



CITY OF SURPRISE
Regular City Council Meeting Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, March 17, 2015 @ 6:00 PM
COUNCIL CHAMBERS

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A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS

1. District Citywide [Athletic Training Month - Mayor Wolcott will present the proclamation to: Scott Ellis and Justin Segotta of Swing Orthopedic and Sports Physical Therapy in Surprise](#)

No Action
Mayor
Wolcott

E. City Manager Report:

F. City Attorney Report:

G. City Clerk Report:

H. Regular City Council Meeting Agenda:

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.

Consent Agenda:

2. District Citywide [Consideration and action on the meeting minutes of March 3, 2015 Regular City Council Work Session and Regular City Council Meeting.](#)
3. District Citywide [Consideration and action accepting grant funding from the State of Arizona Pre Disaster Mitigation Program in the amount of \\$18,675 and amending the fiscal year 2015 budget in the amount of \\$24,900; Resolution 2015-23.](#)
4. District 1 [Consideration and action declaring the City's intention to creat the City of Surprise, Arizona, Desert Oasis Parcel 11 Street Light Improvement District pursuant to A.R.S. § 48-616; Resolution 2015-16](#)

Approve
Sherry Ann
Aguilar,
City Clerk

Approve
Michael
Boule,
Public
Works
Department

Approve
Karl Zook,
Public
Works
Department

Regular Agenda Item - Non-Public Hearing:

- | | | | |
|----|-------------------|--|--|
| 5. | District Citywide | <u>Discussion regarding a utility billing update by American Water Enterprises.</u> | No Action
City
Manager,
Bob
Wingenroth |
| 6. | District Internal | <u>Consideration and action to appoint Stephen Wright to fill the Chamber Representative vacancy on the Tourism Commission with a term expiration of July 1, 2015, and to direct the City Clerk to issue the oath of office.</u> | None
Council
Member
Winters |
| 7. | District 4 | <u>Consideration and action authorizing the City Manager to negotiate and execute an agreement with the WHAM Art Association regarding the use of property located at 16560 N. Dysart Road, which is owned by the City.</u> | Approve
Bob
Wingenroth,
City
Manager |

Regular Agenda Item - Public Hearing:

- | | | | |
|----|------------|---|--|
| 8. | District 3 | <u>Consideration and action on a Rezone of property generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue from Rural Residential and General Industrial to Low Density Residential; Ordinance 2015-03.</u> | Approve
Hobart
Wingard -
Community
Development |
| 9. | District 3 | <u>Consideration and action on a Preliminary Plat entitled "W Ranch," subdividing property generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue; Resolution 2015-18.</u> | Approve
Hobart
Wingard -
Community
Development |

I. 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 on any item not 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.

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. 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 Board 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).

M. Adjournment:

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: March 12, 2015 at 12:20 PM

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

March 17, 2015 @ 6:00:00 PM

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Council Meeting Date: March 17, 2015

Contact Person: Sherry Ann Aguilar, City Clerk

Submitting Department:

District: Citywide

Staff Recommendations: Approve

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the meeting minutes of March 3, 2015 Regular City Council Work Session and Regular City Council Meeting.

Motion:

Background:

Financial Impact Statement:

ATTACHMENTS:

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- ☐ [Minutes](#)
 - ☐ [Minutes](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

CITY OF SURPRISE
Regular City Council Work Session Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, March 3, 2015 @ 04:01 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Work Session** to order at 04:01 PM at Surprise City Hall Council Chamber 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, March 3, 2015**. Also in attendance with Mayor Wolcott were Vice Mayor Williams, Council Member Winters, Council Member Biundo, Council Member Villanueva, Council Member Hall, and Council Member Tande.

Staff City Manager, Bob Wingenroth, City Attorney, Misty Leslie, and City Clerk,
Present: Sherry Ann Aguilar.

