddell Crossing PAD.
I would like to share a few takeaways I had as well similar sentiments shared by others at the meeting. There were approximately 140 in attendance I heard one of the organizers share with someone on the phone.

First, our thanks to Council Member's Duffy and Hastings for attending. It is good to see their engagement in the process.

Second, the developer representatives (DR) indicated the City of Surprise received ok from Luke regarding their waiver of the "Graduated Density Concept" for this project. Why, I am not sure of but based on the developers management of numbers and math I am very skeptical the rules of this concept have been adhered to. I am told by other property developers in the DNL of the area that their projects were required to adhere to the Graduated Density and there was no wiggle room. Apparently there is an exception to the rule (Rule accepted by the State and local governments). I'll bet the density change others have managed will be none to happy to hear there could have been an exception to their project. If they only knew they could have requested the exception. I've lived and worked around bases and Congress takes a dim view of urban encroachment on flight patterns etc. I hope the 22% of base personel who live in Surprise don't find out Congress pulls the plug on Luke- not to mention those who have retired to Surprise. If correct, I find this very disappointing. It would have been nice if the City would have been helpful and indicate what has been approved on this project and what has not. Transparency is a good thing.

Next, I found out the developer is using a 1 square mile approach to overall density to make "everything will be ok" approach to their shoe horned community into our neighborhood. I'm shocked they didn't use the corn fields to the west and include the homeless as part of their fuzzy math equation. That spin with DR was embarrassing and insulting.

Next, the developer is fully committed to making their side of Waddell a full three lanes! Awesome!!! Wait.. that stops as soon as they get 50 yards to Truman's entrance and then "bottle neck again". The neighbors on the other side (north on Waddell) have no interest in widening their side (nor would I). What is next eminent domain? You all do realize most of the citizens I speak to think Surprise fixes things after the development is in (see lennar Homes Heritage at Assante) right? Is this planning or reacting? I wonder how 165th Ln handled the traffic build up after the police action last week? Few ways in and few ways out. This area iat Waddell is exploding with development and the infrastructure is nowhere near ready.
Next, the only reason this is such a mess, is that in 2008 when the Council (not you) amended the Urban plan and allowed mixed use without putting a density number on it! Now the developer wants you to put a number on it that suits them. Honorable council members, very few people want this development for the density reasons mentioned and MUCH MORE too many to list. I implore you to do the right thing and set it low enough so a good project can be developed. Not this hot mess you seemed poised to rubber stamp through.

Finally, all of us read the mayors well intended marketing blitz on affordable housing in the Surprise Independent. Well timed sir! **DO NOT THINK THIS IS A STAND AGAINST AFFORDABLE HOUSING (NIMBY)** because quite the contrary. As a former business owner in Scottsdale, I know what it's like to not be able to attract local employees. It is a business nightmare. Why does this council shirk their responsibility in finding ideal locations for affordable housing instead of letting outside developers tell you (us) where they want it? Surprise still has quite a bit of open space for development. Certainly competent City Planners can identify best locations. I'm no planner but even I can see this project is ill conceived for the location. Surprise has the bones to be a top community in the **COUNTRY** to live, work, play and retire. This takes great leadership and not chasing the next windfall. Pretty soon, if not planned for properly we will be a congested high density mess.
Please do the right thing. You should be concentrating on the Parks and Rec Master plan which I have read. Nice plan, very little funding and not enough funding.

Regards,

Nate and Laura Pomeroy
Residents of SAR development

Trever Fleetham

From: Mike Baker [redacted]
Sent: Tuesday, June 22, 2021 9:33 AM
To: Rich Ozga
Cc: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd; Ron Anthony; boa@sarhoa.com; Chris Boyd; Lloyd Abrams
Subject: Re: Waddell Crossing Questions

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I agree wholeheartedly with what you have stated, as everyone I know does also. We are counting on the Council to do what is right and not permit this blight to occur in our neighborhood.

From: "Rich Ozga" [redacted]
To: "Mayor" <Mayor@surpriseaz.gov>, "Skip Hall" <Skip.Hall@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "aly cline" <aly.cline@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "chris judd" <chris.judd@surpriseAZ.GOV>
Cc: "Ron Anthony" [redacted] "Mike Baker" [redacted] "Chris Boyd" <Chris.Boyd@surpriseaz.gov>, "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>
Sent: Tuesday, June 22, 2021 9:09:01 AM
Subject: Waddell Crossing Questions

Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-in-come project are against this project.

This is an excerpt from https://eyeonhousing.org/2019/07/the-effect-of-affordable-housing-on-the-surrounding-neighborhood/ which states

"…..After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy's Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**…."

There are many articles citing effects on neighborhoods as being "against" and "for" affordable low-in-come projects.
Articles "for" citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.
Articles "against" come from more independent sources.

My questions to the Council are ….
1 - Do you consider our area within District 3 to be a " distressed and low-poverty neighborhood"?
2 – Why has this project been selected for our area ?
Virtually every article regarding "affordable – low- in-come housing" places / promotes placing these projects in distressed and low-poverty neighborhood.

3 – Why does the City want to lower our property values?
Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga
[redacted]

Trever Fleetham

From: Ron Anthony [redacted]
Sent: Tuesday, June 22, 2021 10:41 AM
To: Rich Ozga; Mike Baker
Cc: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd; boa@sarhoa.com; Chris Boyd; Lloyd Abrams
Subject: Re: Waddell Crossing Questions

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

I have received a lot of calls about this project, there is a lot of concern. I have directed everyone I speak to toward Council but wanted to let you know it is different than I have seen in the past. There is a lot more concern than I have seen from other projects in Surprise. If any of you would like me to handle my response differently please let me know. All I can really do is pass them on and tell them that they need to make their thoughts know to the city. Due to the quantity of comments I felt it necessary to at least let you know. Thanks for all you do.

Ron Anthony
Vice President of West Valley Management
City Property Management Company
[redacted]

City Property

**The lobby at our Corporate office will remain closed to the public until further notice.
Please log into the homeowner portal https://homeowners.cityproperty.com/Login.aspx
or email customercare@cityproperty.com

Business Hours: Monday – Thursday 8:00 AM to 5:00 PM / Friday 8:00 AM to 3:00 PM

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From: Mike Baker [redacted]
Sent: Tuesday, June 22, 2021 9:32 AM
To: Rich Ozga
Cc: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; aly cline; Roland Winters; chris judd; Ron Anthony; boa@sarhoa.com; Chris Boyd; Lloyd Abrams
Subject: Re: Waddell Crossing Questions

I agree wholeheartedly with what you have stated, as everyone I know does also. We are counting on the Council to do what is right and not permit this blight to occur in our neighborhood.

From: "Rich Ozga" [redacted]
To: "Mayor" <Mayor@surpriseaz.gov>, "Skip Hall" <Skip.Hall@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "aly cline" <aly.cline@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "chris judd" <chris.judd@surpriseAZ.GOV>
Cc: "Ron Anthony" [redacted], "Mike Baker" [redacted] "Chris Boyd" <Chris.Boyd@surpriseaz.gov>, "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>
Sent: Tuesday, June 22, 2021 9:09:01 AM
Subject: Waddell Crossing Questions

Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-in-come project are against this project.

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"…..After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy's Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**…."

There are many articles citing effects on neighborhoods as being "against" and "for" affordable low-in-come projects.

Articles "for" citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.

Articles "against" come from more independent sources.

My questions to the Council are ….

1 - Do you consider our area within District 3 to be a " distressed and low-poverty neighborhood"?

2 – Why has this project been selected for our area ?

Virtually every article regarding “affordable – low- in-come housing” places / promotes placing these projects in distressed and low-poverty neighborhood.

3 – Why does the City want to lower our property values?

Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga

[redacted]

[redacted]

WARNING: Computer viruses can be transmitted via e-mail. City Property Management's e-mail system has scanned this e-mail message for malware, links to phishing web sites and spam/junk content. In some cases however, messages may be able to make it to your inbox that contain possible threats. If you receive an unexpected e-mail message that asks you to open a web site or asks for a password or tells you do download or install a program, do not take any action as such and delete the message immediately. If you are unsure of what to do, contact IT support at phone extension 2233. Thank you.

Trever Fleetham

From: Robert Kuhfuss
Sent: Friday, August 20, 2021 12:14 PM
To: 'Donald Fritz/Cheryl Fritz'
Subject: RE: Waddell Crossing

Thank you. I've added your name to the list.

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Donald Fritz/Cheryl Fritz [redacted]
Sent: Friday, August 20, 2021 10:55 AM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Waddell Crossing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good Morning,

We met you last night at City Hall. It would be great if you would keep us informed as to the meetings, etc. on the Waddell Crossing project.

We look forward to hearing from you.

Sincerely,

Don & Cheryl Fritz
Sierra Montana / Surprise, AZ

Trever Fleetham

From: Ashley Labhart
Sent: Tuesday, May 18, 2021 10:58 AM
To: [redacted]
Subject: RE: Hello

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: [redacted])
Sent: Tuesday, May 18, 2021 6:12 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Hello

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

No hud hosing please at waddell and cotton. All that will do is bring crime! Thanks.

Sent via the Samsung Galaxy S20 Ultra 5G, an AT&T 5G smartphone

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 17, 2021 3:30 PM
To: [redacted]
Cc: Mayor
Subject: RE: HUD Development

Good afternoon Ms. Frazier,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Sharon Frazier[redacted]
Sent: Friday, May 14, 2021 6:58 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: HUD Development

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

I just heard that Surprise is entertaining putting HUD housing on the Waddell/Cotton area.
I certainly hope this is not true. I left California to get away from these developments. I love how beautiful Surprise is. It's clean, safe and welcoming. I assure you that it will not be the same if these developments are allowed. It will become dirty and trashy, crime will increase, gangs will come, home values will decrease and the people you wanted to attract will leave and the homeless will come. It will become harder to attract businesses. I've seen City after city in CA deteriorate because of HUD housing. Here's hoping I don't have to leave again. I came here to retire in peace and safety.

Sharon Frazier
Surprise Farms

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:06 AM
To: Cheryl Gulota
Cc: Patrick Duffy
Subject: RE: HUD Housing

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Cheryl Gulota [redacted]
Sent: Friday, May 14, 2021 6:51 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD Housing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Please do not approve HUD housing for surprise, this is not a good decision for Surprise, it will lower our property values and increase crime, please do not let this happen to our city. We love it here.

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 24, 2021 10:43 AM
To: Carol Ortiz
Subject: RE: HUD housing

Good morning Ms. Ortiz,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----
From: Carol Ortiz [redacted]
Sent: Monday, May 24, 2021 10:00 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I live in Sarah Ann Ranch. I m not in favor of the proposed HUD housing on Cotton and Waddell. Traffic is getting terrible in this area with all the new houses being built. We need to address the traffic before more housing developments are proposed. Will there be enough parking for this development? We need some traffic lights installed before it gets worse. Thank you

Carol Ortiz

Sent from my iPhone

Sent from my iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:17 AM
To: Allison Dykstra
Cc: Patrick Duffy
Subject: RE: HUD housing

Good morning Ms. Dykstra,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----
From: Allison Dykstra [redacted]
Sent: Thursday, May 13, 2021 8:28 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Please do not approve HUD housing in surprise. You work hard for our money and the things that we have I don't want it diminished because of these properties that the government subsidizes that people don't take care of Or care about the community surrounding them

Allison R Dykstra
Mobile Signer
[redacted]

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:13 AM
To: Garrett Scrivner
Subject: RE: HUD housing Cotten/Waddell

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----
From: Garrett Scrivner [redacted]
Sent: Thursday, May 13, 2021 10:57 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing Cotten/Waddell

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

We work hard to be able to provide a safe environment for our children and families and completely stand in opposition to these HUD development programs in the area of Waddell it is scary for me to think as a hard-working man veteran husband and father that everything I work for relating to the value of my property and the safety of my family could be put in jeopardy to satisfy the needs of those who are unwilling to take responsibility for their own life I completely stand opposed to any construction I've hud housing anywhere near the city of Waddell somehow Waddell has become a safe haven for those who work hard and appreciate the safety of their neighborhood to compromise all of this in the name of compassion or any other fear is nothing other than abort negligent and destructive

Sent from my iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 24, 2021 9:53 AM
To: Paul Gulbranson
Subject: RE: HUD Housing Project - Waddell and Cotton

Good morning Mr. and Mrs. Gulbranson,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Paul Gulbranson [redacted]
Sent: Monday, May 24, 2021 5:24 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Paul Gulbranson [redacted]
Subject: Fwd: HUD Housing Project - Waddell and Cotton

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

I am writing to express my concern about the proposed HUD housing complex slated for the SW corner of Waddell and Cotton in Surprise.

Living within a mile of this area, I am concerned with the viability of this location. The traffic is already a concern with the schools in this area causing back ups, and with the additional tenants of this proposed property that issue will undoubtedly get much worse.

In addition, anytime a HUD complex is built, the crime in the area gets worse along with falling real estate prices, both of which are a huge concern to me.

Please rethink the location of this property and how it will affect the current residents first. We are already paying the taxes and love our safe city.

Thank you for your time and service to Surprise.

Paul & Michelle Gulbranson

[redacted]

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 10:56 AM
To: Diana McNitt
Subject: RE: HUD housing project Cotton/Waddell

Good morning Diana,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----
From: Diana McNitt [redacted]
Sent: Friday, May 14, 2021 10:33 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing project Cotton/Waddell

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Ms Labhart,
I am a resident in Sierra Montana and I would like to voice my concern of the location of this new HUD housing project. Why is this going in a higher priced residential area and not further south on the 303 corridor or Cotton Lane where there is more land available? Would you be ecstatic to have this project built across the street from you? Who will monitor the complex and control the status of people being allowed to live there?
What about the people who are having their homes built right next to it; were they informed of this before building their home which starts in the mid to high $300K? Why isn't it being built in the city center area; the city has no problem building for 55+ communities.
I am all for affordable housing, but I feel no thought was put into the location of this build; Maybe it's about the tax revenue and not about other people's concerns.
Have you guys even thought about affordable living apartments along the corridor for young people who have graduated? Where are they supposed to live or should they live at home until they're 30 years old?
When and where will you start thinking and building our riverwalk with more shops and nicer dining restaurants; maybe a nice waterpark as a place to go with the family. There is NOTHING for young adults or families in the immediate area; sorry, 1 bowling alley and 1 theater.

We have lived in Surprise for 16 years and have been promised all these wonderful things, parks, waterparks, nice restaurants and Prasada Mall with nice stores. All that is going in are Hilibertos, Fililbertos and the like..fast foods. It seems there's no thought of future growth.
Once the land is gone there's no rethinking and turning back!

Thank You,

Diana M

Trever Fleetham

From: Ashley Labhart
Sent: Tuesday, May 18, 2021 10:53 AM
To: Denise Radosevich
Subject: RE: HUD Housing Project

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Denise Radosevich [redacted]
Sent: Monday, May 17, 2021 10:08 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD Housing Project

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Ms Labhart,

We live in the White Tank Foothills and just heard about the HUD housing going in right down the road. PLEASE, do not approve of this. We all put our hard earned money into our homes, many of us like ourselves, are retired and would hate to move elsewhere. Our home values will plummet!

Denise Radosevich

Sent from Yahoo Mail on Android

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:12 AM
To: Cynthia
Cc: Jack Hastings; Patrick Duffy; Michael Frazier
Subject: RE: HUD housing

Good morning Ms. Sobarzo,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----
From: Cynthia <[redacted]
Sent: Friday, May 14, 2021 8:03 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good morning,
Where can I formally register my disapproval of this high density HUD housing on Waddell and Cotton Ln?
Thank you,
Cynthia Sobarzo

Sent from my iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 17, 2021 8:17 AM
To: [redacted]
Subject: RE: HUD housing

Good morning Mr. Beach,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: D Beach[redacted]
Sent: Sunday, May 16, 2021 5:44 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Ashley,
As a resident of Sarah Ann Ranch we strongly oppose the idea of building apartments near us at Waddell & Cotton.
There must be other locations available that won't affect home values.
Thank you,
Dale Beach

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 17, 2021 8:29 AM
To: [redacted]
Cc: Robert Kuhfuss; Jack Hastings
Subject: RE: HUD Housing

Good morning Ms. Frazier,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: "Sharon Frazier" [redacted]
Subject: HUD Housing
Date: 14 May 2021 19:06
To: "Jack Hastings" <Jack.Hastings@surpriseaz.gov>

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

I just heard that Surprise is entertaining putting HUD housing on the Waddell/Cotton area.
I certainly hope this is not true. I left California to get away from these developments. I love how beautiful Surprise is. It's clean, safe and welcoming. I assure you that it will not be the same if these developments are allowed. It will become dirty and trashy, crime will increase, gangs will come, home values will decrease and the people you wanted to attract will leave and the homeless will come. It will become harder to attract businesses. I've seen City after city in CA deteriorate because of HUD housing. Here's hoping I don't have to leave again. I came here to retire in peace and safety.

Sharon Frazier

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:19 AM
To: Vitaliano1
Cc: Patrick Duffy
Subject: RE: HUD/RENTAL HOUSING

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Vitaliano1 [redacted]
Sent: Thursday, May 13, 2021 8:19 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Fwd: HUD/RENTAL HOUSING

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Begin forwarded message:

From: Vitaliano1 [redacted]
Date: May 13, 2021 at 8:17:58 PM MST
To: patrick.duffy@surpriseaz.gov
Subject: HUD/RENTAL HOUSING

Hello -
Our community is VERY WORRIED about this housing project being talked about on Cotton /WADELL AREAS ,, we do not want or need this type of housing in our neighborhood !
PLEASE HEAR OUR VOICES ITS ALL OVER SOCIAL MEDIA .

Thank you !

Trever Fleetham

From: Ashley Labhart
Sent: Tuesday, May 25, 2021 2:22 PM
To: Diana Hathaway
Subject: RE: MUST READ re: 3 story low income/senior proposed development at Waddell Crossing

Good afternoon Ms. Hathaway,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Diana Hathaway [redacted]
Sent: Tuesday, May 25, 2021 11:03 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: MUST READ re: 3 story low income/senior proposed development at Waddell Crossing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Ms. Labhart,

I'm writing you today as a concerned citizen who lives in the Waddell Haciendas neighborhood here in Surprise AZ.

As you know, there is a proposed 3 story government apt complex and senior housing area containing 600 units planning to be built on the corner of Cotton and Waddell. This is NOT a good planning decision based on the following reasons.

We moved out here to enjoy the quiet, less congested country life and yet still be close to city amenities. That was only 4 years ago and sadly this is no longer the lifestyle we are living. Since we've moved here 3 schools within a 3 mile radius have been built, 2 major subdivisions have been built and even more as of today I see are breaking ground. As I drive my kids to school there is only a 2 lane street that is available near Waddell and 172nd and traffic is backed up a mile every morning and afternoon.

All there are out here are houses now! No wide open spaces, no parks, no entertainment and no quality restaurants. It seems more senior housing and apartments is all Surprise wants. Those new stand alone apts are everywhere like on Waddell and Reems and Assisted living places are EVERYWHERE- even next to Ottawa

university and the baseball training fields! Old people and young lifestyles activities seem like an odd mixture and so does this proposal of having more ugly high story apartments with more people to encroach our already crowded streets and neighborhoods!

We use to ride our horses down the canal up until a year ago and because of the masses of people from of all the new subdivisions and people that come into our neighborhood wanting to pet our animals and loot, Maricopa water district closed it down due to the unwanted trespassers and people dumping their junk! We don't need more people taking walks in our neighborhood where they bring their dogs, crap on our yards, bark and lunge at my horse while riding, trying to pet and feed our livestock and do slow drive bys checking out our property. This is happening more and more and I can only imagine it will get worse with 600 families moving in!

And I get it, low cost housing sounds like a compassionate service for those less fortunate, but let's be real...these communities are often infiltrated with riff raff, not everyone of course is, but look at any community that has this program and tell me the area hasn't gotten worse! Surprise is going to be another El Mirage with low income housing, burger kings and goodwills. Not classy or attractive!