Pledge of Allegiance

Regular Agenda Item - Non-Public Hearing

1. Presentation regarding future funding from Arizona Sports and Tourism Authority - NO ACTION

Asst. Director, Donna Miller introduced Mr. Tom Sadler, Arizona Sports Authority & CEO, gave a presentation regarding future funding from Arizona Sports and Tourism Authority.

The topics discussed included:

Grant Funding Recipients
Future Funding Opportunities
Cactus League Funding
Facility Renovations

Regular City Council Work Session Minutes – March 3, 2015 – Page 2

Council Member Hall inquired about the source of funds.

Mr. Sadler explained the sources which are tourism revenues, hotel bed tax and rental surcharge on rental cars at the airport, along with tourism promotions and Cactus League is 3rd in the bucket.

Council Member Hall asked if the bed tax is county wide.

Mr. Sadler replied yes.

Mayor Wolcott stated that it really stands out that Surprise has benefited from this program.

2. Update and Discussion regarding baseball operations at the Surprise Stadium, improvements and renovation projects, and status of possible extension of the agreement between the City and both the Texas Rangers and Kansas City Royals - NO ACTION

Asst. Director, Donna Miller gave a powerpoint overview of the baseball operations at the Surprise Stadium, improvements and renovation projects, and status of possible extension of the agreement between the City and both the Texas Rangers and Kansas City Royals.

The topics discussed included:

Timeline of clubhouse renovation project

Estimated funding

Estimated budget

Team agreement, major deal points - extension to 2030

Council Member Hall asked if there was a firm that completed the economic impact of the Cactus League.

Ms. Miller explained that she couldn't recall but we do have a copy of this.

Council Member Hall spoke of capacity of hotel rooms in Surprise, need for occupancy in the summer and that we have approx. 750 rooms. He further commented on the construction schedule.

City Manager, Bob Wingenroth explained breakdown of project costs. He also explained Sports Authority monies.

Regular City Council Work Session Minutes – March 3, 2015 – Page 3

Mayor Wolcott asked for more detailed information to share with our residents.

Council Member Tande inquired about ticket surcharge.

Ms. Miller explained that the ticket surcharges that were collected last year.

3. Discussion of refinancing of MPC03 bonds and \$15M new bond issuance for clubhouse renovations - NO ACTION

Finance Director, Lindsey Duncan and Asst. Finance Director, Andrea Davis gave a powerpoint overview of MPC03 bonds and \$15M new bond issuance for clubhouse renovations.

Council Member Hall asked for explanation of funding for payback.

Council Member Tande stated that he sees a similar reduction in impact fees and asked for clarification.

Mayor Wolcott commented on opportunity to pay off some of these interfund loans and asked if the loan transfers will be closed.

Ms. Davis explained.

City Attorney Leslie asked for E-Session to explain funding in E-session.

Council Member Hall made the motion to enter into executive session at 4:31 PM.
Council Member Biundo seconded the motion. Seven yes votes. Motion carried.

Executive Session:

The Board 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).

Mayor Wolcott reconvened the meeting at 4:49 PM.

Regular City Council Work Session Minutes – March 3, 2015 – Page 4

Call to the public:

Ken Wright stated the following: The committee that has been formed as the Bond Committee, talked to a few Council about this, there seems to be some confusion about this. Looked at the current issue of the Independent and the word Committee was used several times. To me a committee is a committee. I don't see any differential of how it does not pertain to the board/commission handbook. What I am asking is what is this committee doing? What is their task? If they can change one item in there, then they can change all of them. They need to know what they can and can't do to find out what their job is. I want to know what is going on and what the charge of the Council is. Someone needs to make this determination. Let's get an answer up front and avoid confusion.

Mayor Wolcott asked that the City Attorney and or City Manager meet with Mr. Wright to answer his questions.

Adjournment:

Council Member Tande made the motion to adjourn the Regular City Council Work Session of March 3, 2015 at 4:55 PM. Council Member Hall seconded the motion. Seven yes votes. Motion carried.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk,

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Work Session of **Tuesday, March 3, 2015**.