Please listen to us, the citizens who live here and experience the lifestyle day in and day out.
We are begging you to not allow this development happen. This is why we vote for you so you can represent us. We trust you to be our voice and to uphold your position to make Surprise a wonderful community where we can safely raise our children in a clean, beautiful and in a well thought out plan of a city.

Thank you so much for listening and all I ask from you is to deny this new proposed development from happening to our beautiful city and neighborhood.

Much respect,
Diana Hathaway

Sent from my iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 11:06 AM
To: 'Denise Ghazal'
Cc: Patrick Duffy; Mayor
Subject: RE: Opposition to Waddell and Cotton project Surprise

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Denise Ghazal [redacted]
Sent: Friday, May 14, 2021 10:49 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Subject: Fwd: Opposition to Waddell and Cotton project Surprise

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Ms. Labhart;

Please do not approve the large HUD project proposal at Waddell and Cotton.

To: patrick.duffy@surpriseaz.gov
Subject: Opposition to Waddell and Cotton project Surprise

Mr. Vice Mayor Duffy;

It is our understanding, based on the presentation on May 13, 2021 at 6pm that the city of Surprise is considering approval of a large HUD project to be at the intersection of Waddell and Cotton Lane.

It is with great concern and strong opposition I submit our plea to NOT ALLOW this project to be built at this location. There is already a ridiculous amount of traffic in this area based on the

schools and the fact that many residents in the Sarah Ann Ranch neighborhood cannot get out of their subdivision in a timely manner because the infrastructure is just not adequate. We have been here for over 8 years and have seen a tremendous amount of development surrounding our area, however, enough is enough. Also concerning are applicants and occupants of a project such as this, and the significant increase in population in a small community. How will the city protect the current residents? How will the city patrol the area, how often and what will the schedule be? How many times a day will law enforcement be patrolling the area? What increase in response times will be expected?

Please do not approve this project at this location.
Sincerely,
Kamal and Denise Ghazal
Sarah Ann Ranch

Sent from my iPhone

Sent from my iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Thursday, May 20, 2021 10:29 AM
To: Vicki Goshert
Subject: RE: PLEASE SAY NO TO THE AFFORDABLE HOUSING PROJECT!

Thank you, you as well.

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Vicki Goshert [redacted]
Sent: Thursday, May 20, 2021 10:02 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Re: PLEASE SAY NO TO THE AFFORDABLE HOUSING PROJECT!

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Thanks, Ashley! Have a good day.

Vicki

> On May 20, 2021, at 9:32 AM, Ashley Labhart <Ashley.Labhart@surpriseaz.gov> wrote:
>
> Good morning Ms. Knudtson,
>
> Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.
>
> Best Regards,
>
> Ashley Labhart
> Senior Administrative Specialist
>
> City of Surprise | Community Development
> 16000 N. Civic Center Plaza | Surprise, AZ 85374
> Office: (623) 222-3099 | Fax: (623) 222-3001
>
> ---
>
> **From:** Vicki Goshert [redacted]
> **Sent:** Thursday, May 20, 2021 9:04 AM

To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; jack.hastings@surprise.gov; Chris Judd <Chris.Judd@surpriseaz.gov>
Subject: PLEASE SAY NO TO THE AFFORDABLE HOUSING PROJECT!

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

City of Surprise Representatives,

Being a 10 year resident of District 3, I have been privileged to watch Surprise thrive as a wonderful city for families to raise their children. I have also been elated to see all of the new businesses such as Costco, Aldi, and other great businesses make the decision to build in Surprise by the 303 and Waddell.

I love living in Surprise, and raising my 3 small children here. I feel extremely safe in my neighborhood and in the surrounding communities west of the 303 which we frequently play in, shop, and attend children's sporting events. That's why I was shocked and appalled to learn that the city is considering building an affordable housing project in the middle of our community.

This is a HORRIBLE idea. Not only will it stop all the progress that has been made in building up that area with desirable businesses, it will make traffic a nightmare, and it will sink property values in an otherwise sought after neighborhood. The most concerning part about this irresponsible idea is the CRIME that it will bring to our neighborhood. I am not being insensitive to specific financial classes of potential residents, I am simply stating historical data and the complete decline that such areas have had in Phoenix and surrounding cities.

By making this decision, you will single handedly erase all the progress that has been made to build up this area with exciting new developments, and in turn, leave the district and surround areas in shambles.

Please PLEASE listen to the people you represent. This is not going to result in more generated income for Surprise, it will secure this area as a neighborhood to steer clear of for all potential shoppers and home purchasers, along with their money.

Thank you for your consideration and concern for the safety and well being of my family and neighbors.

Sincerely,

Vicki Knudtson

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 24, 2021 9:54 AM
To: Michelle & Paul Gulbranson
Subject: RE: Proposed HUD housing in Surprise - Waddell and Cotton

Good morning Mr. and Mrs. Gulbranson,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Michelle & Paul Gulbranson [redacted]
Sent: Monday, May 24, 2021 5:20 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Michelle Gulbranson [redacted]
Subject: Proposed HUD housing in Surprise - Waddell and Cotton

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

I am writing to express my concern about the proposed HUD housing complex slated for the SW corner of Waddell and Cotton in Surprise.

Living within a mile of this area, I am concerned with the viability of this location. The traffic is already a concern with the schools in this area causing back ups, and with the additional tenants of this proposed property that issue will undoubtedly get much worse.

In addition, anytime a HUD complex is built, the crime in the area gets worse along with falling real estate prices, both of which are a huge concern to me.

Please rethink the location of this property and how it will affect the current residents first. We are already paying the taxes and love our safe city.

Thank you for your time and service to Surprise.

--

Michelle & Paul Gulbranson, [redacted]

Trever Fleetham

From: Chris Boyd
Sent: Monday, July 19, 2021 7:32 AM
To: Jack Hastings; Robert Kuhfuss
Cc: Ashley Labhart
Subject: RE: Proposed HUD housing location

Council Member Hastings,

We will ensure the comments are part of the record.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: Jack Hastings <Jack.Hastings@surpriseaz.gov>
Sent: Friday, July 16, 2021 10:40 AM
To: Chris Boyd <Chris.Boyd@surpriseaz.gov>; Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Fwd: Proposed HUD housing location

Jack Hastings
Councilmember
City of Surprise
623.222.1325

From: "Erin Ast" [redacted]
Subject: Proposed HUD housing location
Date: 15 July 2021 16:21
To: "Mayor" <Mayor@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "Aly Cline" <Aly.Cline@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Chris Judd" <Chris.Judd@surpriseaz.gov>

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

City Council of Surprise

Thank you for taking the time to read this email. My name is Erin Ast and I have lived in Surprise since 2006. Our first home was in the Desert Oasis and in 2011 we moved to Surprise Farms. I have been married for 17 years and I have 4 children: Garrison 15 currently enrolled at Paradise Honors High School, Ryane 13 currently enrolled at Canyon Ridge Elementary, Gavin 10 also at Canyon Ridge and Grant 4 and in preschool. My husband and I also started fostering about 6 years ago and that is how we were blessed with Grant.

I am currently a homemaker, but have a degree in Elementary Education and plan on getting back to teaching in some capacity once all my kids are in school. I also volunteer as a mentor and teacher at Hope Womens Center in El Mirage, I have been a part of the center since it opened in the West Valley about 4 years ago. My experience in the foster care system as well as working at the women's center gives me a unique perspective on the new proposed HUD location between Waddell road and Cactus road just West of Cotton lane. I have seen the benefit of HUD housing for the community by giving lower income families an opportunity to gain a place of residency. I personally mentor women who live in HUD homes currently and have knowledge in what is needed for them to thrive. Although this is a great benefit and opportunity for people to provide for themselves and their children, it is extremely important for it to be close to places where jobs are readily available as well as public transportation and access to stores by walking or biking. This type of community should be closer to the epicenter of the city so that the residents can access the DES office, WIC, multiple places of employment, Ottawa University, grocery stores and resource centers that support women and children.

Being closer to the center of Surprise--as opposed to being so far west without personal transportation--would be more practical and beneficial for accessing services that will hopefully lead to their success. In other words, it is placing the community in a tough position from the onset for the future residents to thrive. Therefore, we plead with you to consider moving the proposed location closer to the center of the city to increase the benefit of the future residents.

Thank you again for your service to the city and I would appreciate a response to the following:

Are there future city council meetings that are discussing this issue further?

If so, when are the meetings?

I have discussed this with many other residents that feel the same and we look forward to further discussion about the best location for the property mentioned above.

--

Erin Ast
Surprise, Arizona

Trever Fleetham

From: Chris Boyd
Sent: Monday, July 19, 2021 7:32 AM
To: Jack Hastings; Robert Kuhfuss
Cc: Ashley Labhart
Subject: RE: Proposed HUD housing location

Council Member Hastings,

We will ensure the comments are part of the record.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

SURPRISE
ARIZONA

From: Jack Hastings <Jack.Hastings@surpriseaz.gov>
Sent: Friday, July 16, 2021 10:40 AM
To: Chris Boyd <Chris.Boyd@surpriseaz.gov>; Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Fwd: Proposed HUD housing location

Jack Hastings
Councilmember
City of Surprise
623.222.1325

From: "Erin Ast" [redacted]
Subject: Proposed HUD housing location
Date: 15 July 2021 16:21
To: "Mayor" <Mayor@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "Aly Cline" <Aly.Cline@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Chris Judd" <Chris.Judd@surpriseaz.gov>

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

City Council of Surprise

Thank you for taking the time to read this email. My name is Erin Ast and I have lived in Surprise since 2006. Our first home was in the Desert Oasis and in 2011 we moved to Surprise Farms. I have been married for 17 years and I have 4 children: Garrison 15 currently enrolled at Paradise Honors High School, Ryane 13 currently enrolled at Canyon Ridge Elementary, Gavin 10 also at Canyon Ridge and Grant 4 and in preschool. My husband and I also started fostering about 6 years ago and that is how we were blessed with Grant.

I am currently a homemaker, but have a degree in Elementary Education and plan on getting back to teaching in some capacity once all my kids are in school. I also volunteer as a mentor and teacher at Hope Womens Center in El Mirage, I have been a part of the center since it opened in the West Valley about 4 years ago. My experience in the foster care system as well as working at the women's center gives me a unique perspective on the new proposed HUD location between Waddell road and Cactus road just West of Cotton lane. I have seen the benefit of HUD housing for the community by giving lower income families an opportunity to gain a place of residency. I personally mentor women who live in HUD homes currently and have knowledge in what is needed for them to thrive. Although this is a great benefit and opportunity for people to provide for themselves and their children, it is extremely important for it to be close to places where jobs are readily available as well as public transportation and access to stores by walking or biking. This type of community should be closer to the epicenter of the city so that the residents can access the DES office, WIC, multiple places of employment, Ottawa University, grocery stores and resource centers that support women and children.

Being closer to the center of Surprise--as opposed to being so far west without personal transportation--would be more practical and beneficial for accessing services that will hopefully lead to their success. In other words, it is placing the community in a tough position from the onset for the future residents to thrive. Therefore, we plead with you to consider moving the proposed location closer to the center of the city to increase the benefit of the future residents.

Thank you again for your service to the city and I would appreciate a response to the following:

Are there future city council meetings that are discussing this issue further?

If so, when are the meetings?

I have discussed this with many other residents that feel the same and we look forward to further discussion about the best location for the property mentioned above.

--

Erin Ast
Surprise, Arizona

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 2:20 PM
To: Patrick Smith
Subject: RE: Say NO to "Waddell Crossing Site Plan" PAD Modification

Good afternoon Mr. and Mrs. Smith,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Patrick Smith [redacted]
Sent: Friday, May 14, 2021 2:16 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Patrick Smith [redacted]
Subject: Say NO to "Waddell Crossing Site Plan" PAD Modification

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Ashley Labhart,

Please bring the following to the attention of our Planning & Zoning Commission Members.

Last night I participated in a zoom call of an active meeting presented by land developers who are seeking a PAD modification to obtain approval for high-density multi-level apartment buildings at the corner of Waddell & Cotton Lane. The apartment buildings would be HUD rent controlled. I don't know of a single neighbor in District 3 who approves of any plan to construct these or any other apartment buildings.

In the strongest terms I would like to relay the negative feelings of neighbors concerning the upcoming review of a proposal for PAD modification at the corner of Waddell & Cotton Lane. We (1) don't want a PAD modification to approve any high-density plans for the corner of Waddell & Cotton Lane, (2) we especially

don't want apartment buildings approved for that area and (3) specifically we don't want the excessive multi-tenant apartment plan being proposed as the "Waddell Crossing Site Plan".

We ask you to support the citizens of District 3 and reject any such plans from being approved. Please reject this plan immediately.

Thank you for your consideration and support of District 3 voters.

Regards,

Patrick & Debbie Smith

[redacted]

Sent from Yahoo Mail. Get the app

Trever Fleetham

From: Mayor
Sent: Wednesday, August 4, 2021 10:25 AM
To: Brittany Slade
Cc: Ashley Labhart
Subject: RE: Traffic

Good morning, Ms. Slade! Thank you for your email and for sharing your concerns with me. Your email has been added to the case file for our consideration and it will be taken into account if and when it is time to vote on the project.

Have a great day! Thank you again for providing me with your input.

Best,

Skip

From: Brittany Slade [redacted]
Sent: Tuesday, August 3, 2021 9:03 PM
To: Ken Remley <Ken.Remley@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Subject: Fwd: Traffic

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I just wanted to email and let you know that i am firmly against putting a low-income housing development on the corner of waddell and cotton. The city of the surprise just can't accommodate all the additional people that such a development would bring. the schools don't have the room, every time a bond is up the voters turn it down and more importantly the infrastructure is not in place. Have you driven down cotton lane after 2:30 from bell going south? It is a nightmare!! I drive from Surprise Farms (cotton and surprise farms loop N) Traffic is backed up in all directions from all of the schools being released (the school traffic i encounter is canyon ridge, cimmaron springs, and legacy traditional surprise west, to business, and rush hour. I have found that drivers become nasty and wreckless and traffic is bumper to bumper and often times cars are left in the middle of intersections. I am attaching a few pictures taken while waiting at the stop sign of cotton and cactus (at the line, first car at the stop sign) where i sat for a good 15 minutes unable to complete my right hand turn because of the traffic. As I sat in traffic, I thought, what would happen if emergency vehicle needed to get through, they justy couldn't. please for the community do not allow the low-income housing development to go through we just don't have the means to support this.
brittany slade

Sent from Brittany's iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 17, 2021 3:19 PM
To: Mayor; Skip Hall; Patrick Duffy
Cc: Robert Kuhfuss
Subject: RE: Waddell and Cotton HUD development

Good afternoon Mayor Hall/Vice Mayor Duffy,

Please be advised, we received a comment email from Mr. and Mrs. Hartman dated May 15th as well, and have already reached out to notify them that their comments have been added to the record and the planner notified of the email.

Thank you for forwarding this email on so we may add it to the case record also.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, May 17, 2021 12:52 PM
To: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: FW: Waddell and Cotton HUD development

FYI

From: Rod Hartman[redacted])
Sent: Saturday, May 15, 2021 12:07 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell and Cotton HUD development

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Mayor Hall,
We own a residence in the Sarah Ann Ranch subdivision off Wadell, 175th, and Citrus and do not want the planned HUD Housing development in our area. Since you would certainly have influence over the city planning committee we respectfully request you provide our following objections to the committee.

Please do not approve a PAD modification for any high-density multi-tenant HUD housing plans for the corner of Waddell & Cotton Lane proposed as the "Waddell Crossing Site Plan". That location is entirely inappropriate for this type of development for the following reasons. The Prasada area has

been extremely slow for “quality” commercial development and this type of low income housing will surely exacerbate that issue. Multi-tenant low-income apartment buildings approved for that area will certainly decrease residential property values which in turn will reduce tax revenues for the city. This high density housing will increase traffic that is already a serious problem with so many schools and residential properties already present in this immediate area.

Having a career of over 40 years in the mortgage business as a servicing manager for both residential and commercial mortgages including Planned HUD Developments I have witnessed the rapid decline in these rental properties within just a very few short years after development. Any housing development where a tenant has no money invested, the property rapidly declines due to property damage and the bringing in of other bad elements such as drugs and crime. These types of government rental properties result in a huge negative impact to the local community.

It also appears as though the City of Surprise is being blackmailed by the federal government (HUD) to provide a site for this rental property or other government funding will be withheld or withdrawn. We request you fight back as we don't need the federal government involved in the City of Surprise development and planning.

We request this development not be approved at the proposed site.
Rod and Nedra Hartman

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 17, 2021 8:18 AM
To: Rod Hartman
Subject: RE: Waddell and Cotton HUD development

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Rod Hartman [redacted]
Sent: Saturday, May 15, 2021 11:53 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell and Cotton HUD development

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Ms Labhart,
We live in the Sarah Ann Ranch subdivision off Wadell, 175th, and Citrus and do not want the planned HUD Housing development in our area and request you provide the city planners with our written objection to this development.

Please do not approve a PAD modification for any high-density multi-tenant HUD housing plans for the corner of Waddell & Cotton Lane proposed as the "Waddell Crossing Site Plan". That location is entirely inappropriate for this type of development for the following reasons. The Prasada area has been extremely slow for "quality" commercial development and this type of low income housing will surely exacerbate that issue. Multi-tenant low-income apartment buildings approved for that area will certainly decrease residential property values which in turn will reduce tax revenues for the city. This high density housing will increase traffic that is already a serious problem with so many schools and residential properties already present in this immediate area.

Having a career of over 40 years in the mortgage business as a servicing manager for both residential and commercial mortgages including Planned HUD Developments I have witnessed the rapid decline in these rental properties within just a very few short years after development. Any housing development where a tenant has no money invested, the property rapidly declines due to property damage and the bringing in of other bad elements such as drugs and crime.

We request this development not be approved.

Rod and Nedra Hartman

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 2:23 PM
To: Paul Jensen
Cc: Mayor
Subject: RE: Waddell crossing site plan

Good afternoon Mr. Jensen,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Paul Jensen [redacted]
Sent: Friday, May 14, 2021 2:20 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell crossing site plan

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

To whom it May Concern,

We moved to the nice community of Surprise in March of 2020. We came from California where we witnessed massive homelessness and destruction. We moved to Surprise to be part of a beautiful upcoming community and now we're hearing about Section 8 HUD housing on the corner of Waddell and Cotton Lane.

We already have a hard time exiting and entering our neighborhood with all the schools that surround us and minimal streets availability. I can't even imagine a massive apartment structure.

We don't want a **PAD Modification** to approve any **High-density plans** for this corner. We especially don't want apartment buildings or excessive multi-tenant apartment plans approved for that area.

Please consider your patriots.

Sincerely,
Paul Jensen
Surprise, AZ

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:19 AM
To: Dara Lealos
Cc: Patrick Duffy
Subject: RE: Waddell Crossing Site Plan

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----
From: Dara Lealos [redacted])
Sent: Thursday, May 13, 2021 8:27 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell Crossing Site Plan

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello,

I have lived in Surprise since 12/1999 and I do not support the building of low income HUD housing projects in my neighborhood, please do not let this come to our city of Surprise. It will only degrade the communities, but it will impact business, property values and of course crime.

Please be vigilant in keeping Surprise a safe, family oriented community.

Thank you,
Dara Lealos
Mountain Vista Ranch Community / 21 yr Surprise Resident

Sent from my iPhone

Trever Fleetham

From: Paul Jensen [redacted]
Sent: Friday, May 14, 2021 2:27 PM
To: Ashley Labhart
Cc: Mayor
Subject: Re: Waddell crossing site plan

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Thank you so much Ashley, by the way that's my daughters name, we call her AJ.

Please see what the traffic conditions could become!!

Regards,

PJ (Paul Jensen)

On Fri, May 14, 2021 at 2:23 PM Ashley Labhart <Ashley.Labhart@surpriseaz.gov> wrote:

> Good afternoon Mr. Jensen,
>
> Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.
>
> Best Regards,
>
> Ashley Labhart
>
> Senior Administrative Specialist
>
> City of Surprise | Community Development
>
> 16000 N. Civic Center Plaza | Surprise, AZ 85374
>
> Office: (623) 222-3099 | Fax: (623) 222-3001
>
> **From:** Paul Jensen [redacted]
> **Sent:** Friday, May 14, 2021 2:20 PM

To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell crossing site plan

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

To whom it May Concern,

We moved to the nice community of Surprise in March of 2020. We came from California where we witnessed massive homelessness and destruction. We moved to Surprise to be part of a beautiful upcoming community and now we're hearing about Section 8 HUD housing on the corner of Waddell and Cotton Lane.