Sherry Ann Aguilar, City Clerk,

CITY OF SURPRISE
Regular City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, March 3, 2015 @ 06:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Meeting** to order at 06:00 PM at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, March 3, 2015**. Also in attendance with Mayor Wolcott were Vice Mayor Williams, Council Member Biundo, Council Member Villanueva, Council Member Hall, and Council Member Tande.

Staff City Manager, Bob Wingenroth, City Attorney, Misty Leslie, and City Clerk,
Present: Sherry Ann Aguilar.

Pledge of Allegiance

Invocation

City Manager Report

City Attorney Report

City Clerk Report

City Clerk Aguilar, Sherry Ann Aguilar reported on the Voter Outreach Program and tour.

Consent Agenda

Council Member Hall made the motion to approve the consent agenda items 1-5, excluding item 6. Vice Mayor Williams made seconded the motion. Six yes votes. Motion carried.

Regular City Council Meeting Minutes– March 3, 2015 – Page 2

- 1. Consideration and action on the meeting minutes of February 17, 2015 Regular City Council Work session and Regular City Council Meeting - APPROVED**
- 2. Consideration and action to approve a request by Fred Khosho for Acquisition of Control of a Series #10 liquor license for Cindy's Mini Market #2 located at 15444 Greasewood Street, Surprise, AZ. 85374 (Current License #10074897) - APPROVED**
- 3. Consideration and action to approve a Sampling License for Wal-Mart Supercenter #5429 located at 14111 North Prasada Gateway, Surprise, AZ. 85388 (Current License #09070272) - APPROVED**
- 4. Consideration and action to approve Sampling Licenses for Wal-Mart Neighborhood Market #4218 located at 15431 W. Greenway Road, Surprise, AZ. 85374 (Current license #09070028) and Wal-Mart Supercenter #5429 located at 14111 N. Prasada Gateway, Surprise, AZ. 85388 (current license #09070272) - APPROVED**
- 5. Approval of Final Plat for the Pet Club retail facility generally located on the southwestern corner of North Cotton Lane and West Greenway Road; Resolution 2015-19 - APPROVED**
- 6. Consideration and action accepting grant funding from the State of Arizona Pre Disaster Mitigation Program in the amount of \$18,675 and amending the fiscal year 2015 budget in the amount of \$24,900; Resolution 2015-23 - CONTINUED TO MARCH 17, 2015 REGULAR MEETING**

Council Member Biundo made the motion to continue item #6 to March 17, 2015 Regular Meeting. Vice Mayor Williams seconded the motion. Six yes votes. Motion carried.

Regular Agenda Item - Non-Public Hearing

7. Discussion and presentation regarding Operating Budget Revenue - NO ACTION

Budget and Research Manager, Jared Askelson gave a powerpoint overview regarding the Operating Budget Revenue.

Council Member Tande commented that the presentation was very helpful. He inquired about property taxes.

Council Member Hall commented on the census and graph.

Council Member Tande referred to the census topic and the cost.

Mayor Wolcott commented that this is a no-brainer for all of us and that she is confused about the TPT and asked if an analysis is available.

Mr. Askelson commented that there is no analysis at this time

Vice Mayor Williams commented on the legislation and looking at data over the next 6 to 12 months.

8. Consideration and action amending the fiscal year 2015 budget in the amount of \$396,000 to establish the clubhouse improvements project (21514); Resolution 2015-01 - APPROVED

Asst. CRS Director, Donna Miller gave an powerpoint overview regarding the fiscal year 2015 budget in the amount of \$396,000 to establish the clubhouse improvements project (21514); Resolution 2015-01.

Vice Mayor Williams clarified that the ticket prices are not changing.

Ms. Miller stated that he is correct.

Council Member Tande asked for clarification regarding contingency funds.

Council Member Hall made the motion to approve Resolution 2015-01. Vice Mayor Williams seconded the motion. Six yes votes. Motion carried.