We already have a hard time exiting and entering our neighborhood with all the schools that surround us and minimal streets availability. I can't even imagine a massive apartment structure.

We don't want a **PAD Modification** to approve any **High-density plans** for this corner. We especially don't want apartment buildings or excessive multi-tenant apartment plans approved for that area.

Please consider your patriots.

Sincerely,

Paul Jensen

Surprise, AZ

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14 May 2021 21:23:26 -0000

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 11:47 AM
To: Judy White
Cc: Patrick Duffy
Subject: RE: Waddell/Cotton Lane HUD Housing Disapproval

Hello Ms. White,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Judy White [redacted]
Sent: Friday, May 14, 2021 11:33 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing Disapproval

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

To our Representatives:

I am a concerned citizen of Surprise who has made my home in Sierra Montana for the last 17 years. I have seen many changes in the city of Surprise, some good and some not so much. But this potential project is definitely not good for those of us who live along the west side of Waddell. I feel I speak for the majority of our community when I express my concern for what the city is proposing. It is the consensus of our community that this project, though well meaning in its purpose, is being proposed to be built in an inappropriate area. Isn't the city supposed to listen to the will of the people? I don't recall seeing any prop on the ballot to vote on such a massive project?

There is so much vacant land in Surprise that I don't understand the rationale for building a complex such as what is being proposed, in an already congested area. With all the homes that have gone up along Waddell already and are still in a state of construction, to add three and four story apartment homes will utterly decimate the area. Not only will it destroy the aesthetic scenery by blocking the beautiful views of the mountains that surround the valley, they will multiply the traffic that is already congested as that is one of the main avenues to access the 303 for daily commuters. There already is an existing line of traffic at the intersection of Cotton and Waddell for parents trying to turn north (left) to drop off and pick up school children as well as those trying to get to the 303, Walmart, the auto dealerships, etc. Has anyone really given this any thought??? How many more times are you going to tear up Waddell to try and widen the road? I don't think there is an inch left to utilize.

There already is a self-storage building along Litchfield Road. It seems to me that area would lend itself perfectly to the addition of HUD housing and a strip mall. What about all the land out west of Bell along Sunrise Parkway? It's wide open out there, plenty of room for expansion. What about along Northern? All of these areas seem much more suited to urban type housing and commercial builds than the corner of Cotton and Waddell? Why are you looking to make an already

crowded area worse?? What ever happened to the mall that was supposed to be built way down on Cactus? That would have brought prosperity to the area by providing convenience shopping and employment? No, the city never kept that promise. That would have assisted in raising the prices of our homes to allow the west valley to catch up to the east valley. I'm not saying that people don't deserve to have affordable living, but it should be built in appropriate locations. You already added affordable senior housing in the center of the city along Civic Drive, why not continue by building this project there? There is still plenty of open land right there, as well.

People chose to live in Surprise for its rural, small town "feel". It offered a wonderful blend of city convenience, safety, affordable homes and beautiful mountain vistas. What you are proposing defeats all of this. It will take away the rural quality, destroy the views, add congestion, add potential crime while offering nothing positive to that particular area.

I am pleading with you to reconsider this proposed project and listen to the will of the community!!

Respectfully yours,

Judith (Judy) White
Home Owner in Sierra Montana

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 2:17 PM
To: JUDY WHITE
Subject: RE: Waddell/Cotton Lane HUD Housing Disapproval

Ms. White,

Thank you.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: JUDY WHITE [redacted])
Sent: Friday, May 14, 2021 1:29 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Re: Waddell/Cotton Lane HUD Housing Disapproval

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Thank you Ashley for confirming receipt of my email. Please let me know if there is anything else I can do to offer assistance in finding a new "home" for this proposed project.

Judy White

Sent from my iPhone

> On May 14, 2021, at 11:47 AM, Ashley Labhart <Ashley.Labhart@surpriseaz.gov> wrote:
>
> Hello Ms. White,
>
> Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.
>
> Best Regards,
>
> Ashley Labhart
> Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Judy White[redacted]
Sent: Friday, May 14, 2021 11:33 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing Disapproval

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To our Representatives:

I am a concerned citizen of Surprise who has made my home in Sierra Montana for the last 17 years. I have seen many changes in the city of Surprise, some good and some not so much. But this potential project is definitely not good for those of us who live along the west side of Waddell. I feel I speak for the majority of our community when I express my concern for what the city is proposing. It is the consensus of our community that this project, though well meaning in its purpose, is being proposed to be built in an inappropriate area. Isn't the city supposed to listen to the will of the people? I don't recall seeing any prop on the ballot to vote on such a massive project?

There is so much vacant land in Surprise that I don't understand the rationale for building a complex such as what is being proposed, in an already congested area. With all the homes that have gone up along Waddell already and are still in a state of construction, to add three and four story apartment homes will utterly decimate the area. Not only will it destroy the aesthetic scenery by blocking the beautiful views of the mountains that surround the valley, they will multiply the traffic that is already congested as that is one of the main avenues to access the 303 for daily commuters. There already is an existing line of traffic at the intersection of Cotton and Waddell for parents trying to turn north (left) to drop off and pick up school children as well as those trying to get to the 303, Walmart, the auto dealerships, etc. Has anyone really given this any thought??? How many more times are you going to tear up Waddell to try and widen the road? I don't think there is an inch left to utilize.

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People chose to live in Surprise for its rural, small town "feel". It offered a wonderful blend of city convenience, safety, affordable homes and beautiful mountain vistas. What you are proposing defeats all of this. It will take away the rural quality, destroy the views, add congestion, add potential crime while offering nothing positive to that particular area.

I am pleading with you to reconsider this proposed project and listen to the will of the community!!

Respectfully yours,

Judith (Judy) White
Home Owner in Sierra Montana

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Arizona law, e-mail communications and e-mail addresses may be public records.
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14 May 2021 18:47:15 -0000

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:15 AM
To: Matt Sorace
Cc: Patrick Duffy
Subject: RE: Waddell/Cotton Lane HUD Housing propisition

Good morning Mr. Sorace,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Matt Sorace [redacted]
Sent: Thursday, May 13, 2021 8:54 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing propisition

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Good evening, I'm writing as a resident of Surprise and an Arizonan since 1988. Upon review of the proposed HUD housing located at the SW corner of Waddell and Cotton, I'd like to implore the council to reconsider.

We all understand the struggles of the housing market currently, but it is cyclical and will correct itself. This high in the market is naturally strong as opposed to artificially strong that we saw prior to the last housing crash. The loans are good and the appraisals fair. I understand Arizona's need and ranking for affordable housing and multi-family units however, take a look no further than once very desirable East and South East valley towns and cities that are adversely affected by neighboring towns adjacent boundaries in Chandler, Mesa, and from Pinal County how Apache Junction and San Tan Valley has affected towns like East Mesa and Queen Creek respectively. Crime has risen in those areas simultaneously with that growth.

The Surprise government states that the "General Plan 2035" is to develop neighborhoods with character into communities. This plan does not fit in line with those goals. Let's come together as a community to come up with creative uses of our sparse land and more importantly, water. Better jobs and tax incentives for business to provide them, centers to educate and train our neighbors, facilities to help give youths, veterans, elderly care and outlets as needed.

I know that no answer is going to please everyone, and no one answer is more right than any other. But let's focus on growth WITHIN Surprise. Let's get our neighbors great jobs in town, so they aren't travelling to Scottsdale, Gilbert, and Phoenix to work. Let's give the citizens a place to showcase their talents, goods, wares and services and build something that our children and their children can be proud of us.I appreciate your time and consideration.

Respectively,
Matt Sorace

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:14 AM
To: Pat Johnston
Subject: RE: Waddell/Cotton Lane HUD Housing

Good morning Pat,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Pat Johnston [redacted]
Sent: Thursday, May 13, 2021 9:05 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Ashley,

No, don't put this here. We don't need to have more traffic in that area with all the homes going in and the schools built on 175th between Waddell and cactus. We also don't want the crime that goes with it. Property values decreasing because of it!!!!!

Pat Johnston

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:16 AM
To: T Brunetti
Cc: Patrick Duffy; Mayor
Subject: RE: Workforce Housing Opposition

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: T Brunetti [redacted]
Sent: Thursday, May 13, 2021 8:43 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: Workforce Housing Opposition

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Hello,

As a fairly new resident to Surprise, having moved across the valley from Scottsdale, I am appalled at the idea of an income based housing development on the corner of Waddell and Cotton Lane. Workforce housing will negatively change the dynamics and appeal of this city. Having lived in Scottsdale, and raising 3 children in that city, I never recall city leadership promoting such developments. In fact, the opposite types of attractions and residential opportunities were advocated. For those who live in or anticipate purchasing a home in a Scottsdale-like subdivision, which surrounds the corner of Waddell/Cotton Lane (particularly Sterling Grove and Sarah Ann Ranch), the motivation to relocate is now real and is being ignited by the poor judgement of the city leaders of Surprise.

Let's raise the bar instead of lowering and strive to move forward, while keeping property values trending upward, in lieu of settling and incorporating income based housing in the middle of $400k+ single family housing.

I appreciate your consideration.

T. Brunetti

Trever Fleetham

From: Nate Pomeroy [redacted])
Sent: Thursday, June 10, 2021 10:38 PM
To: Robert Kuhfuss; Skip Hall; Patrick Duffy; Chris Judd; Roland Winters; Ken Remley; Aly Cline; Jack Hastings
Subject: Some thoughts on the proposed Waddell Crossing project and re zoning request

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Mr. Kuhfus and City Council members,

First, let me say thank you for the work you do on behalf of the community. Its tough work and you never make everyone happy. Sometimes I wonder if you can make anyone happy sometimes. We love the community and would like to make this our last home in our best yet community. Many of us are willing to do the "heavy lifting" instead of yelling from the cheap seats. In 2 1/2 hours we gatherd about 120 signatures this past weekend. A fair amount of discussion on social media has gotten many people activated to let their voices be heard and we will certainly be watching and participating in the process. So with that said here is some more food for thought;

From: Residents of District 3

Subject: Project

I am writing today to communicate what I feel is the sentiment of the vast majority of residents inside the area of District 3, specifically adversely affected by the proposed development of affordable housing project on the Truman Ranch location, represented ably by Patrick Duffy. It is my belief that the residents of this area find the project out of touch with the community that has developed. While most of us understand that much of the “open space” is destined for development, the bigger question is “what kind of development and how does this affect our quality of life and community to which we have all invested”?

Please note below the statement posted prominently on the City Council’s page on the city website:

A Welcome From the Surprise City Council

Surprise is a city that defines vibrant southwest living! From pristine desert sunsets, family-friendly parks and attractions, to a fine mix of shops, restaurants and museums, Surprise has it all!

Your family will love the Surprise Recreation Campus where you can catch a Spring Training baseball game at Surprise Stadium- home to the Texas Rangers and Kansas City Royals, fish at Surprise Lake, or enjoy a game of tennis at our 25 court Tennis and Racquet Complex.

Once you are here you’ll never want to leave and the good news is that you won’t have to! Surprise offers a variety of unique and charming neighborhoods for people of all ages.

This statement does reflect why people choose Surprise. There are many things that make Surprise “family oriented”. I would point out that affordability is one of the “family friendly traits”. However, just as important are the amenities and support services the City provides its residents. Certainly included in the support services are safety and a user friendly Government which has an eye towards the City future and the future benefit of its residents.

Rather than exponentially build on the already frenetic pace of development, I believe most of us would like to see additional focus on "catching up" and supporting those of us who have already made our lifetime investment of living in Surprise. If this Waddell Crossing were standard density for residential (single family or even condominium development) it would be another story. However the problem does remain the same and that is, what is the City doing to enhance our quality of life? The very obvious issue is the lack of family friendly recreational investment outside the city center area. Investment that has been made, simply has not kept pace with the growth. What may have been appropriate 10 years ago has been left in the dust with the large scale growth the city has experienced.

Instead of wedging a high density housing development that is surrounded by a growing single family home developing region, why not start putting more investment into our amenities which are, as stated, inadequate for the community? Let's invest in the parks and recreation of the area, supporting the outdoor lifestyles we enjoy. Aquatics facilities, walking and biking trails, parks with soccer and baseball fields and so on. How about supporting the younger families who live here with before and after school youth programs (not day care) that provides real benefit to these families who live, work and support the community? For example see the link that leads you to Adventure Club sponsored and supported by the City of Roseville, CA.
https://roseville.ca.us/government/departments/parks/programs_classes/adventure_club

As I dug a little deeper into the Surprise General Plan; https://www.surpriseaz.gov/DocumentCenter/View/1512/2020-Maps?bidId=) a few more things popped out.

- East/West Cactus is considered a **MAJOR ARTERIAL ROADWAY**. That means something I'm sure. On Waddell, it is a MAJOR ARTERIAL until either Cotton or 175th Ln (I can't tell from the map) and then it becomes MINOR.
- For this type of housing project public transportation is important. SHORT TERM TRANSIT ROUTES do not support this area but **FREQUENT STOP ROUTES** do. Buses. How many buses will Surprise have to add to its fleet, at what cost to support this and the other FREQUENT STOP ROUTES which are many. Most will drive surface streets. Muni bus lines are money pits. Taxes WILL GO UP more than a little.
- The proposed development is in the **RURAL area of the General Plan of Community Character**. This does not sound like a RURAL PROJECT to me, does it to you?
- There are many sections of the city which have open space that is more closely suited to where lower cost housing would be a benefit. The Litchfield and Bell transit corridors already scheduled for improved bus service and provide walking distance to business and employers would seem a much better fit for affordable housing. Plenty of developed roadway and available space.
- Families live here for good reasons, so far. This project will chip away at that fact. We need things our families will value in this area and likely others:
- Aquatics Complex -summer league swim ages 6-17, HS swim and water polo (boys and girls), low cost swim lessons for all families (water safety), kids swim park concept- parties and fam fun and how about pre and post day care for kids. These are significant value added for families.

As a long time business owner and General Manager, I personally support the concept of providing housing to the region that is affordable. Service industry people and entry level workforce citizens need an affordable place to live and allows them easy access to their places of work. This concept of affordable housing makes the City more business friendly. If labor cannot afford to live where they work it is hard to recruit and retain employees. Let's strike a balance and find a more appropriate location in our community for a project such as this one that is proposed.

The residents on the petition I will deliver to Mr. Duffey oppose this project and would like to see more family friendly amenities. We think it is your responsibility.

Sincerely,

Nate & Laura Pomeroy
[redacted]

Sincerely,

Nate Pomeroy

Trever Fleetham

From: [redacted]
Sent: Wednesday, June 30, 2021 12:29 PM
To: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd; Chris Boyd; Lloyd Abrams
Cc: 'Ron Anthony'; 'Mike Baker'[redacted]
Subject: The Promenade / Waddell Crossing Project June 29 Meeting

Importance: High

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

The following are my opinions and comments regarding June 29, 2021 meeting with Developer Dominium representative – Owen "Hewitt":

When I asked him why did Dominium select the location of Waddell and Cotton for their project; his response was we are a large company and develop projects through the county. We know what we are doing when we invest $150 million in a project.
When I asked him what capacities the pools (senior and low in-come sections) were sized for; his response was they are within code.
At this point in the conversations with me as well as homeowners, this Dominium representative became rather "cocky"…… and continued to repeat throughout ….. Dominium was a large developer, putting $150 million into this project, and knew what the project required to be successful.
When I asked him why Dominium was requesting a change reducing the parking requirements from 2.25 per unit; his response was Dominium was they are not requesting any parking space changes; and they have more than sufficient parking spaces allocated with 2 spaces per unit in the low in-come section and 1.2 spaces per unit in the senior section.
When I, and other homeowners, asked what and how Dominium plans to address visitor parking to both the senior and low in-come section; he repeated his earlier statement that Dominium has allocated more than sufficient parking spaces, and they tow away violators, and Dominium was a large developer, putting $150 million into this project, and knew what the project required to be successful.
He further responded that the property has no restrictions relative to units and Dominium was within their rights to develop as many units – housing and parking, as they wanted within the area and up to a height of 50'.

I and most homeowners that had attended this "meeting" were offended; and hope / trust City **Planning Development Department** as well as **City Council** do not agree to the amendments Dominium is requesting for the purposes of including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade/Waddell Crossing.

Furthermore, many of us homeowners recommend more stringent and careful rules, codes, et cetera be applied / corrected to all lands / PADs within City limits; such that this "lack of dwelling density" as is the current situation with this PAD be corrected.

Thank you,

Rich and Nanc Ozga
[redacted]

Trever Fleetham

From: Michael LeGare [redacted]
Sent: Wednesday, June 30, 2021 3:33 PM
To: Patrick Duffy; Robert Kuhfuss
Cc: Leela LeGare
Subject: Truman Ranch PAD

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Hello Patrick,

I'm a resident in your district and live over in the Sarah Ann Ranch community. Last night I attended the public hearing regarding the Truman Ranch PAD. I have some serious concerns regarding this planned project and I believe having a HUD development next to our neighborhood is not going to be beneficial to our community in the long term. I do believe affordable housing is important, but am at a loss as to why this low-income-high-density project is being planned in such a nice community. There currently is no public transportation that services this location, the Cotton Ln, and Waddell intersection can't handle 1,000's more vehicles in traffic, and the Dysart school district is already overwhelmed - to name a few of my biggest concerns. Also, It's my understanding that there will be a row of restaurants along Wadell - having the smell, noise, and traffic next to our house is not attractive at all!

I've yet talked to a single neighbor who is in favor of this project - if anything it is galvanizing the neighborhood to fight it. Please consider a different location entirely.

Very respectfully,
Mike LeGare
[redacted]

Trever Fleetham

From: Mark Gornik [redacted]
Sent: Wednesday, July 21, 2021 7:15 AM
To: Robert Kuhfuss
Subject: WADDELL CROSSING

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

To whom it may concern, we are against the project submitted for the corner of Cotton/Waddell, there is overwhelming opposition to this project, thank you. Mark Gornik

Sent from my iPhone

Trever Fleetham

From: CHRISTINE FLORENDO [redacted]
Sent: Wednesday, June 9, 2021 2:38 PM
To: Robert Kuhfuss
Subject: Waddell crossing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

After the meeting with them I thought about it a lot. Obviously this is needed, but I think the traffic would be horrific. They would only improve one side of Cotton. Waddell is always crowded and with Walgreens and Aldi coming in on the other corner we will never get out of Sarah Ann Ranch. School traffic is already a crippling traffic jam. I can only get out if the crossing guard lets me at Windsong. You can forget getting out on Sweetwater. Traffic is backed up on Waddell to 175th and farther. If you finally get to Waddell., you can't get on it. Traffic is an issue here don't add to it with 500+ apartments. Go where the roads are already improved, please.
Christine Florendo
[redacted]

[redacted]

Sent from my iPad

Trever Fleetham

From: Christie Allen [redacted]
Sent: Wednesday, June 9, 2021 3:49 PM
To: Robert Kuhfuss
Cc: Ken Remley
Subject: Waddell Crossing Project

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good afternoon,
Sending this email to express my concern and opposition to the Waddell Crossing project. I've been a home owner and proud resident of surprise for 19 years. Raised my children and watched the city evolve and grow into what it is today. I strongly oppose the project for many reasons. To name a few the location it's feasible for an apartment complex on the corner with the number of proposed units. I'm concerned about the type of individuals that will be added to our community as renters aren't as invested in a community as homeowners are. I worry about crime increasing(domestic violence theft and shoplifting) and not enough police officers to keep the community safe.
Most of all I'm worried about home values decreasing and taxes increasing because of an apartment complex near by that doesn't add value to the market or community unity.
Please consider my viewpoint before a decision is made.

Sent from my iPhone
Christie L. Allen

Trever Fleetham

From: Patrick Smith [redacted]
Sent: Saturday, July 3, 2021 2:23 PM
To: Robert Kuhfuss
Subject: Waddell Crossing Project @ Waddell & Cotton Lane Intersection

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

July 3, 2021

To: Surprise City Council

Surprise Planning Department

Robert.kuhfuss@surpriseaz.gov

Copy: Skip Hall- skip.hall@surpriseaz.gov

Patrick Duffy- Patrick.duffy@surpriseaz.gov

Chris Judd- chris.judd@surpriseaz.gov

Roland Winters Jr. - roland.winters@surpriseaz.gov

Ken Remley- ken.remley@surpriseaz.gov

Aly Cline- aly.cline@surpriseaz.gov

Jack Hastings- jack.hastings@surpriseaz.gov

From: Patrick & Debbie Smith as Residents of District 3

Subject: Waddell Crossing Project @ Waddell & Cotton Lane Intersection

We are writing today to communicate our sentiment and dissatisfaction along with the vast majority of residents of District 3 who will be adversely impacted by the proposed development of an affordable housing

project on the Truman Ranch Waddell & Cotton Lane intersection. The residents of this area find the project out of touch with the community that has been already developed. While most residents understand that much of the “open space” is destined for development, the bigger question is “what kind of development and how does this affect our quality of life, property values and community to which we have all invested”?

Approval of the Waddell Crossing Project would be in direct conflict of the reasons we, and other residents of District 3, invested in living here in the Truman Ranch Waddell & Cotton Lane area of Surprise. Rather than wedging a high density housing development that would diminish the property values of the existing adjacent single family homes, why isn’t more consideration given to reviewing other available areas in Surprise that (1) wouldn’t result in decreases to current residents property values and (2) would provide better transportation options for high-density apartment residents to have easier and cost effective access to local Surprise area employers? Service industry people and entry level workforce citizens need an affordable place to live that allows them easy access to their places of work.

In closing, we strongly oppose the approval of PAD modification that would allow high density housing to be constructed at the Truman Ranch Waddell & Cotton Lane intersection. If such construction were to be approved, the likelihood of a large amount of residents selling their homes to leave the area would occur. In addition, we would focus our energies on finding other candidates for the Surprise City Council who are more aligned with the feelings of the voting public.

Sincerely,

Patrick & Debbie Smith

[redacted]

[redacted]

RECEIVED
SEP 0 ~ 2021
BY: ABL

AREA AGENCY ON AGING
REGION ONE, INCORPORATED

MARY LYNN KASUNIC
PRESIDENT & CEO

1366 EAST THOMAS ROAD
SUITE 108
PHOENIX, AZ 85014
PHONE
(602) 264-2255
TOLL-FREE
1-888-783-7500
24-HR Senior HELP LINE
(602) 264-4357
1-888-264-2258
FAX
(602) 230-9132
WEBSITE
www.aaaphx.org
E-MAIL
answers@aaaphx.org

August 31, 2021

City of Surprise
Attn: City Council
16000 N Civic Center Plaza
Surprise, AZ 85374

Re.: Waddell Crossing PAD Amendment and Workforce Housing

Dear Mayor and Council,

Thank you for the opportunity to comment on Dominium's proposed development, Waddell Crossing, in Surprise. I appreciate your consideration of these comments as you make your decision.

As the President & CEO of the Area Agency on Aging, Region One, I lead our organization in responding to and advocating for the unmet needs of older adults. We provide 50 programs and services to over 100,000 older adults each year. Through this work we recognize and learn of the challenges that older adults and their families face.

One of these challenges has been the lack of affordable housing. It is not a secret that Maricopa County has an affordable housing shortage. 30% of those deemed in the extremely low poverty category with limited housing options are seniors. This puts them at great risk for eviction and homelessness especially when there are no reasonable alternatives. More importantly seniors want to live their life in dignity and age in place in their communities. They cannot do this without affordable housing options as not all seniors have the option of living with family, nor do they want to as it takes away important independence from the senior already dealing with hard life transitions. Affordable senior housing is an important step every city needs to take to ensure seniors can properly and functionally age in place.

I appreciate you taking the time to read this letter of support and I urge you to vote yes on the Waddell Crossing PAD Amendment.

Thank you,

Mary Lynn Kasunic

Mary Lynn Kasunic
President & CEO

COUNCIL ON ACCREDITATION

COA
Council on Accreditation
Founded 1977
Accredited

Area Agency on Aging
ageWorks®
Benefits Assistance
Care Directions®
DOVES®
ElderVention®
Family Caregiver Support
Mosaic® Elder Refugee
Senior HELP LINE

September 23th, 2021

City of Surprise
ATTN: Mayor and City Council
1600 N Civic Center Plaza
Surprise, AZ 85374

RE.: Waddell Crossing Workforce Housing and PAD Amendment

Dear Mayor and Council,

I want to offer my support of the workforce housing project in Surprise.

As a small owner of an electrical company, which my family still operates, I can speak to the challenges of finding good help. Recently, the cost of housing has climbed to a level that makes it difficult for well-paying companies to retain employees, as they are seeking new zip codes where they can try to find an affordable place to live. Having reasonably priced places for our citizens to live is a proactive step in securing the long-term health of our community.

We need to keep our talent and opportunities plentiful here in Surprise. Please consider this and vote in support of the Waddell Crossing Workforce housing proposal.

Respectfully,

Rick Harris

[redacted]
Sun City , AZ 85375

RECEIVED
SEP 2 7 2021
CM OFFICE

September 30th, 2021

City of Surprise
ATTN: Mayor and City Council
1600 N Civic Center Plaza
Surprise, AZ 85374

RE.: Waddell Crossing Workforce Housing and PAD Amendment

Dear Mayor and Council,

I have long been a tax paying citizen of the great city of Surprise, I would like to offer my voice of support for the workforce housing project.
As a long-time volunteer with the Surprise Sundancers, I saw how valuable it is to invest in our community, of all economic classes, especially seniors. People who have an affordable place to live in their senior years can volunteer more and give back to our community.

As the cost of housing continues to rise faster than people's wages and savings, having a respectful and affordable place to live is vital for our citizens. We owe it to our community to continue to build options for all tastes and budgets. The people who make up our workforce are the caregivers and educators of tomorrow that we all depend on.

Please consider this in voting to approve this project. Thank you all for your service to our community.

With Respect and gratitude,

Sonja Haldeman

[redacted]
Surprise, AZ 85387

RECEIVED
OCT 0 5 2021
BY:

9-23-21
City of Surprise
Attn: City Council
16000 N Civic Center Plaza
Surprise, AZ 85374

Re.: Waddell Crossing PAD Amendment and Workforce Housing

Dear Mayor and Council,

Thank you for the opportunity to comment on Dominium's proposed development, Waddell Crossing, in Surprise. I appreciate your consideration of these comments as you make your decision.

Arizona is in the midst of a housing crisis, and I see it playing out on a local level every day in my congregation. As the founder and lead pastor of XII Church, it is very important to me that our local cities are providing housing diversity options for those at all income levels. Without available affordable housing, families who would otherwise be living productive and healthy lives, must sacrifice key resources to pay for rising housing costs.

We must begin to rectify this problem and allow families the opportunity to live in dignified and safe housing at an affordable price. For these reasons, I am very much in favor of the production of new affordable housing developments in our cities and towns across the Phoenix Valley.

I appreciate you taking the time to read this letter of support and I urge you to vote yes on the Waddell Crossing PAD Amendment.

Thank you,

Warren Stewart Jr.

Pastor
XII Church

September 23th, 2021

City of Surprise
ATTN: Mayor and City Council
1600 N Civic Center Plaza
Surprise, AZ 85374

RE.: Waddell Crossing Workforce Housing and PAD Amendment

Dear Mayor and Council,

I want to offer my support of the workforce housing project in Surprise.

As a small owner of an electrical company, which my family still operates, I can speak to the challenges of finding good help. Recently, the cost of housing has climbed to a level that makes it difficult for well-paying companies to retain employees, as they are seeking new zip codes where they can try to find an affordable place to live. Having reasonably priced places for our citizens to live is a proactive step in securing the long-term health of our community.

We need to keep our talent and opportunities plentiful here in Surprise. Please consider this and vote in support of the Waddell Crossing Workforce housing proposal.

Respectfully,

Rick Harris

[redacted]
Sun City , AZ 85375

RECEIVED
SEP 2 2021
BY:

September 16th, 2021

City of Surprise
ATTN: Mayor and City Council
1600 N Civic Center Plaza
Surprise, AZ 85374

RE.: Waddell Crossing Workforce Housing and PAD Amendment

Dear Mayor and Council,

I appreciate your time as I hope to lend my voice of support to Waddell Crossing project.

As a longtime resident of the area and the valley, I have seen the wonderful evolution of our neighborhoods and businesses. As the area grows, it seems that options for housing have not kept pace. As a senior, this worries me as market rate housing becomes less attainable for more people, especially those who have completed the work stage of their careers and now need to be selective with their spending. Also, I worry about those who can't find and achieve proper housing as they start their careers. What will they do?

I feel we need to give people opportunities to help themselves and have a fighting chance in this world. Workforce housing developments like the one proposed seem to be a timely solution.

Thank you for your consideration and hopeful support of this issue.

Respectfully,

Tresia Harris

[redacted]
Sun City , AZ 85375

Lutheran
Social Services
of the Southwest

August 30, 2021
City of Surprise
Attn: City Council
16000 N Civic Center Plaza
Surprise, AZ 85374

Re.: Waddell Crossing PAD Amendment and Workforce Housing

Mayor Hall and City Council Members,

Thank you for the opportunity to comment on Dominium's proposed development, Waddell Crossing, in Surprise. I appreciate your consideration of these comments as you make your decision.

I am the President and CEO of Lutheran Social Services of the Southwest. LSS-SW has been providing services to valley residents for over 50 years. We work to stabilize people during crisis and transition, build a foundation where people can thrive, and preserve dignity and respect for the most vulnerable.

So many individuals at Lutheran Social Services of the Southwest need stable housing at an affordable price. This could be someone elderly who has lost their income and ability to provide for themselves solely on social security. In others, it is a woman and her children fleeing an abusive relationship. Housing is one of the most vital parts of helping to stabilize a person in crisis. Securing permanent housing at an affordable rate for hardworking people in our community is critical to people's ability to sustain themselves and build strong families.

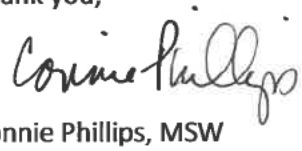
We cannot afford to wait on new unit production in Arizona, and specifically the West Valley, which has seen exponential growth in population over the last decade. The time is now for us to support development of affordable housing for our essential workforce. I enthusiastically support this development in the City of Surprise.

2502 E. University Drive, #125
Phoenix, AZ 85034
480.396.3795 | fax 480.325.3643 | www.lss-sw.org

1231 N. Norris Ave
Tucson, AZ 85719
520.784.2300 | fax 520.748.2355 | www.lss-sw.org

I appreciate you taking the time to read this letter of support and I urge you to vote yes on the Waddell Crossing PAD Amendment.

Thank you,



Connie Phillips, MSW

President & CEO

VISION
Every Arizonan has a safe, affordable place to call home.
MISSION
The Arizona Housing Coalition (AZHC) is a collaborative association that leads in the efforts to end homelessness and provide safe, affordable housing to all Arizonans.

Arizona Housing Coalition
Speaking Up for Home and Hope

Speaking Up for Home and Hope

City of Surprise
Attn: City Council
16000 N Civic Center Plaza
Surprise, AZ 85374

December 21st, 2021

Re.: Waddell Crossing PAD Amendment and Workforce Housing

Dear Mayor and Council,

On behalf of the Arizona Housing Coalition and our members, I am writing to provide support of Dominium's proposed development, Waddell Crossing, in Surprise. The Arizona Housing Coalition is a statewide organization dedicated to advancing equitable solutions to housing and homelessness in the state of Arizona. I appreciate your consideration of these comments as you make your decision on the rezone application for these communities.

The COVID-19 pandemic has exacerbated Arizona's existing housing crisis and unaffordable housing market, with supply and demand issues leading to excessive home and rent prices across the Valley. The affordable housing crisis is not only impacting low income renters and our most vulnerable populations, but also our essential workforce. The Arizona Department of Housing estimates that we have a shortage of 150,000 affordable housing units in the Phoenix metro alone and that number continues to rise as our population skyrockets. Without adequate affordable housing, cities risk serious economic impacts, related to homelessness and housing instability.

In order to sustain our economy of growth, businesses need attainable housing options for their employees to live. Increasing access to affordable housing bolsters economic growth and is a cost effective strategy for increasing economic mobility. It is critical that cities increase the supply of affordable and attainable housing in Arizona to solve the housing crisis. The proposed developments of the Dominium Waddell Crossing community will bring necessary units of affordable housing to our essential workforce. As such, I encourage you to vote in favor of rezoning this land to accommodate multifamily residential housing.

Yours Sincerely,

Joanna Carr
Director of Research and Policy
The Arizona Housing Coalition

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: _____

Applicant Name: Gammage & Burnham

Location: SWC Waddell Rd. & Cotton Ln.

Date Site Posted: 5/31/2022

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Applicant/Representative Signature — Date: 5/31/2022

This instrument was acknowledged before me on 5/31/2022, by Jesse Simpson. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

Notary Public

My commission expires 10-25-24

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: May 13, 2021
Time: 6:00 P.M.
Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop
Planning & Zoning
Date: June 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
City Council
Date: August 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
FS20-829
PROJECT LOCATION
Waddell Rd
SITE
Sweetwater Ave
Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.
Please call to confirm dates: 623- 222-3011
Surpriseaz.gov
May 31, 2022 at 8:51:19 AM

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: May 13, 2021
Time: 6:00 P.M.
Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop
Planning & Zoning
Date: June 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
City Council
Date: August 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
FS20-829
PROJECT LOCATION
Waddell Rd
SITE
Cotton Ln
175th Ave
Sweetwater Ave
Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
May 31, 2022 at 8:52:06 AM

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: May 13, 2021
Time: 6:00 P.M.
Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop
Planning & Zoning
Date: June 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374
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Surprise, AZ 85374
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Please call to confirm dates: 623- 222-3011
Surpriseaz.gov
May 31, 2022 at 8:39:05 AM

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View
Zoom
Share
Highlight
Rotate
Markup
Search
Search
Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: May 13, 2021
Time: 6:00 P.M.
Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop
Planning & Zoning
Date: June 16, 2022
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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: May 13, 2021
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Location: Sunset Hills Elementary School Media Center 17825 West Sierra Montana Loop
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Date: June 16, 2022
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City Council
Date: August 16, 2022
Time: 6:00 P.M.
Location: City Council Chambers 16000 N Civic Center Plaza Surprise, AZ 85374
FS20-829
PROJECT LOCATION
SITE
Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
May 31, 2022 at 8:38:37 AM

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

4 February 2021

Mr. Christopher Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon St.
Luke AFB AZ 85309-1629

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

Re: FS21-076; the Promenade (APN 502-04-005C)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the PAD Amendment for the Promenade. The site sits on approximately 44 acres of vacant land located on the southwest corner of Waddell Rd and Cotton Ln in Surprise, AZ. The project is for a proposed mixed-use development project consisting of 392 multi-family residential units and 221 senior living units on the southern 28 acres for a density of 22 du/ac and the northern 16 acres providing retail, a fuel station, commercial, self-storage and drive-thrus. The site falls approximately 2.7 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposal for the property, as stated in the narrative, consisting of 22 du/ac on the southern acreage does not meet the GDC; however when using the entire 320 acre Truman Ranch PAD the GDC can be adhered to.

The project, as stated in the narrative, will not have a negative impact on Luke AFB flight operations so long as the City of Surprise ensures the density does not exceed 6 du/ac for the entire 320 acre Truman Ranch PAD.

The site is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James, at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.1039696165 Digitally signed by TOALE.CHRISTOPHER.P.1039696165 Date: 2021.02.04 09:25:14 -07'00'

CHRISTOPHER P. TOALE

cc:
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing
Ms. Cindy Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

ORDINANCE # 2022-18

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PRELIMINARY DEVELOPMENT PLAN (PDP) FOR THE TRUMAN RANCH MARKETPLACE PAD (PAD08-015), PURSUANT TO SECTION 125-35 OF FORMER SURPRISE ZONING ORDINANCE CHAPTER 125, FOR APPROXIMATELY 46 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF WADDELL ROAD AND WEST OF COTTON LANE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located generally south of Waddell Road and west of Cotton Lane, and is legally described in the attached ***Exhibit A***, and depicted on the attached ***Exhibit B***;

WHEREAS, the City Council adopted Resolution 08-104 on July 24, 2008, approving GPA08-019 entitled "Cotton Lane North and South," a major amendment to the City of Surprise General Plan 2020 to change the Land Use map designation for the subject site from Low Density Residential to Mixed Use;

WHEREAS, the subject site was annexed into the City of Surprise by the approval of Ordinance No. 08-31 on August 14, 2008, and upon annexation was zoned Single-Family Residential (R1-43} and General Commercial (C-3);

WHEREAS, on September 25, 2008, the City Council approved Ordinance No. 08-37 to rezone the subject site to Planned Area Development (PAD) under Section 125-35 of former Chapter 125, as the Truman Ranch Marketplace PAD (PAD08-015);

WHEREAS, the Truman Ranch Marketplace PAD (PAD08-015) expressly provides that any and all land uses allowed in the Neighborhood Commercial Zone (C-1), Community Commercial Zone (C-2), and the Mixed Use Planning Development District (MU-PD) under former Chapter 125 may be developed on the subject site;

WHEREAS, when the Truman Ranch Marketplace PAD was approved by the City Council, it did not include a Preliminary Development Plan (PDP), as required by Section 125-35 of former Chapter 125, and also did not establish an allowed residential density for the subject site as required by Section 125-194 of former Chapter 125 and General Plan 2020;

WHEREAS, the proposed Preliminary Development Plan would implement the Truman Ranch Marketplace PAD by allowing development of land uses permitted by the

PAD in accordance with design and development standards set forth in the PAD and set a maximum permitted residential density for the subject site.

WHEREAS, the proposed Preliminary Development Plan is consistent with the Luke Air Force Base Graduated Density Concept and General Plan 2020;

WHEREAS, the proposed Preliminary Development Plan is substantially consistent with the Truman Ranch Marketplace PAD (PAD08-015), Ordinance No. 08-37, and all applicable provisions of former Chapter 125;

WHEREAS, development and use of the subject site described and depicted on ***Exhibit A*** and ***Exhibit B*** shall be substantially consistent with and shall be regulated by the Truman Ranch Marketplace PAD (PAD08-15), Ordinance No. 08-07, and all applicable provisions of former Chapter 125, and any aspect of development of the subject site not addressed by these documents shall comply with the Surprise Municipal Code, including the Land Development Ordinance; and

WHEREAS, on June 16, 2022, the Planning and Zoning Commission recommended approval of the subject Preliminary Development Plan with the stipulations for approval set forth below in the Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *Preliminary Development Plan.* The Truman Ranch Marketplace Preliminary Development Plan (Application No. FS20-829) originally submitted on December 27, 2021, and most recently amended on April 26, 2022, attached hereto as ***Exhibit C***, and the associated Site Plan dated April 26, 2022, attached hereto as ***Exhibit D***, are approved, subject to the following stipulations:

a. Development and use of the subject site, pursuant to final development plans approved under Section 125-35 of former Chapter 125, shall be substantially consistent with ***Exhibit C*** and ***Exhibit D.***

b. One or more of the commercial uses planned for the Commercial Development Unit shall be constructed concurrently with the Residential Development Unit to ensure that not only one type of use is exclusively developed during any phase of development of the subject site as required by Section 125-194 of former Chapter 125.

c. The subject site may include a maximum of 601 residential dwelling units.

d. Non-compliance with the stipulations of approval of this Preliminary Development Plan will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

Section 2. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 3. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 4. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this_____day of _____2022.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

EXHIBIT A
LEGAL DESCRIPTIONS FOR PROPERTY

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PROPERTY

A portion of the Northeast Quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, City of Surprise, Maricopa County, Arizona described as follows:

COMMENCING at the Northeast Corner of said Section 14 from which the South Quarter Corner of said Section lies South 00°12'04" West 2639.57 feet;

Thence along the east line of said Northeast Quarter South 00°12'04" West 33.00 feet;

Thence departing said line South 89°50'33" West 33.00 feet to the POINT OF BEGINNING;

Thence South 00°12'04" West 1683.02 feet;

Thence South 89°50'33" West 1188.86 feet;

Thence North 00°12'26" East 1683.02 feet;

Thence North 89°50'33" East 1188.68 feet to the POINT OF BEGINNING.