9. **Consideration of Action approving and authorizing the Mayor to execute an Intergovernmental Agreement between the City of Surprise and the Arizona Water and Wastewater Agency Response Network (AZWARN) memorializing the terms and procedures for requesting emergency response for water and wastewater utilities outside a utility service area in times of emergencies; Resolution 2014-104 – APPROVED RESOLUTION 2015-28**

Water Resource Management Director, Terry Lowe gave an overview of the IGA with AZWARN.

Council Member Tande clarified that this will assist in providing information if we activated our emergency response system.

Mr. Lowe commented that he is correct.

Vice Mayor Williams made the motion to approve Resolution 2015-28. Council Member Tande seconded the motion. Six yes votes. Motion carried.

10. **Consideration and action approving an intergovernmental agreement with Arizona Department of Transportation for transportation alternative non-infrastructure funds and amending the FY2014-15 budget in the amount of \$72,500 for the completion of a Safe Routes to School Action Plan for Arizona Charter Academy, Imagine Rosefield, and Imagine Preparatory required by an awarded Transportation Alternative Non-Infrastructure Grant; Resolution 2015-24 - APPROVED**

Martin Lucero, Transportation Planning Manager gave an overview on an intergovernmental agreement.

Mayor Wolcott commented that this is a great program. She further commented on the OTS radius and asked for clarification regarding dollar formulas for different grants.

Mr. Lucero stated that the dollar amount might change significantly and gave examples of the formula.

Council Member Tande asked if we have had this grant before and if we would get it in the future.

Mr. Lucero explained the process.

Regular City Council Meeting Minutes – March 3, 2015 – Page 5

Vice Mayor Williams spoke of the schools along Greenway Road; looking at the bigger picture and having conversations with the schools.

Mayor Wolcott spoke of other schools that would need the Safe Route.

Council Member Villanueva asked why we are just going with charter schools at this point.

Mr. Lucero explained the process.

Council Member Biundo made the motion to approve Resolution 2015-24. Council Member Tande seconded the motion. Six yes votes. Motion carried.

11. Consideration and action amending the fiscal year 2015 budget to establish the Jerry Street and Rimrock drainage improvements capital project and entering into an Intergovernmental Agreement (IGA) with Maricopa Flood Control for small project assistance; Resolution 2015-22 - APPROVED

Karl Zook, Assistant Director gave an overview of Resolution No. 2015-22; amending the fiscal year 2015 budget to establish the Jerry Street and Rimrock drainage improvements capital project and entering into an Intergovernmental Agreement (IGA) with Maricopa Flood Control for small project assistance.

Mr. Zook commented that an appraisal on a home in the area that is most effected is being conducted.

Council Member Villanueva made the motion to approve Resolution 2015-22. Vice Mayor Williams seconded the motion. Six yes votes. Motion carried.

Call to the Public

Other Business and Future Agenda Items

Council Member Biundo - Communiversiy Report - Work Session

Council Member Hall - Senate Bill 1435

Mayor/Council Reports

Mayor and Council attended and/or reported on the following:

Council Member Villanueva - Thanked Lloyd and Jackie - Heritage District

Regular City Council Meeting Minutes – March 3, 2015 – Page 6

Executive Session

Adjournment

Vice Mayor Williams made the motion to adjourn the Regular City Council Meeting of March 3, 2015 at 7:06 PM. Council Member Biundo seconded the motion. Six yes votes. Motion carried.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, March 3, 2015.**

Sherry Ann Aguilar, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

March 17, 2015 @ 6:00:00 PM

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Council Meeting Date:	March 17, 2015	Contact Person:	Michael Boule, Public Works Department
Submitting Department:	Public Works	District:	Citywide
Staff Recommendations:	Approve		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action accepting grant funding from the State of Arizona Pre Disaster Mitigation Program in the amount of \$18,675 and amending the fiscal year 2015 budget in the amount of \$24,900; Resolution 2015-23.

Motion:

I move to approve resolution 2015-23.

Background:

In July of 2014, the Public Works Department in partnership with the Fire-Medical Department applied for Pre-Disaster Mitigation funding. The intent of the grant is to assist local agencies prepare for natural disasters such as flooding, wildfire, severe wind, etc. The Public Works and Fire-Medical Departments intend to use this grant funding to supplement the scope of the Maricopa County Multi-Jurisdictional Hazard Mitigation Plan update. The focus of our pre-disaster efforts will focus on the areas throughout the city susceptible to flooding. The final product will consist of a report that identifies the scope, cost estimate, and priority of the prescriptive flood mitigation projects.

Financial Impact Statement:

This project was not foreseen when the FY2015 operational budget was approved. Resolution #2015-23 is requesting establishment of the project using identified General Fund Grant Match Contingency and Grant Fund Contingency. This request neither increases nor decreases the City's approved FY2015 budget.

Grant Fund Contingency	\$18,675
General Fund Grant Match	\$6,225
Total Budget	\$24,900

ATTACHMENTS:

Click to download

- ☐ [Resolution 2015-23](#)
- ☐ [Grant Award Package and rules](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Michael Boule, Sr. Project Manager

RESOLUTION # 2015-23

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, ACCEPTING ARIZONA DEPARTMENT OF EMERGENCY AND MILITARY AFFAIRS FOR PRE-DISASTER MITIGATION PLANNING GRANT FUNDS IN THE AMOUNT OF \$18,675; AND AMENDING THE FISCAL YEAR 2015 BUDGET BY REALLOCATING APPROPRIATIONS OF \$24,900 (\$6,200 FROM CITY MANAGERS INTERGOVERNMENTAL DEPARTMENT GRANTS CONTINGENCY BUDGET AND \$18,700 FROM GRANTS CONTINGENCY) TO A NEW PROJECT FOR UPDATING THE 2009 MARICOPA COUNTY HAZARD MITIGATION PLAN RELATED TO THE CITY OF SURPRISE.

WHEREAS, the City continues to experience street and residential flooding at various locations throughout the City;

WHEREAS, the City wishes to improve the quality of life within the City for its residents based on Council strategic plan;

WHEREAS, the City applied for a Pre-Disaster Mitigation grant with the Arizona Department of Emergency and Military Affairs in July of 2014;

WHEREAS, the City was notified on November 19, 2014 of an award for Pre-Disaster Mitigation planning grant for \$18,675 for planning updates related to the 2009 Maricopa County Hazard mitigation plan related to the City of Surprise;

WHEREAS, the City wishes to leverage City funds to take advantage of all grant awards and thus will provide \$6,200 matching funds from the City Manager's Intergovernmental Department Grants Contingency Budget;

WHEREAS, the FY2015 budget was adopted by Council Resolution #2014-53 on June 3, 2014;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, 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. The Arizona Department of Emergency And Military Affairs For Pre-Disaster Mitigation Planning Grant Funds in the Amount of \$18,675 are hereby accepted.

Section 2. 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, 2014 through June 30, 2015.

APPROVED AND ADOPTED this ____ day of _____, 2015.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Misty Leslie, City Attorney

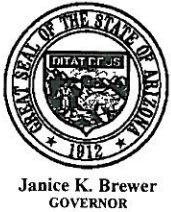
RESOLUTION # 2015-23
Exhibit A

The FY2015 Annual Budget is amended by reallocating appropriations among lawfully available appropriations to ensure the continued operations of the City of Surprise in the payment of necessary expenditures. The allocation for grant funds does not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these reallocations do not increase or decrease the total budget.