Containing 40.427 acres, more or less.

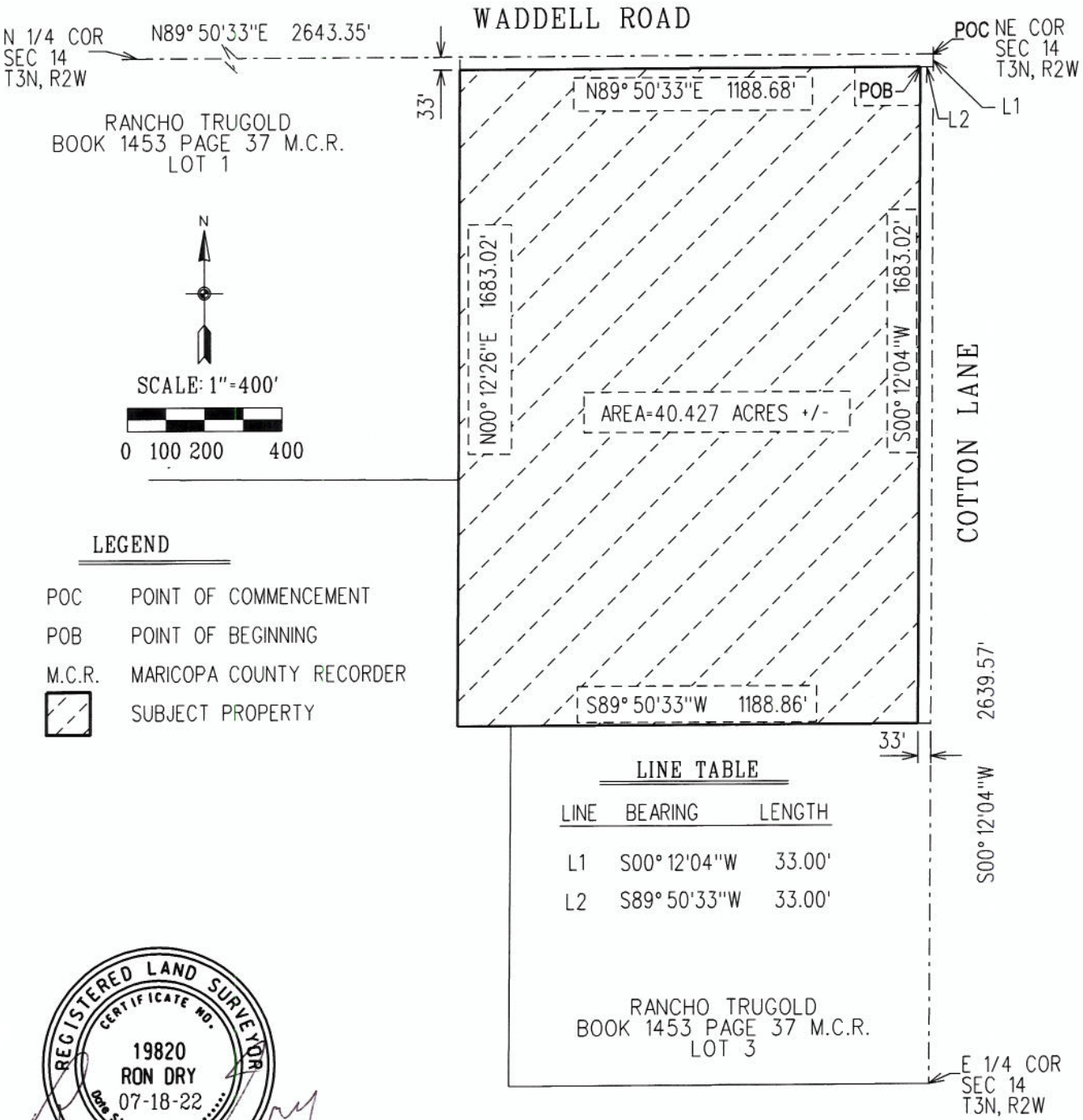
Attached is EXHIBIT "B" and by this reference is made a part hereof.

End of description

EXHIBIT B

DEPICTION OF THE SUBJECT PROPERTY

EXHIBIT "B"



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
M.C.R.	MARICOPA COUNTY RECORDER
	SUBJECT PROPERTY

LINE TABLE

LINE	BEARING	LENGTH
L1	S00° 12'04"W	33.00'
L2	S89° 50'33"W	33.00'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19820
RON DRY
07-18-22
Date Signed .....
ARIZONA • U.S.A.

DEPICTION OF THE SUBJECT PROPERTY

SURPRISE ARIZONA

CITY OF SURPRISE
LAND SURVEY DEPARTMENT

PROJECT # 220017	DRAWN BY RCD	DATE 07-18-22	SHEET 1 OF 1

EXHIBIT C

PRELIMINARY DEVELOPMENT PLAN FOR TRUMAN RANCH MARKETPLACE PAD

Truman Ranch Marketplace

Preliminary Development Plan

Application No. FS20-829

+/- 45.93 gross acres generally located at the southwest corner of Cotton Lane and Waddell Road

Submitted: December 27, 2021

Resubmitted: April 6, 2022

Resubmitted: April 26, 2022

PRINCIPALS and DEVELOPMENT TEAM

Property Owner/ Commercial Developer:	**Truman Ranch 46 SWC LLC**
Commercial Unit Architect:	**Butler Design Group** Rick Butler 5017 East Washington Street, Suite 107 Phoenix, Arizona 85034 602 / 957.1800 rbutler@butlerdesigngroup.com
Commercial Unit Legal Representative:	**Berry Riddell LLC** Wendy Riddell / Elyse DiMartino 6750 East Camelback Road, Suite 100 Scottsdale, Arizona 85251 480 / 682.3902 wr@berryriddell.com
Residential Unit Developer:	**Dominium, Inc.** Owen Metz / Mark Lambing 2828 North Central Avenue, Suite 1100C Phoenix, Arizona 85004 623 / 265-6828 ometz@Dominiuminc.com 623 / 265-6830 mark.lambing@Dominiuminc.com
Residential Unit Architect:	**Todd & Associates** Gary Todd / Shelley Ranney 4019 North 44th Street Phoenix, Arizona 85018 602 / 952.8280 gtodd@toddassoc.com
Residential Unit Legal Representative:	**Gammage & Burnham PLC** Susan E. Demmitt 40 North Central Avenue, 20th Floor Phoenix, Arizona 85004 602 / 256.4456 sdemmitt@gblaw.com

TABLE of CONTENTS

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General Plan 5
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EXHIBITS

Preliminary Development Plan . . . . . Tab A
Pedestrian Circulation Plan . . . . . Tab B
Graduated Density Concept Table . . . . . Tab C

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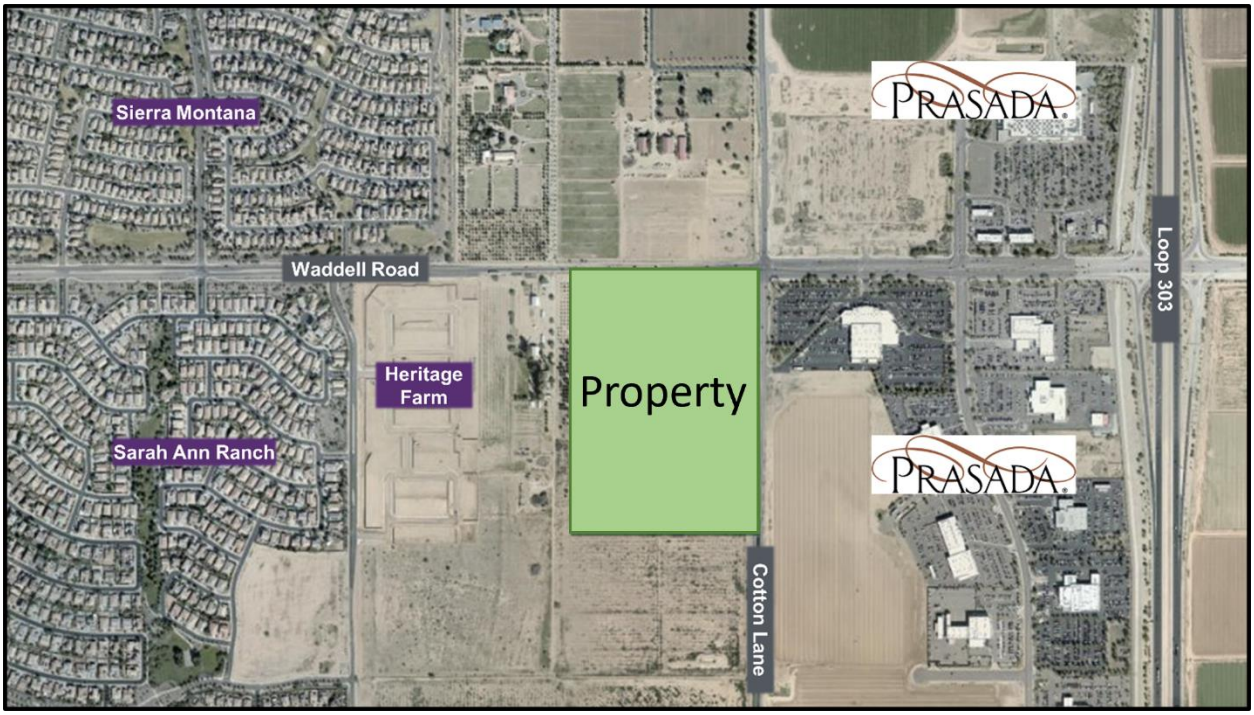
INTRODUCTION

This application proposes a Preliminary Development Plan ("PDP" or "Application") for the approximate 43.35 net acres (45.93 gross acres) generally located at the southwest corner of Cotton Lane and Waddell Road ("Property"), in accordance with Section 125-35 of the Surprise Municipal Code—Chapter 125 in effect in September 2008. The Property is zoned Planned Area Development in the Truman Ranch Marketplace Planned Area Development ("Truman Ranch PAD"), approved by the Surprise City Council on September 25, 2008, in Ordinance No. 08-37 (PAD case no. 08-015). This Application proposes a master-planned, horizontal mixed-use development integrating residential uses with commercial activities, such as retail, restaurant, office, service, mini-warehouse, and other similar uses.

PROPERTY AND CONTEXT

The Property was formerly part of Truman Ranch, a larger ranch property, owned and operated by the Truman family. Other portions of the larger Truman Ranch property have been sold off over the years for various individual development projects. The Property is currently vacant, undeveloped land.



The Property is located approximately one-half mile west of the State Route 303 and Waddell Road interchange in an area of the City experiencing significant growth and development interest. Bounding the north and east Property lines are Cotton Lane and Waddell Road, respectively, both classified as Major Arterial roadways. Immediate surrounding uses include:

- North: across Waddell Road, agricultural land zoned Maricopa County Rural-43 and undeveloped property at the immediate northwest corner of Cotton Lane and Waddell Road zoned PAD as part of the Prasada development for intense commercial uses
- East: across Cotton Lane, the Prasada Auto Mall zoned PAD
- South: a built to rent community, under construction, approved for 244 residential units
- West: the Truman Ranch homestead zoned Rural Residential

Within the immediate area, notable uses include the overall 800-acre Prasada master-plan development to the east, which allows for a wide variety of residential and commercial uses, the Loop 303 Freeway corridor and substantial employment uses under development along the Loop 303.

GENERAL PLAN

On July 24, 2008, the Surprise City Council approved a Major General Plan Amendment to the 2020 Surprise General Plan in GPA08-019 changing the land use designation on the Property to Mixed-Use. The Mixed-Use land use designation accommodates a variety of land uses, including the commercial and multi-family land uses planned for the Property. Specifically, the existing Mixed-Use General Plan designation allows multi-family development at a density between 15-21 dwelling units per acre. This PDP conforms with the General Plan.

PERMITTED USES and DEVELOPMENT STANDARDS

The Truman Ranch PAD permits a variety of land uses, including but not limited to residential, commercial/retail, employment, and service uses.

In accordance with the approved Truman Ranch PAD (case no. 08-015), Principally Permitted Uses, Conditionally Permitted Uses, and Permitted

Accessory Uses on the Property include Mixed-Use Planned Development District (MU-PD) (Sec. 125-186), Neighborhood Commercial Zone (C-1) (Sec. 125-187), and Community Commercial Zone (C-2) (Sec. 125-188), as provided in Chapter 125 of the Surprise Municipal Code, in effect at the time the Truman Ranch PAD was approved in 2008.

Development standards shall comply with the approved Truman Ranch PAD (case no. 08-015). If a development standard is not addressed by the approved Truman Ranch PAD (case no. 08-015), then Chapter 125 of the Surprise Municipal Code, in effect in 2008 at the time of approval of the Truman Ranch PAD, controls.[1]

DEVELOPMENT PROPOSAL

This Application proposes a 43.35 net acre master-planned horizontal mixed-use development integrating residential uses with commercial activities, such as retail, restaurant, office, service, mini-warehouse, and other uses. See Tab A—*Preliminary Development Plan*.

Development of the Property is planned to include two Development Units, referred to as the Residential Development Unit and the Commercial Development Unit. The Residential Development Unit consists of a maximum of 601 dwelling units on the south approximate 28.65 acres of the Property. Density has been calculated in accordance with Chapter 125 of the Surprise Municipal Code, in effect in 2008 at the time of the approval of the Truman Ranch Marketplace PAD, as follows:

$$20.9 \text{ du/ac} = \frac{601 \text{ dwelling units}}{29.485 \text{ ac. (total site area)} - 0.8324 \text{ ac. (arterial ROW)} = 28.6526}$$

The Commercial Development Unit consists of the remainder of the Property. A Pedestrian Circulation Plan is also included with this Application. See Tab B – *Pedestrian Circulation Plan*.

[1] Unless otherwise indicated, all references to "Chapter 125 of the Surprise Municipal Code" refer to the Code that was in effect in 2008 when the Truman Ranch PAD was approved.

RESIDENTIAL DEVELOPMENT UNIT

The Residential Development Unit is planned to be developed as a residential community that includes three different housing types. The Residential Development Unit will include: (1) 213 senior living multifamily community units ("Senior Living Community"); (2) 384 family-oriented multifamily community units ("Family-Oriented Community"); and (3) 4 townhome units ("Townhome Units").

Senior Living Community. An age-restricted, active independent Senior Living Community is planned on the approximate 9 acres located near the southwest corner of the Property. The Senior Living Community will include 213 dwelling units spread throughout two 4-story, "L" shaped, interlocking buildings.

Primary vehicular access to the Senior Living Community is planned to occur from Cotton Lane via a full movement access drive and roundabout entry shared by with the other two residential communities. Secondary vehicular access is planned at the northwest corner of the Senior Living Community (through the Family-Oriented Community), which ultimately extends north to Waddell Road offering residents an alternate point of vehicular access.

Amenities are planned in a courtyard setting and are anticipated to include a clubhouse, pool and spa with cabanas, ramada and fire table/pit, and turf open space areas capable of supporting active and passive uses. Additionally, on-site landscaping will include a blend of desert and/or desert-adapted plant materials and canopy trees that will provide shade relief, contrast, color and texture, and scale to the community.

Family-Oriented Community and Townhome Units. The Family-Oriented Community will be generally located in the midsection of the Property on approximately 21 acres, with frontage along Cotton Lane. This portion will include the 384 Family-Oriented Community units developed in a series of 3-story buildings and 4 Townhome Units developed in 2-story buildings.

Amenities for the Family-Oriented Community and Townhome Units are anticipated to include a clubhouse and fitness center, pool and spa, cabanas, ramada, fire table/pit, tot lot, barbeque, and/or other active and passive open space areas. On-site amenities are planned to be distributed

throughout so that they are convenient and accessible to residents. Similar to the Senior Living Community, on-site landscaping will include a blend of desert and/or desert-adapted plant materials and canopy trees that will provide shade relief, contrast, color and texture, and scale to the community.

Primary vehicular access to the Family-Oriented Community and Townhome Units is planned to occur off Cotton Lane via a shared full movement access drive. A secondary vehicular access drive is planned to connect to and through the Commercial Development Unit providing residents vehicular access to Waddell Road. The Family-Oriented Community and Townhome Units will be gated.

COMMERCIAL DEVELOPMENT UNIT

The Commercial Development Unit, with its strong street-front presence along both Cotton Lane and Waddell Road, is anticipated to be developed with a series of freestanding pads capable of supporting retail, restaurant, and service uses.

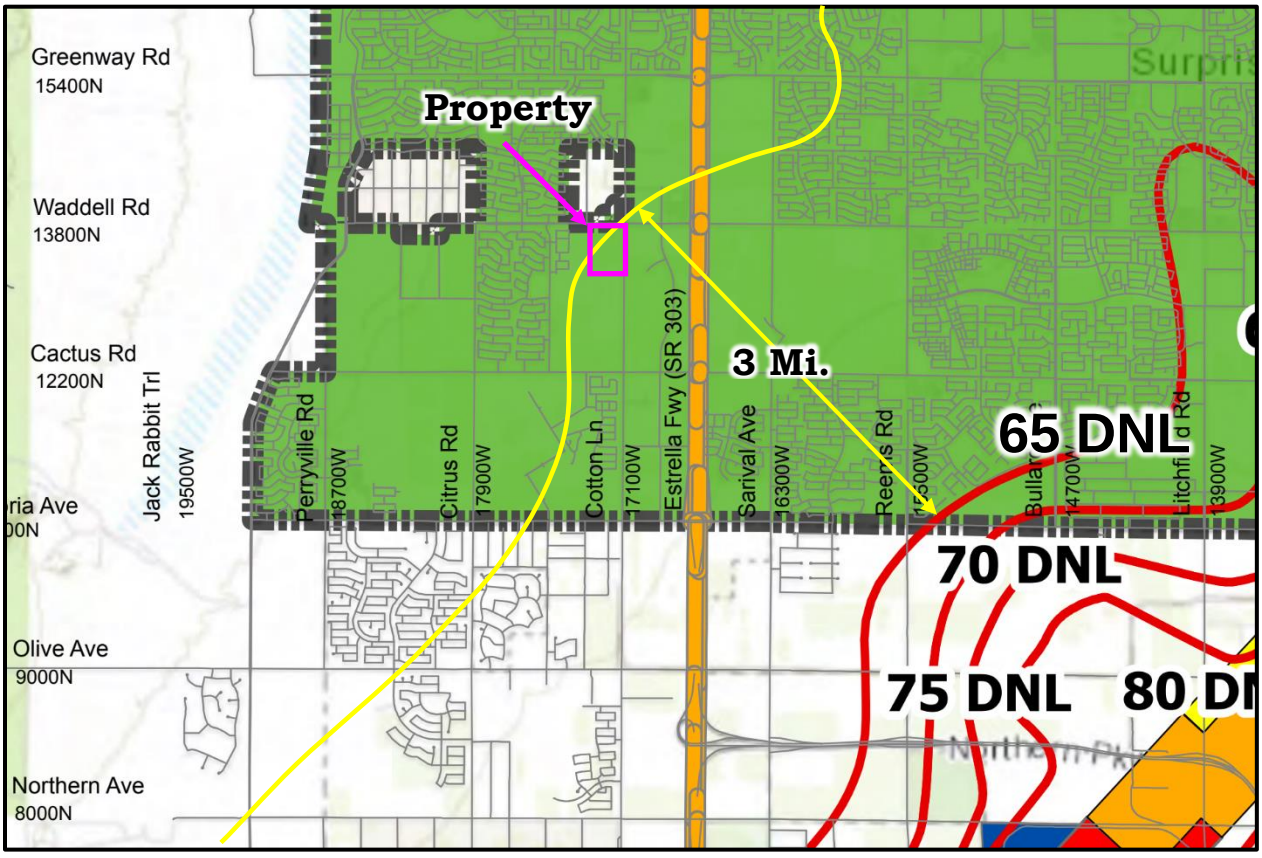
This Application provides for a broad range of land uses that enable the development of the Property consistent with market demands. At this time, convenience, restaurant uses, a fuel station, and a mini-warehouse are planned for the Property.