Fund/Description	Current Appropriation	Increase (Decrease)	Amended Appropriation
General Fund/ Grant Match Contingency	\$70,000	\$(6,200)	\$63,800
Grants Fund/ Contingency	4,523,200	(18,700)	4,504,500
Grants Fund/ Professional and Outside Services Pre-Mitigation Study	0	18,700	18,700
General Fund/ Professional and Outside Services Pre-Mitigation Study	0	6,200	6,200
	<u>\$4,593,200</u>	<u>\$0</u>	<u>\$4,593,200</u>
Grants Fund/ Other Grant Revenue	\$5,250,000	\$(18,700)	\$5,231,300
Grants Fund/ Federal Grant Revenue	0	18,700	18,700
	<u>\$5,250,000</u>	<u>\$0</u>	<u>\$5,250,000</u>

The fund changes are as follows:

- The amendment utilizes the General Fund Grant Match Contingency in the amount of \$6,200 and the Grants Fund Contingency in the amount of \$18,700 for professional and outside services for the Pre-Mitigation Study without exceeding the approved total annual budget for FY2015.



STATE OF ARIZONA
DEPARTMENT OF EMERGENCY AND MILITARY AFFAIRS

5636 East McDowell Road
Phoenix, Arizona 85008-3495
(602) 267-2700 DSN: 853-2700



Major General Michael T. McGuire
THE ADJUTANT GENERAL

November 19, 2014

Janeen Gaskins
Grant Administrator, City of Surprise
16000 North Civic Center Drive
Surprise, AZ 85374

Dear Janeen Gaskins:

Congratulations! The City of Surprise, Planning Project has been awarded through the Pre Disaster Mitigation Program, in the amount of **\$18,675.00 federal share** with a **\$6,225.00 non-federal share** match requirement.

Please review the enclosed Pre Disaster Mitigation Program award package which will provide you with standard requirements that apply to your organization in accepting this grant.

The City of Surprise must submit the enclosed quarterly performance report to the Arizona Division of Emergency Management (ADEM) no later than the 15th of January, April, July and October for activities which occurred the three months prior to the quarterly report due date. The first report will be due on January 15, 2015 even if the work has not yet started. The period of performance (POP) for the grant will be November 19, 2014 through November 18, 2016.

If you have any questions regarding this award, please contact me at (602) 464-6349, lamar.brown@azdema.gov.

Sincerely,

LaMar Brown
Mitigation Grants Program Manager
Arizona Division of Emergency Management

FY 2014
PRE-DISASTER MITIGATION PROGRAM
GRANT AGREEMENT ARTICLES
PRE-DISASTER MITIGATION GRANT AGREEMENT ARTICLES
CFDA# 97.047

GRANTEE: Arizona Division of Emergency Management

AGREEMENT NUMBER: EMF-2015-PC-0002

AMENDMENT NUMBER: 0

DESIGNATED AGENCY: Arizona Div. of Emergency Management

PERFORMANCE PERIOD: November 19, 2014 through November 18, 2016

GENERAL INFORMATION:

The **Pre-Disaster Mitigation (PDM)** grant program provides grants to States and Indian Tribal government or territory that, in turn, provide Subgrants to local governments for cost-effective mitigation activities that are selected via a Ranking. Funds will be used to implement a sustained pre-disaster natural hazard mitigation program to reduce overall risk to the population and structures, while also reducing reliance on funding from actual disaster declarations.

ARTICLE I. FEMA AUTHORITY

The United States of America through the Department of Homeland Security's Federal Emergency Management Agency (FEMA), hereinafter referred to as "the Grantor," agrees to grant to the State/Indian Tribal government, through its designated agency named above, hereinafter referred to as "the Grantee," through its designated agency named above, the funds in the amount specified on the obligating document, to support the **Pre-Disaster Mitigation** Grant Program, authorized under 42 U.S.C. 5133, Section 203, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), Public Law 93-288, as amended,

The Grantee agrees to abide by the Grant Award terms and conditions as set forth in this document.

ARTICLE II. PROJECT DESCRIPTION

The Grantee shall perform the work described in the application package and made a part of these Grant Agreement Articles.

ARTICLE III. PERIOD OF PERFORMANCE

The period of performance shall be 11/19/14 through 11/18/16. All costs must be incurred during the period of performance unless pre-award costs are approved.