Retail, fuel, and restaurant land uses have been placed along the street frontages to maximize convenience for visitors. As a buffer between these land uses and the Residential Development Unit, mini-warehouse—one of the least impactful commercial land uses—is anticipated to be located internal to the Property where it creates an appropriate transition between land uses.

DWELLING UNITS and DENSITY

In accordance with Section 125-194(b)(5) of the Surprise Municipal Code—Chapter 125, this Preliminary Development Plan includes a total of 601 dwelling units, with a resulting density of 20.9 dwelling units per acre. The proposed residential density is within the allowed range for the Mixed-Use General Plan designation and conforms with the General Plan and existing PAD zoning.

State law, through the Growing Smarter and Growing Smarter Plus measures, and the Arizona Military Regional Compatibility Project Policy Guidebook ("Policy Guidebook"), addresses growth and land development issues through changes in community planning and rezoning process where in proximity to the State's various military airports and facilities. Specifically, Section 4-8 of the Policy Guidebook includes the "Graduated Density Concept," a concept developed by Luke AFB to address development outside the "high noise or accident potential zone." The Graduated Density Concept recognizes that each political subdivision in proximity to Luke AFB faces unique circumstances and obstacles that prevent an aggressive implementation of low density residential within 10 miles of Luke AFB. As such, Luke AFB developed a concept of graduated development away from the 65 Ldn, including a maximum of 2 dwelling units per acre within ½ mile from the 65 Ldn, 4 dwelling units per acre from ½ mile to 1 mile, and 6 dwelling units per acre from 1 to 3 miles, and graduated densities beyond 3 miles.



The Property (as shown above) is generally located just inside the 3-mile Graduated Density Concept line. For the purpose of calculating density in connection with the Graduated Density Concept, the density has been calculated based on the surrounding half-Section of land, inclusive of the Property, and

taking into consideration existing entitlements. The Property is located within Section 14, Township 3 North, Range 2 West, generally bounded by Waddell and Cactus Roads (north-south) and Cotton Lane and Citrus Road (east-west). The east half-Section is comprised of 320 total acres, of which approximately 281 acres are within the Graduated Density Concept boundary. In order to maintain a conservative approach (even though 29 acres within the half section are not subject to the Graduated Density Concept), the recommended maximum of 6 dwelling units per acre as set forth in the Policy Guidebook was used for the 320 acre half-Section resulting in an allowed density of 1,920 residential units. Taking into consideration both developed and entitled units within the half-Section, the proposed density for the Application (601 units) results in an overall maximum density of 4.59 dwelling units per acre within the half-Section (320 acres), which complies with the Graduated Density Concept maximum of 6 dwelling units per acre. A table and map quantifying and depicting the number of entitled/constructed dwelling units per parcel or development within this half-Section is also provided with this Application. See Tab C – *Graduated Density Concept Table*. This PDP and attendant density conform with the Graduated Density Concept established by Luke AFB. Luke AFB has provided a letter indicating that the proposed development is within the allowable density.

PHASING

It is anticipated that the first phase of development will include the Residential Development Unit, including the construction of all residential buildings, together with necessary on- and off-site work (amenities, landscape, hardscape, lighting, parking, infrastructure, etc.). A future phase (or phases) will include the development of the Commercial Development Unit. Plans for each phase will be submitted to the City to ensure proper and orderly development.

TAB A

PRELIMINARY DEVELOPMENT PLAN

Residential Development Unit - Site Data

CLIENT:
DOMINIUM
2828 NORTH CENTRAL AVENUE
SUITE 1100B
PHOENIX, AZ 85004
CONTACT - OWEN METZ
(623) 265-6828

DESIGN PROFESSIONAL:
TODD & ASSOCIATES, INC.
4019 NORTH 44TH STREET
PHOENIX, AZ. 85018
CONTACT - GARY TODD, AIA
(602) 952-8280

SITE AREA:

PARCEL	NET	GROSS
FAMILY COMMUNITY	+/- 865,890 SF / 19.87 AC	+/- 902,196 SF / 20.71 AC
TOWNHOME UNITS		
SENIOR LIVING	+/- 382,153 SF / 8.78 AC	+/- 382,153 SF / 8.78 AC
TOTAL	+/- 1,248,043 SF / 28.65 AC	+/- 1,284,349 SF / 29.49 AC

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015

BUILDING HEIGHT:
PROPOSED: 50 FEET MAXIMUM FOR PEAK ELEMENTS IN WESTERLY HALF
FAMILY 3 STORIES (EAST AND WEST HALF)
TOWNHOMES 2 STORIES (EAST HALF)
SENIOR LIVING 4 STORIES (WEST HALF)

DENSITY:
PROPOSED: 21 D.U./AC (601 D.U. / 28.65 AC)

APPROVED SETBACKS:
PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 10'
WEST: MIN 45'
SOUTH: MIN 45'
INTERNAL: 0'

LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

UNIT MIX:

FAMILY APARTMENTS: (3 BUILDING TYPES TOTAL)

APARTMENTS - BUILDING TYPE 1 (6 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	12	12	24
TOTAL: 6 BUILDINGS	0	72	72	144

APARTMENTS - BUILDING TYPE 2 (2 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	0	12	12
TOTAL: 2 BUILDINGS	0	0	24	24

APARTMENTS - BUILDING TYPE 3 (6 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	24	12	36
TOTAL: 6 BUILDINGS	0	144	72	216

TOWNHOME UNITS: BUILDING TYPE 4 (2 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	4 BD	TOTAL D.U.
TOTAL PER BUILDING	0	0	0	2	2
TOTAL: 2 BUILDINGS	0	0	0	4	4

UNIT TOTALS (APARTMENTS AND TOWNHOMES) - (15 BUILDINGS)

UNIT TYPE	NO.	%
B-2 BEDROOM/ 2 BATH	216 D.U.	55%
C-3 BEDROOM/ 2 BATH	168 D.U.	44%
D-4 BEDROOM/ 2 BATH	4 D.U.	01%
TOTAL	388 D.U.	100%

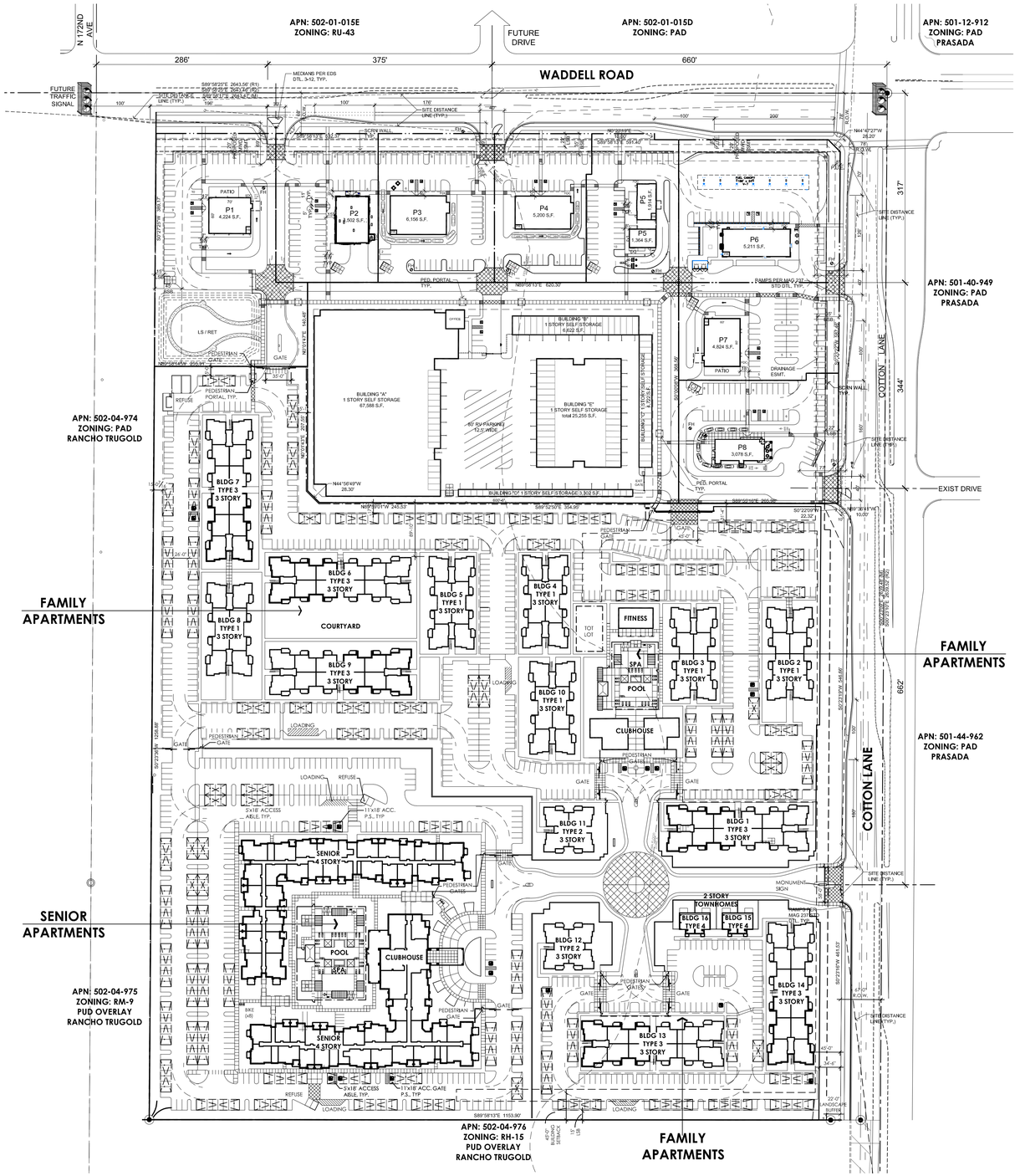
SENIOR LIVING: (ONE INTEGRAL COMPLEX)

UNIT TYPE	NO.	%
A-1 BEDROOM/ 1 BATH	58 D.U.	27%
B-2 BEDROOM/ 2 BATH	131 D.U.	62%
C-3 BEDROOM/ 2 BATH	24 D.U.	11%
TOTAL	213 D.U.	100%

TOTAL: ALL RESIDENTIAL 601 D.U.

PROVIDED PARKING:

FAMILY APARTMENT: 882 P.S.
TOWNHOME UNITS: 10 P.S.
SENIOR LIVING: 447 P.S.
TOTAL: 1,339 P.S.



Commercial Development Unit - Site Data

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015
APN#: 502-04-005C

SITE AREA:

PARCEL	NET	GROSS
COMMERCIAL	+/- 643,729 SF / 14.78 AC	+/- 778,239 SF / 17.87 AC

BUILDING AREA:
RETAIL: 36,473 SF
SELF-STORAGE: 107,489 SF
TOTAL: 143,962 SF

SITE COVERAGE: 22.7%
PROVIDED PARKING: 310 SPACES
ADA PROVIDED PARKING : 16 SPACES

BUILDING HEIGHT:
PROPOSED:
RETAIL 35 FEET MAX.
SELF-STORAGE 35 FEET MAX.

APPROVED SETBACKS:
PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 10'
WEST: MIN 45'
SOUTH: MIN 45'
INTERNAL: 0'

LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

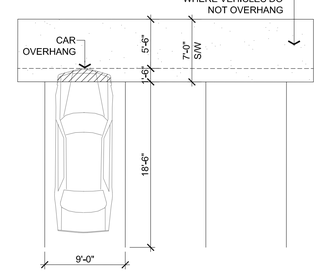
NOTE:

1. THE SITE PLAN, BUILDING FOOTPRINTS, SQUARE-FOOTAGES, AND ARRANGEMENTS, AND USES WITHIN THIS APPLICATION ARE PRELIMINARY AND CONCEPTUAL, AND MAY BE MODIFIED DURING THE FINAL DESIGN AND SITE PLAN REVIEW APPROVAL(S). SPECIFIC PLANS FOR INDIVIDUAL DEVELOPMENT PROJECTS WILL BE PROCESSED THROUGH THE CITY OF SURPRISE REVIEW PROCESS.

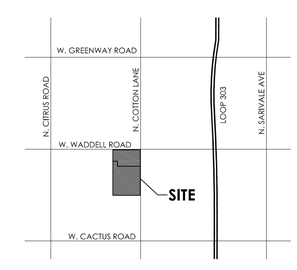
2. THE SITE PLAN IS CONCEPTUAL AND SUBJECT TO REVIEW UNDER SEPERATE CASE AND COVER.

3. ERRC SURVEY TEST TO BE CONDUCTED PER IFC 510 PRIOR TO C OF O.

PARKING DIAGRAM



VICINITY MAP



CONTACT INFORMATION

PROPERTY OWNER / COMMERCIAL DEVELOPER
TRUMAN RANCH 46 SWC LLC

RESIDENTIAL ARCHITECT:
TODD & ASSOCIATES, INC.
4019 N 44TH STREET
PHOENIX, ARIZONA 85018
602.952.8280

GARY TODD
gtodd@toddasssoc.com

COMMERCIAL ARCHITECT
BUTLER DESIGN GROUP
5017 E WASHINGTON STREET, SUITE 107
PHOENIX, ARIZONA 85034
602.957.1800

RICK BUTLER / DAVID REUTERMAN
rbutler@butlerdesigngroup.com
davidr@butlerdesigngroup.com

RESIDENTIAL DEVELOPER
DOMINIUM
2905 NORTHWEST BOULEVARD, SUITE 150
PLYMOUTH, MINNESOTA 55441
763.354.5604

JEFF HUGGETT / KATESSA ARCHER
jhuggett@dominiuminc.com
katessa.archer@dominiuminc.com

RESIDENTIAL LANDSCAPE ARCHITECT:
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602.952.8280

GARY TODD
gtodd@toddasssoc.com

COMMERCIAL LANDSCAPE ARCHITECT
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602.944.5500

ANNE S. DEBOARD
anne.deboard@kimley-horn.com

CIVIL ENGINEER
KIMLEY-HORN
1001 W SOUTHERN AVENUE, SUITE 131
MESA, AZ 85210
623.552.3171

HEATHER D. ROBERTS
HeatherD.Roberts@kimley-horn.com

0" 50' 100' 200'
SCALE: 1"=100'-0"

CASE #FS20-829

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
Kimley»Horn
Butler Design Group, Inc
architects & planners

REGISTERED ARCHITECT
CERTIFICATE NO.
22417
RICHARD R. BUTLER
Date Signed: 04-26-22
ARIZONA, U.S.A.

TRUMAN RANCH MARKETPLACE PAD

Surprise, Arizona

Preliminary Development Plan

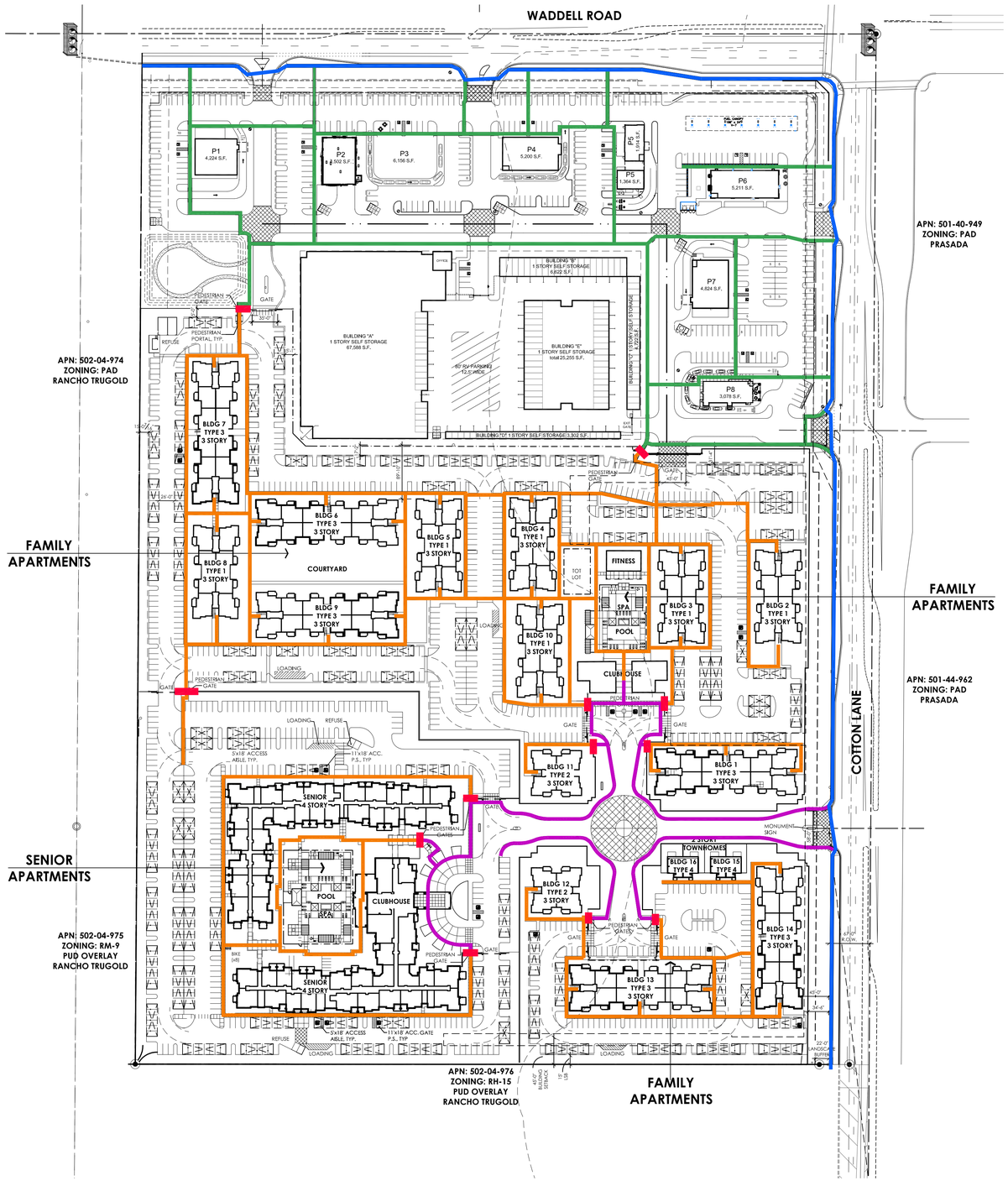
April 26, 2022

ARENA CAPITAL HOLDINGS
REAL ESTATE INVESTMENT CORPORATION
DOMINIUM

20-2007-02
Preliminary Not For Construction

TAB B

PEDESTRIAN CIRCULATION PLAN



PUBLIC STREET PEDESTRIAN CIRCULATION

PUBLIC COMMERCIAL PEDESTRIAN CIRCULATION

PUBLIC RESIDENTIAL PEDESTRIAN CIRCULATION

PEDESTRIAN ACCESS GATE

SECURED PEDESTRIAN CIRCULATION

VICINITY MAP

CONTACT INFORMATION

PROPERTY OWNER / COMMERCIAL DEVELOPER
TRUMAN RANCH 46 SWC LLC

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JEFF HUGGETT / KATESSA ARCHER
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katessa.archer@dominiuminc.com

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MESA, AZ 85210
623.552.3171

HEATHER D. ROBERTS
HeatherD.Roberts@kimley-horn.com

0" 50' 100' 200'

SCALE: 1"=100'-0"

N

CASE #FS20-829

20-2007-02

Preliminary Not For Construction

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM

Kimley»Horn

Butler Design Group, Inc
architects & planners

REGISTERED ARCHITECT
CERTIFICATE NO.
22417
RICHARD R. BUTLER
Date Signed 03-30-22
ARIZONA, U.S.A.

TRUMAN RANCH MARKETPLACE PAD

Surprise, Arizona

Pedestrian Circulation Plan

March 30, 2022

ARENA CAPITAL HOLDINGS
REAL ESTATE INVESTMENT CORPORATION

DOMINIUM

TAB C

GRADUATED DENSITY CONCEPT TABLE

	PARCEL / DEBELOPMENT NAME	UNIT COUNT	ACREAGE (+/-)	NOTES
1.	Heritage Farms	137	32.40	—
2.	Ranch Trugold Lot 2	139	40.77	—
3.	Paradise Honors High School	—	38.29	—
4.	Ryder Ranch	145	38.56	—
5.	Hayden Farms	48	12.21	—
6.	Sierra Sky	157	41.51	—
7.	Legacy Traditional School	—	9.84	—
8.	APN 502-04-986	—	12.05	Zoned C-3
9.	APN 502-04-023E	—	0.34	
10.	APN 502-04-002S	—	0.12	
11.	APN 502-04-002H	—	1.36	
12.	APN 502-04-974	1	14.74	Truman Homestead
13.	Ranch Trugold	244	20.5	—
14.	APN 502-04-005C	601	45.93	Subject Property
TOTALS	—	**1,472**	**308.62***	—
SECTION	—	**1,472**	**320**	—
DENSITY	—	**4.6**		—

* Excludes portions of right-of-way.

EXHIBIT D

SITE PLAN

Residential Development Unit - Site Data

CLIENT:
DOMINIUM
2828 NORTH CENTRAL AVENUE
SUITE 1100B
PHOENIX, AZ 85004
CONTACT - OWEN METZ
(623) 265-6828

DESIGN PROFESSIONAL:
TODD & ASSOCIATES, INC.
4019 NORTH 44TH STREET
PHOENIX, AZ. 85018
CONTACT - GARY TODD, AIA
(602) 952-8280

SITE AREA:

PARCEL	NET	GROSS
FAMILY COMMUNITY	+/- 865,890 SF / 19.87 AC	+/- 902,196 SF / 20.71 AC
TOWNHOME UNITS		
SENIOR LIVING	+/- 382,153 SF / 8.78 AC	+/- 382,153 SF / 8.78 AC
TOTAL	+/- 1,248,043 SF / 28.65 AC	+/- 1,284,349 SF / 29.49 AC

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015

BUILDING HEIGHT:
PROPOSED: 50 FEET MAXIMUM FOR PEAK ELEMENTS IN WESTERLY HALF
FAMILY 3 STORIES (EAST AND WEST HALF)
TOWNHOMES 2 STORIES (EAST HALF)
SENIOR LIVING 4 STORIES (WEST HALF)

DENSITY:
PROPOSED: 21 D.U./AC (601 D.U. / 28.65 AC)

APPROVED SETBACKS:
PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 10'
WEST: MIN 45'
SOUTH: MIN 45'
INTERNAL: 0'

LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

UNIT MIX:

FAMILY APARTMENTS: (3 BUILDING TYPES TOTAL)

APARTMENTS - BUILDING TYPE 1 (6 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	12	12	24
TOTAL: 6 BUILDINGS	0	72	72	144

APARTMENTS - BUILDING TYPE 2 (2 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	0	12	12
TOTAL: 2 BUILDINGS	0	0	24	24

APARTMENTS - BUILDING TYPE 3 (6 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	24	12	36
TOTAL: 6 BUILDINGS	0	144	72	216

TOWNHOME UNITS: BUILDING TYPE 4 (2 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	4 BD	TOTAL D.U.
TOTAL PER BUILDING	0	0	0	2	2
TOTAL: 2 BUILDINGS	0	0	0	4	4

UNIT TOTALS (APARTMENTS AND TOWNHOMES) - (15 BUILDINGS)

UNIT TYPE	NO.	%
B-2 BEDROOM/ 2 BATH	216 D.U.	55%
C-3 BEDROOM/ 2 BATH	168 D.U.	44%
D-4 BEDROOM/ 2 BATH	4 D.U.	01%
TOTAL	388 D.U.	100%

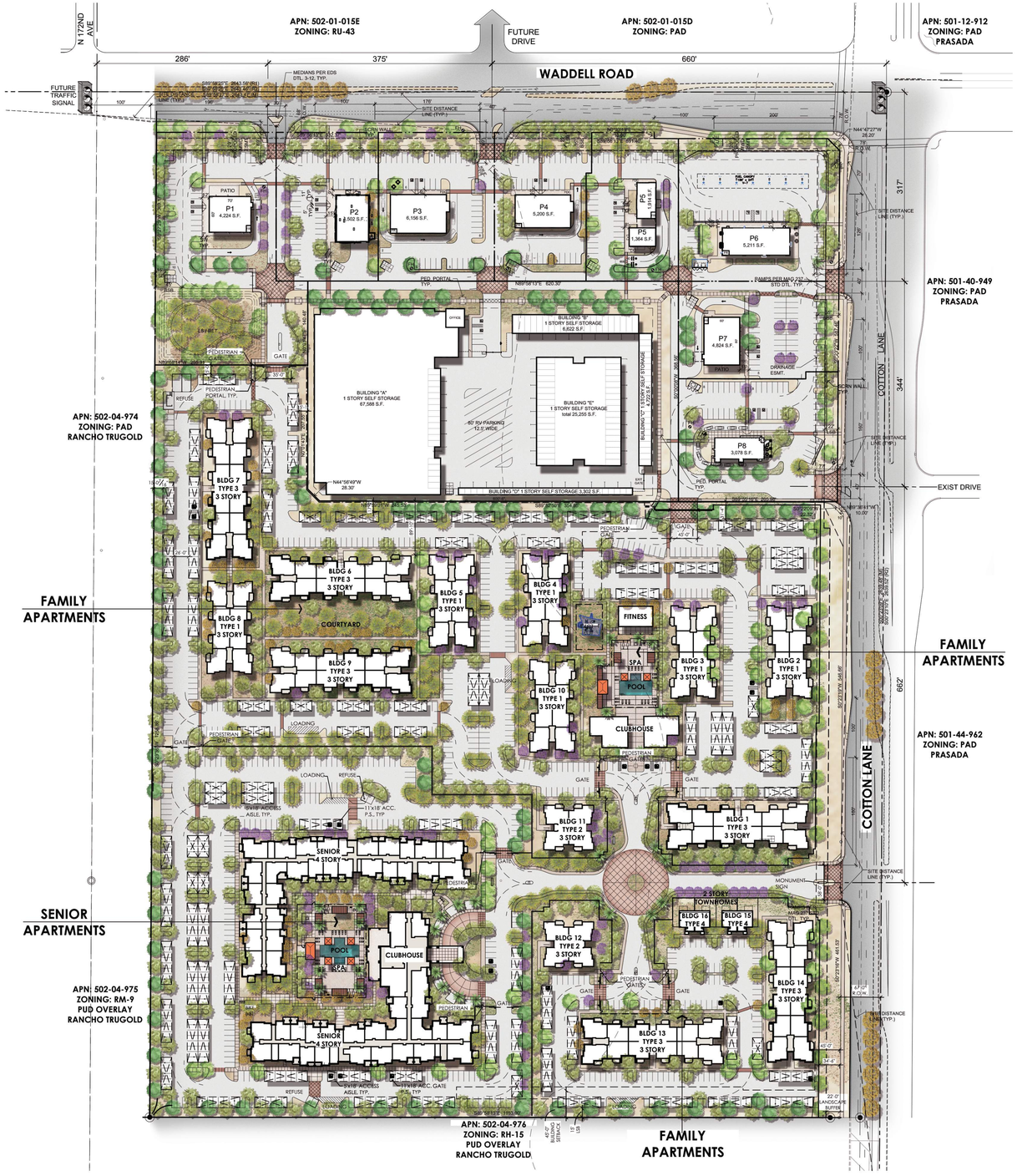
SENIOR LIVING: (ONE INTEGRAL COMPLEX)

UNIT TYPE	NO.	%
A-1 BEDROOM/ 1 BATH	58 D.U.	27%
B-2 BEDROOM/ 2 BATH	131 D.U.	62%
C-3 BEDROOM/ 2 BATH	24 D.U.	11%
TOTAL	213 D.U.	100%

TOTAL: ALL RESIDENTIAL 601 D.U.

PROVIDED PARKING:

FAMILY APARTMENT: 882 P.S.
TOWNHOME UNITS: 10 P.S.
SENIOR LIVING: 447 P.S.
TOTAL: 1,339 P.S.



Commercial Development Unit - Site Data

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015

APN#: 502-04-005C

SITE AREA:

PARCEL	NET	GROSS
COMMERCIAL	+/- 643,729 SF / 14.78 AC	+/- 778,239 SF / 17.87 AC

BUILDING AREA:

RETAIL:	36,473 SF
SELF-STORAGE:	107,489 SF
TOTAL:	143,962 SF
SITE COVERAGE:	22.7%
PROVIDED PARKING:	310 SPACES
ADA PROVIDED PARKING :	16 SPACES

BUILDING HEIGHT:
PROPOSED:
RETAIL 35 FEET MAX.
SELF-STORAGE 35 FEET MAX.

APPROVED SETBACKS:
PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 10'
WEST: MIN 45'
SOUTH: MIN 45'
INTERNAL: 0'

LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

NOTE:

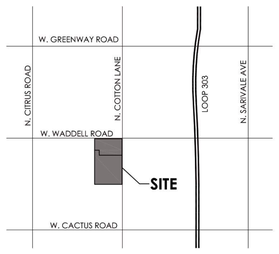
1. THE SITE PLAN, BUILDING FOOTPRINTS, SQUARE-FOOTAGES, AND ARRANGEMENTS, AND USES WITHIN THIS APPLICATION ARE PRELIMINARY AND CONCEPTUAL, AND MAY BE MODIFIED DURING THE FINAL DESIGN AND SITE PLAN REVIEW APPROVAL(S). SPECIFIC PLANS FOR INDIVIDUAL DEVELOPMENT PROJECTS WILL BE PROCESSED THROUGH THE CITY OF SURPRISE REVIEW PROCESS.

2. THE SITE PLAN IS CONCEPTUAL AND SUBJECT TO REVIEW UNDER SEPERATE CASE AND COVER.

3. ERRC SURVEY TEST TO BE CONDUCTED PER IFC 510 PRIOR TO C OF O.

PARKING DIAGRAM

VICINITY MAP



CONTACT INFORMATION

PROPERTY OWNER / COMMERCIAL DEVELOPER
TRUMAN RANCH 46 SWC LLC

RESIDENTIAL ARCHITECT:
TODD & ASSOCIATES, INC.
4019 N 44TH STREET
PHOENIX, ARIZONA 85018
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davidr@butlerdesigngroup.com

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DOMINIUM
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0" 50' 100' 200'
SCALE: 1"=100'-0"

CASE #FS20-829

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM

Kimley»Horn

Butler Design Group, Inc
architects & planners

REGISTERED ARCHITECT CERTIFICATE NO. 22417 RICHARD R. BUTLER Date Signed 04-26-22 ARIZONA, U.S.A.

TRUMAN RANCH MARKETPLACE PAD

Surprise, Arizona

Preliminary Development Plan

April 26, 2022

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 04/26/22 Date Signed ARIZONA, U.S.A.

ARENA CAPITAL HOLDINGS
REAL ESTATE INVESTMENT CORPORATION

DOMINIUM

20-2007-02
Preliminary Not For Construction

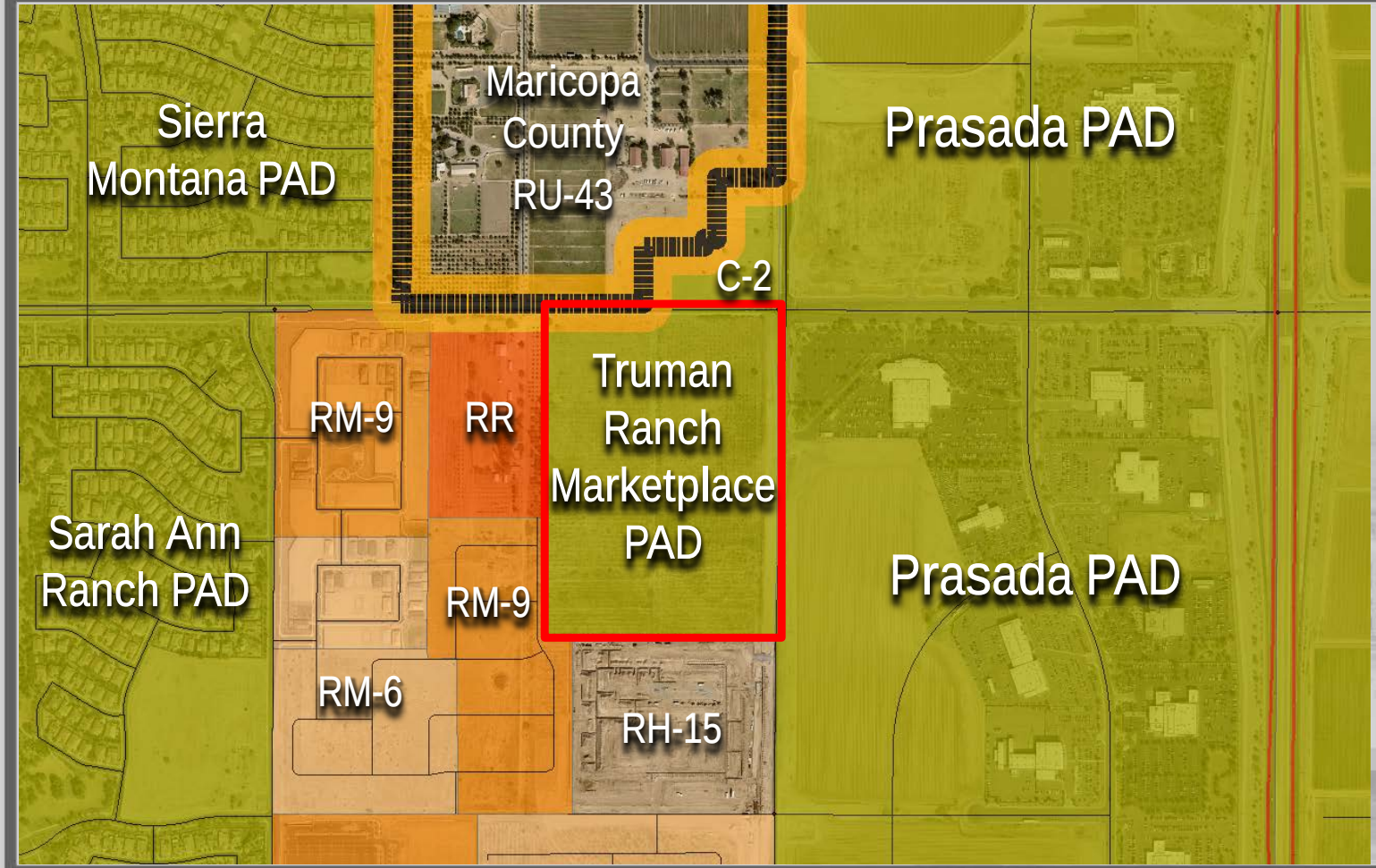
SURPRISE
ARIZONA

FS20-829
Preliminary Development Plan for Truman Ranch Marketplace PAD

City Council

August 16, 2022

FS20-829 VICINITY MAP



FS20-829 ZONING MAP

Site Background

2008

- Major General Plan Amendment: Land Use designation changed from Low-Density Residential to Mixed Use
- Subject property annexed into the City of Surprise
- Truman Ranch Marketplace PAD approved under Chapter 125

2013

- Surprise General Plan 2035 adopted
- General Plan Amendment regarding development in high noise and accident potential zones for Luke Air Force Base

Project Background

- **November 19, 2020:** Concept Review Meeting
- **December 31, 2020:** Major PAD Amendment submitted – case FS20-829
- **January 29, 2021:** Master Site Plan submitted – case FS21-076
  - Review halted May 11, 2021 and has not yet continued
- **August 19, 2021:** Scheduled Planning & Zoning Commission hearing for Major PAD Amendment – continued indefinitely (applicant's request)
- **January 4, 2022:** Applicant resubmittal
- **April 26, 2022:** Applicant revised submittal

Application Changes

- Original submittal in December 2020 was for a Major PAD Amendment
- Several reviews, public outreach meetings, and discussions with staff occurred
- Applicant amended application to reduce scope to only address deficiencies of the original Truman Ranch Marketplace PAD
- Application is now for a Preliminary Development Plan to secure original development rights and memorialize the allowed residential density at 601 units

FS20-829 PRELIM DEV PLAN

Residential Development Unit - Site Data

CLIENT:
DOMINIUM
2858 NORTH CENTRAL AVENUE
SUITE 1100B
PHOENIX, AZ 85004
CONTACT - OWEN METZ
(470) 343-4818

DESIGN PROFESSIONAL:
TODD & ASSOCIATES, INC.
4019 NORTH 44TH STREET
PHOENIX, AZ. 85018
CONTACT - GARY TODD, AIA
(602) 952-8280

SITE AREA:

PARCEL	NET	GROSS
FAMILY COMMUNITY	+/- 865,890 SF / 19.87 AC	+/- 900,196 SF / 20.71 AC
TOWNHOME UNITS		
SENIOR LIVING	+/- 382,158 SF / 8.78 AC	+/- 382,153 SF / 8.78 AC
TOTAL	+/- 1,248,048 SF / 28.65 AC	+/- 1,284,349 SF / 29.49 AC

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-013

BUILDING HEIGHT:
PROPOSED: 30 FEET MAXIMUM FOR PEAK ELEMENTS IN WESTERLY HALF
FAMILY 3 STORIES (EAST AND WEST HALF)
TOWNHOMES 3 STORIES (EAST HALF)
SENIOR LIVING 4 STORIES (WEST HALF)

DENSITY:
PROPOSED: 21 D.U./AC (601 D.U. / 28.65 AC)

APPROVED SETBACKS:
PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 10'
WEST: MIN 45'
SOUTH: MIN 45'
INTERNAL: 0'

LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

UNIT MIX:

FAMILY APARTMENTS: (3 BUILDING TYPES TOTAL)

APARTMENTS - BUILDING TYPE 1 (4 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	72	72	144
TOTAL: 4 BUILDINGS	0	72	72	144

APARTMENTS - BUILDING TYPE 2 (2 BUILDINGS)

UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	12	12	12
TOTAL: 2 BUILDINGS	0	0	24	24

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UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	24	12	36
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UNIT TYPE	NO.	%
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TOTAL	388 D.U.	100%

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UNIT TYPE	NO.	%
A-1 BEDROOM/ 1 BATH	58 D.U.	27%
B-1 BEDROOM/ 2 BATH	131 D.U.	61%
C-2 BEDROOM/ 2 BATH	24 D.U.	11%
TOTAL	213 D.U.	100%

TOTAL: ALL RESIDENTIAL 601 D.U.

PROVIDED PARKING:

FAMILY APARTMENT:	882 P.S.
TOWNHOME UNITS:	10 P.S.
SENIOR LIVING:	447 P.S.
TOTAL:	1,339 P.S.

Commercial Development Unit - Site Data

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-013
APN#: 502-04-005C

SITE AREA:

PARCEL	NET	GROSS
COMMERCIAL	+/- 643,729 SF / 14.78 AC	+/- 778,239 SF / 17.87 AC

BUILDING AREA:

RETAIL:	36,473 SF
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TOTAL:	143,942 SF
SITE COVERAGE:	22.7%
PROVIDED PARKING:	310 SPACES
ADA PROVIDED PARKING :	16 SPACES

BUILDING HEIGHT:
PROPOSED:
RETAIL 35 FEET MAX.
SELF-STORAGE 35 FEET MAX.