ARTICLE IV. AMOUNT AWARDED

This Grant Award is for the administration and completion of an approved **Pre-Disaster Mitigation - Competitive project**. Funds approved under this Grant Agreement may not be used for other purposes. If costs exceed the amount of FEMA funding approved, then the Grantee shall pay the costs that are in excess of the approved budget.

The approved budget for this Grant Award by category is:

	TOTAL
Personnel	\$0.00
Fringe Benefit	\$0.00
Travel	\$0.00
Equipment	\$0.00
Supplies	\$0.00
Contractual	\$24,900.00
Construction	\$0.00
Other	\$0.00
TOTAL DIRECT	\$0.00
Indirect Charges	\$0.00
TOTAL BUDGET	\$24,900.00

The Grantee shall follow regulations found in Title 44 Code of Federal Regulations (CFR) Part 13, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments, Title 2 CFR Part 170, Reporting Subaward and Executive Compensation – Appendix A to Part 170 – Award Term (see ARTICLE VII. TERMS AND CONDITIONS), Office of Management and Budget Circulars A-102 and A-87, and program guidance to implement this Grant Agreement.

ARTICLE V. COST SHARE

The cost-share requirement for this award is 75% Federal and 25 % non-Federal.

The cost-share for PDM is governed by 42 USC 5133, Section 203(h), of the Stafford Act:

- a. Small, impoverished communities may receive a Federal cost-share of up to 90% of the total cost to implement eligible PDM activities.
- b. The PDM program offers up to 75% Federal cost-share funding for all other activities and all other insured properties.

ARTICLE VI. FEMA OFFICIALS

FEMA officials are as follows:

The Project Officer shall be an official at the FEMA Regional Office who will be responsible for the monitoring of the activities as described in the application.

The Project Officer is: Joan Flack

The Assistance Officer is the FEMA official who has full authority to negotiate, administer and execute all business matters of the Grant Agreement.

The Assistance Officer is: Melissa A. Pulver

ARTICLE VII. TERMS AND CONDITIONS

The specific terms and conditions of this agreement are as follows:

Federal Funding Accountability and Transparency Act:

The Federal Funding Accountability and Transparency Act (FFATA) of 2006 (2 CFR PART 170) requires Grantees to report certain information about themselves and their first-tier subgrantees for each Federal award of \$25,000 or more awarded on or after October 1, 2010. (See attached APPENDIX A to Part 170-Award term).

ASSURANCE COMPLIANCE:

The certifications signed by the Grantee in the application relating to maintenance of a Drug-Free Workplace (44 CFR Part 17, Subpart F) and New Restrictions on Lobbying (44 CFR Part 18) apply to this grant agreement and are incorporated by reference.

Prohibition on Using Federal Funds.

The Grantee understands and agrees that it cannot use any Federal funds, either directly or indirectly, in support of the enactment, repeal, modification or adoption of any law, regulation or policy, at any level of government, without the express prior written approval of FEMA.

Compliance with Program Guidance.

The Grantee agrees that all use of funds under this Grant Agreement will be in accordance with the Unified Hazard Mitigation Assistance Guidance at the time of the application.

BUDGET REVISIONS:

The Grantee shall follow prior approval requirements for budget revisions found in 44 CFR 13.30. Transfer of funds between total direct cost categories in the approved budget shall receive the prior approval of FEMA when such cumulative transfers among those direct cost categories exceed ten percent of the total budget.

If a Grantee estimates that it will have obligated funds remaining after the end of the performance period, the Grantee must report this to the FEMA Regional Office at the earliest possible time and ask for disposition instructions.

Acceptance of Post Award Changes

In the event FEMA determines that changes are necessary to the award document after an award has been made, including changes to period of performance or terms and conditions, grantees will be notified of the changes in writing. Once notification has been made, any subsequent drawdown of additional funds will indicate the Grantee's acceptance of the changes to the award.