APPROVED SETBACKS:
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PARKING DIAGRAM

VICINITY MAP

CONTACT INFORMATION

PROPERTY OWNER / COMMERCIAL DEVELOPER
TRUMAN RANCH 44 SWC LLC

RESIDENTIAL ARCHITECT:
TODD & ASSOCIATES, INC.
4019 NORTH 44TH STREET
PHOENIX, ARIZONA 85018
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RICK BUTLER / DAVID BRITTENHAM
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dbrittenham@butlerdesigngroup.com

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TRUMAN RANCH MARKETPLACE PAD

Surprise, Arizona

Preliminary Development Plan

April 26, 2022

ARENA CAPITAL HOLDINGS
REAL ESTATE INVESTMENT CORPORATION
DOMINIUM

Development Standards

- Minimum Setbacks
  - West: 45’
  - South: 20’ or 45’ when adjacent to residential
  - North & East:
    - 5’ for structures with street side pedestrian access
    - 10’ for all other structures
  - Internal: 0’ (subject to building code)

- Landscape Buffers
  - Major Arterial R/W: 22’
  - Collector: 10’
  - Street: 5’

Development Standards

- Parking
  - PAD allows for reduction to parking requirements with parking study
- Building Height
  - 50’ max in the Westerly half of the 44 acres
- Traffic
  - Traffic Impact Analysis provided
  - Final Traffic Impact Analysis will be evaluated at Site Plan

PDP in substantial compliance with PAD development standards

Full compliance of development standards to be verified at Site Plan

Public Outreach

- Neighborhood Meeting
  - May 13, 2021 @ Sunset Hills Elementary School & Virtually
- Project Website (www.waddellcrossing.com)
  - Went live June 2, 2021
  - Periodically updated
- Open House Meeting
  - June 29, 2021 @ Sunset Hills Elementary School
- Follow-Up Neighborhood Meeting
  - May 31, 2022 via Zoom

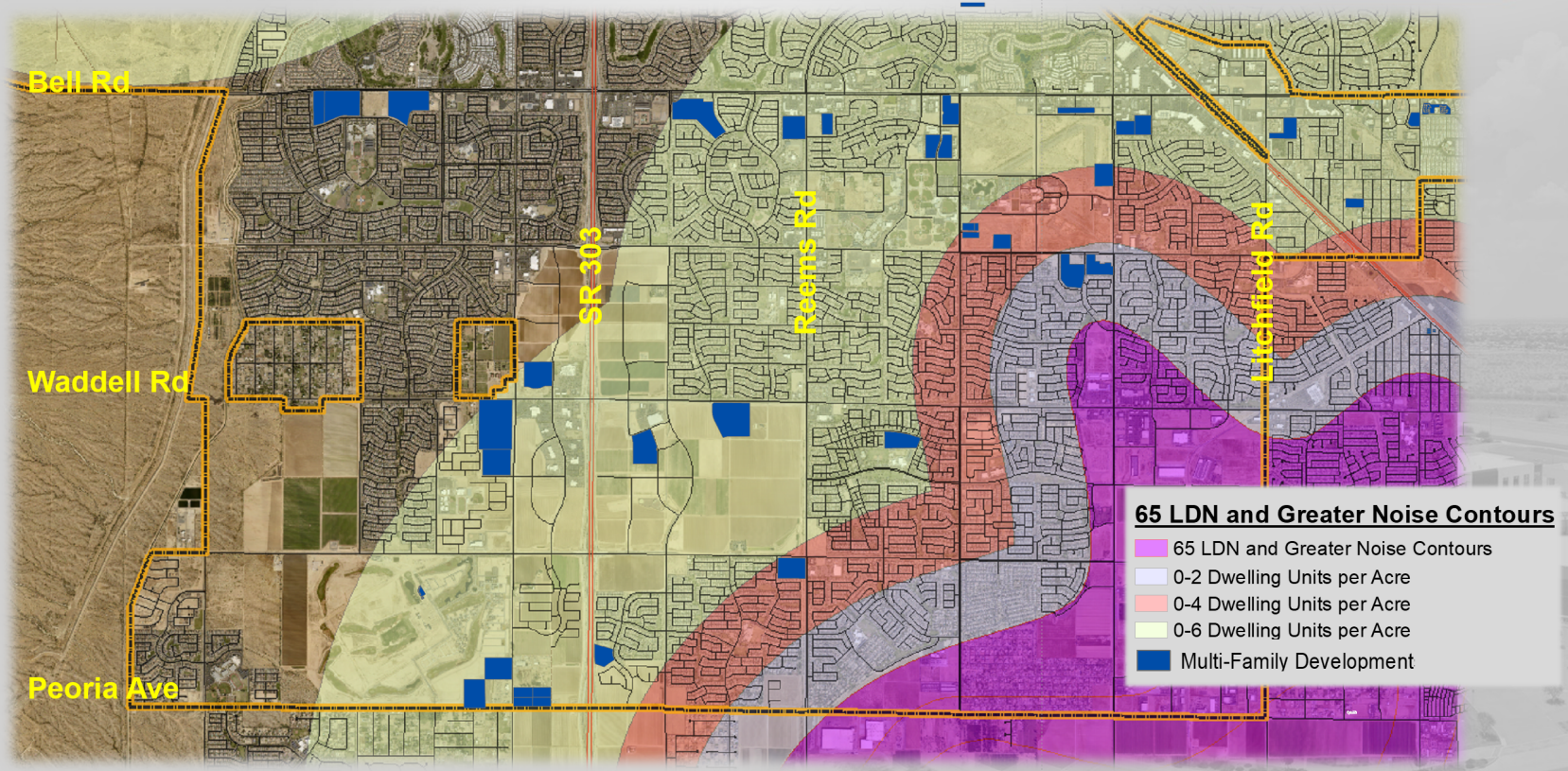
Public Outreach

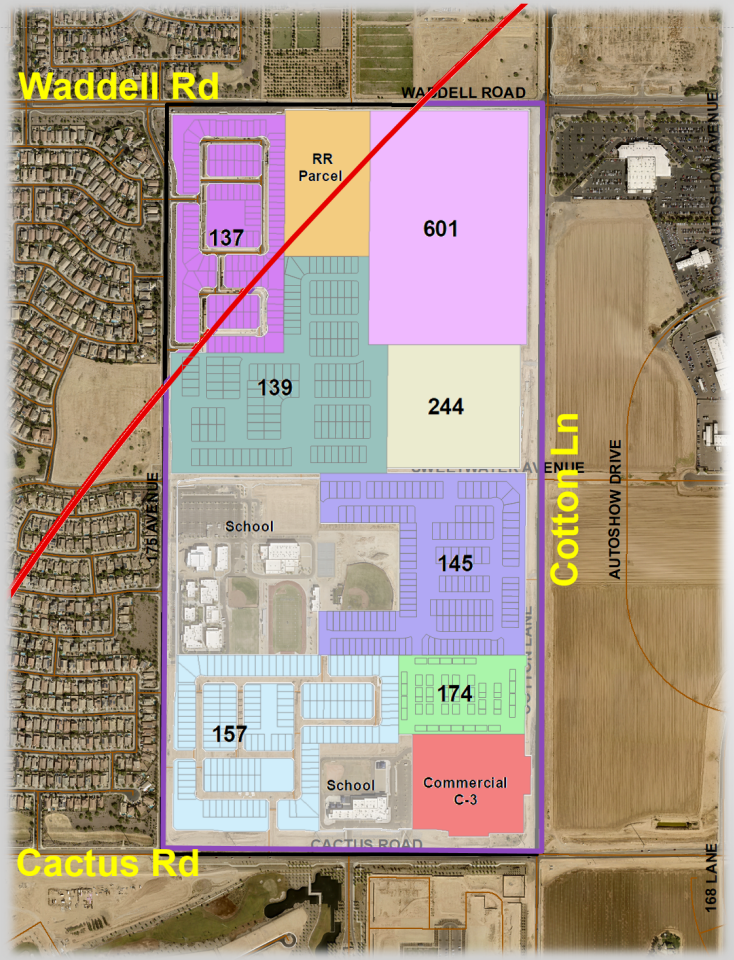
- Summary of Concerns:
  - Density
  - Traffic
  - Parking
  - Infrastructure improvements
  - Amenities
  - School capacity
  - Crime
  - Property values

Public Outreach

- Letter of Concerns:
  - Architecture
    - Has not been reviewed or approved
    - To be reviewed with Site Plans
  - Setbacks
    - Letter referenced incorrect code
    - Full compliance will be verified with Site Plans
  - Lighting
    - Has not been reviewed or approved
    - To be reviewed with Site Plans
  - Self-Storage
    - Letter referenced incorrect code
    - Full compliance of standards will be verified with Conditional Use Permit
  - GDC and Project Density

Graduated Density Concept





Graduated Density Calculation

Half Section 320 acres at 6 dwelling units per acre = 1920 units

Within the 0-6 Graduated Density 281.6 acres at 6 dwelling units per acre = 1689 units

Current Allocation of Dwelling units 996 + 601 = 1597 units

- C-3 COMMERCIAL
- HAYDEN FARMS - 174 units
- HERITAGE FARM - 137 units
- RANCHO TRUGOLD - 139 units
- VILLAS at RANCHO TRUGOLD - 244 units
- RYDER RANCH - 145 units
- SCHOOL
- SIERRA SKY - 157 units
- RURAL RESIDENTIAL RR
- WADDELL CROSSINGS - 601 units proposed

Remaining unallocated Dwelling units 1920 - 1597 = 323 units

RECOMMENDATION

Commission recommended approval of FS20-829 to the City Council subject to stipulations ‘a’ through ‘d’

a. Development and use of the subject site, pursuant to final development plans approved under Section 125-35 of former Chapter 125, shall be substantially consistent with ***Exhibit C*** and ***Exhibit D.***

b. One or more of the commercial uses planned for the Commercial Development Unit shall be constructed concurrently with the Residential Development Unit to ensure that not only one type of use is exclusively developed during any phase of development of the subject site as required by Section 125-194 of former Chapter 125.

c. The subject site may include a maximum of 601 residential dwelling units.

d. Non-compliance with the stipulations of approval of this Preliminary Development Plan will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: August 16, 2022
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Internal

Consent: No Regular: Yes Public Hearing: No Report/Discussion: No

Agenda Wording:
Consideration and action to approve a resolution of the Mayor and Council of the City of Surprise, Maricopa County, Arizona declaring and adopting the results of the Primary Election held on August 2, 2022, and ordering the recording of such resolution; Resolution #2022-86.

Motion:
I move to approve Resolution #2022-86.

Background:
This action is a requirement under ARS 16-642, canvass of election results.

16-642. Canvass of election; postponements

A. The governing body holding an election shall meet and canvass the election not less than six days nor more than twenty days following the election.

B. The governing body of a special district as defined in title 48 shall present to the board of supervisors a certified copy of the official canvass of the election at the next regularly scheduled meeting of the board of supervisors. For purposes of contesting a special district election as described in section 16-673, the canvass is not complete until the presentation to the board of supervisors is made.

C. If, at the time of the meeting of the governing body, the returns from any polling place in the election district where the polls were opened and an election held are found to be missing, the canvass shall be postponed from day to day until all the returns are received or until six postponements have been had.

Objective Analysis:
The canvass of elections is required and controlled by state law and finalizes the election results. Upon approval, the election results become official and statutory appeal times begin running.

Policy Compliant:
The substance and procedure associated with this item complies with Arizona state law.

Financial Impact:
N/A.

Budget Impact:
N/A.
FTE Impact:
N/A.

ATTACHMENTS:
1. 08022022 final off results
2. RESOLUTION NO 202286 primary election canvass

FINAL OFFICIAL RESULTS
Primary Election
Maricopa County
August 2, 2022

Elector Group	Counting Group	Ballots	Voters	Registered Voters	Turnout
REP	EARLY VOTE	8,389	8,389		44.22%
	ELECTION DAY	1,738	1,738		9.16%
	PROVISIONAL	31	31		0.16%
	Total	10,158	10,158	18,971	53.54%
DEM	EARLY VOTE	4,766	4,766		44.68%
	ELECTION DAY	240	240		2.25%
	PROVISIONAL	5	5		0.05%
	Total	5,011	5,011	10,667	46.98%
LBT	EARLY VOTE	32	32		9.47%
	ELECTION DAY	8	8		2.37%
	PROVISIONAL	0	0		0.00%
	Total	40	40	338	11.83%
NON	EARLY VOTE	125	125		0.77%
	ELECTION DAY	12	12		0.07%
	PROVISIONAL	2	2		0.01%
	Total	139	139	16,157	0.86%
Total	EARLY VOTE	13,312	13,312		28.86%
	ELECTION DAY	1,998	1,998		4.33%
	PROVISIONAL	38	38		0.08%
	Total	15,348	15,348	46,133	33.27%

Precincts Reported: 20 of 20 (100.00%)

Registered Voters: 15,348 of 46,133 (33.27%)

Ballots Cast: 15,348

Surprise-Acacia-Councilmember (Vote for 1)

Precincts Reported: 10 of 10 (100.00%)

	Total	
Times Cast	7,019 / 19,504	35.99%
Undervotes	853	
Overvotes	10	

Candidate	Total	
GRIM, RAYMOND	1,789	29.06%
GUYN, LEW	1,099	17.85%
HANEY, NICK	3,268	53.09%
Total Votes	6,156	

	Total	
Unresolved Write-In	16	

Surprise-Palm-Councilmember (Vote for 1)

Precincts Reported: 6 of 6 (100.00%)

	Total	
Times Cast	3,758 / 11,416	32.92%
Undervotes	727	
Overvotes	0	

Candidate	Total	
HASTINGS, JACK	3,031	100.00%
Total Votes	3,031	

	Total	
Unresolved Write-In	93	

Surprise-Palo Verde-Councilmember (Vote for 1)

Precincts Reported: 6 of 6 (100.00%)

	Total	
Times Cast	4,571 / 15,213	30.05%
Undervotes	853	
Overvotes	0	

Candidate	Total	
JUDD, CHRIS	3,718	100.00%
Total Votes	3,718	

	Total	
Unresolved Write-In	32	

Surprise-Acacia-Councilmember (Vote for 1)

Precinct	Times Cast	Registered Voters
CITY		
Surprise		
0036 ASANTE	296	805
0194 DALE	217	536
0216 DESERT OASIS	595	2,213
0348 HAPPY TRAILS	526	923
0527 MOLLY	730	1,906
0736 SARIVAL	623	1,599
0821 SURPRISE FARMS	1,006	3,480
0837 TILLMAN	1,217	2,884
0845 TRADITIONS	383	1,112
0919 WILLOW CANYON	1,426	4,046
Surprise - Total	7,019	19,504
CITY - Total	7,019	19,504

Precinct	GRIM, RAYMOND (NON)	GUYN, LEW (NON)
CITY		
Surprise		
0036 ASANTE	83	40
0194 DALE	48	31
0216 DESERT OASIS	150	113
0348 HAPPY TRAILS	97	110
0527 MOLLY	304	115
0736 SARIVAL	152	96
0821 SURPRISE FARMS	176	139
0837 TILLMAN	401	156
0845 TRADITIONS	80	57
0919 WILLOW CANYON	298	242
Surprise - Total	1,789	1,099
CITY - Total	1,789	1,099

Precinct	HANEY, NICK (NON)	Total Votes	Unresolved Write-In
CITY			
Surprise			
0036 ASANTE	126	249	2
0194 DALE	101	180	0
0216 DESERT OASIS	264	527	1
0348 HAPPY TRAILS	228	435	2
0527 MOLLY	240	659	1
0736 SARIVAL	263	511	0
0821 SURPRISE FARMS	560	875	3
0837 TILLMAN	534	1,091	2
0845 TRADITIONS	198	335	0
0919 WILLOW CANYON	754	1,294	5
Surprise - Total	3,268	6,156	16
CITY - Total	3,268	6,156	16

Surprise-Palm-Councilmember (Vote for 1)

Precinct	Times Cast	Registered Voters
CITY		
Surprise		
0330 GRANITE FALLS	723	2,169
0454 LISBON	386	1,711
0616 PARADISE	459	1,660
0736 SARIVAL	959	3,224
0779 SPANISH GARDEN	804	1,412
0892 WEST POINT	427	1,240
Surprise - Total	3,758	11,416
CITY - Total	3,758	11,416

Precinct	HASTINGS, JACK (NON)	Total Votes	Unresolved Write-In
CITY			
Surprise			
0330 GRANITE FALLS	580	580	24
0454 LISBON	316	316	9
0616 PARADISE	379	379	10
0736 SARIVAL	775	775	31
0779 SPANISH GARDEN	633	633	12
0892 WEST POINT	348	348	7
Surprise - Total	3,031	3,031	93
CITY - Total	3,031	3,031	93

Surprise-Palo Verde-Councilmember (Vote for 1)

Precinct	Times Cast	Registered Voters
CITY		
Surprise		
0418 KENLY FARMS	818	2,535
0454 LISBON	572	2,129
0472 LUDDEN	677	2,486
0494 MARLEY PARK	1,127	3,519
0509 MERCER	798	2,802
0931 YUCATAN	579	1,742
Surprise - Total	4,571	15,213
CITY - Total	4,571	15,213

Precinct	JUDD, CHRIS (NON)	Total Votes	Unresolved Write-In
CITY			
Surprise			
0418 KENLY FARMS	681	681	1
0454 LISBON	448	448	6
0472 LUDDEN	552	552	6
0494 MARLEY PARK	914	914	8
0509 MERCER	662	662	8
0931 YUCATAN	461	461	3
Surprise - Total	3,718	3,718	32
CITY - Total	3,718	3,718	32

RESOLUTION NO. 2022-86

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA DECLARING AND ADOPTING THE RESULTS OF THE PRIMARY ELECTION HELD ON AUGUST 2, 2022 AND ORDERING THE RECORDING OF SUCH RESOLUTION

WHEREAS, the City of Surprise did hold a Primary election on the 2nd day of August, 2022 for the election of 3 Councilmembers for Districts 1, 5 & 6; and

WHEREAS, the election returns have been presented to and have been canvassed by the Mayor and City Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Surprise, Maricopa County, Arizona, that:

SECTION 1: The total number of ballots cast at said Primary Election minus Over/Under votes, and Unresolved Write-ins for whom no timely nomination papers were filed was 15,348 and were distributed as follows (Exhibit "A" – Final Official Results):

Districts:	**Actual Vote Total:**	
District 1 (Acacia)	7,019	35.99%
District 5 (Palm)	3,758	32.92%
District 6 (Palo Verde)	4,571	30.05%

SECTION 2: The total number of ballots cast at said Primary Election for the Office of Councilmember of District 1 (Acacia) was 7,019. Total number of ballots rejected (Unresolved Write-ins) for who no timely nomination papers filed were 16, and Over/Under votes were 863. The actual votes cast for the candidate(s) were as follows:

Candidate:	**Actual Vote Total:**	
Raymond Grim	1,789	29.06%
Lew Guyn	1,099	17.85%
Nick Haney	**3,268**	**53.09%**

It is hereby found, determined and declared of record, that the following candidate for Councilmember of District 1 (Acacia) did receive more than one half of the total number of votes cast for Councilmember at said election, and such candidate shall be declared elected and shall receive a certificate of election:

NICK HANEY

SECTION 4: The total number of ballots cast at said Primary Election for the Office of Councilmember of District 5 (Palm) was 3,758**.** Total number of ballots rejected (Unresolved Write-ins) for whom no timely nomination papers filed were 93 and Over/Under votes were 727. The actual votes cast for the candidate(s) were as follows:

Candidate:	**Actual Vote Total:**	
Jack Hastings	**3,031**	**100%**

It is hereby found, determined and declared of record, that the following candidate for Councilmember of District 5 (Palm) did receive more than one half of the total number of votes cast for Councilmember at said election, and such candidate shall be declared elected and shall receive a certificate of election:

JACK HASTINGS

SECTION 5: The total number of ballots cast at said Primary Election for the Office of Councilmember of District 6 (Palo Verde) was 4,571**.** Total number of ballots rejected (Unresolved Write-ins) for whom no timely nomination papers filed were 32 and Over/Under votes) were 853. The actual votes cast for the candidate(s) were as follows:

Candidate:	**Actual Vote Total:**	
Chris Judd	**3,718**	**100%**

It is hereby found, determined and declared of record, that the following candidate for Councilmember of District 6 (Palo Verde) did receive more than one half of the total number of votes cast for Councilmember at said election, and such candidate shall be declared elected and shall receive a certificate of election:

CHRIS JUDD

SECTION 7: It is ordered that, directly following the adoption of this Resolution, the City Clerk shall record this Resolution with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and City Council of the City of Surprise, Arizona, this **_____ day of August, 2022.**

_____
Mayor, Skip Hall

ATTEST:

_____
Sherry Ann Aguilar, City Clerk

APPROVED TO FORM:

_____
Robert Wingo, City Attorney