CLOSEOUT:

Reports Submission: Per 44 CFR 13.50, when the appropriate grant award performance period expires, the Grantee shall submit the following documents within 90 days: (1) a final Financial Report; (2) final program performance report; (3) an inventory of equipment purchased under each grant's funds; (4) an inventory of Federally-owned property; and (5) other required documents specified by program regulation.

Report Acceptance: FEMA shall review the Grantee reports, perform the necessary financial reconciliation, negotiate necessary adjustments between the Grantee and FEMA's records, and close out the grant in writing.

Record Retention: Records shall be retained for 3 years (except in certain rare circumstances described in 44 CFR 13.42) from the date the final Federal Financial Report is submitted to FEMA in compliance with 44 CFR 13.42.

CONSTRUCTION PROJECT REQUIREMENTS:

1. Acceptance of Federal funding requires FEMA, the Grantee and any Subgrantees to comply with all Federal, state and local laws prior to the start of any construction activity. Failure to obtain all appropriate Federal, state and local environmental permits and clearances may jeopardize Federal funding.
2. Any change to the approved scope of work will require re-evaluation by FEMA for Grantee and Subgrantee compliance with the National Environmental Policy Act and other laws and Executive Orders.
3. If ground disturbing activities occur during construction, the Grantee and any Subgrantees must ensure monitoring of ground disturbance and, if any potential archeological resources are discovered, the Subgrantee will immediately cease construction in that area and notify the Grantee and FEMA.

COPYRIGHT:

The Grantee is free to copyright any original work developed in the course of or under this Grant Agreement. FEMA reserves a royalty-free, nonexclusive and irrevocable right to reproduce, publish or otherwise use, and to authorize others to use the work for Government purposes. Any publication resulting from work performed under this agreement shall include an acknowledgement of FEMA financial support and a statement that the publication does not constitute an endorsement by FEMA or reflect FEMA views.

COSTSHARE:

The Grantee shall follow cost-sharing requirements mandated by program guidance, statute or regulation and in compliance with 44 CFR 13.24. Cost-share funding shall be available with the approval of each grant. Period of Performance extensions shall not be approved for delays caused by lack of cost-share funding.

ENFORCEMENT:

FEMA enforcement remedies shall be processed as specified in 44 CFR 13.43, Enforcement when the Terms and Conditions of this Grant Agreement are not met.

EQUIPMENT/SUPPLIES:

The Grantee must comply with the regulations listed in 44 CFR 13.32, Equipment, 44 CFR 13.33 Supplies, and 44 CFR 13.36 Procurement, and must be in compliance with state laws and procedures.

FUNDS TRANSFER:

No transfer of funds to agencies other than those identified in the approved Grant Agreement shall be made without prior approval of FEMA.

INSURANCE:

In compliance with Public Law 103-325, Title V National Flood Insurance Reform Act of 1973, section 582 requires that any person receiving Federal assistance for the repair, replacement, or restoration for damage to any personal or residential property at any time must maintain flood insurance if the property is located in a Special Flood Hazard Area.

PAYMENT:

Grantee shall be paid using the FEMA Payment and Reporting System (PARS), provided Grantee maintains and complies with procedures for minimizing the time between transfer of funds from the US Treasury and disbursement by the Grantee and subgrantees. The Grantee commits itself to: 1) initiating cash drawdowns only when actually needed for its disbursement; 2) timely financial reporting per FEMA requirements, using the SF-425 or equivalent report; and 3) imposing the same standards of timing and amount upon any subgrantee.

Subgrantees must comply with the same payment requirement as the Grantee and must comply with the requirements specified in the Grantee's subgrant Agreement.

DUPLICATION OF PROGRAMS:

FEMA will not provide assistance under its programs for activities that FEMA determines another Federal program has a more specific or primary authority to provide. FEMA also will not provide assistance for the applicant or subapplicant's legal obligations. FEMA may disallow or recoup amounts that duplicate funding from other authorities.

DUPLICATION OF BENEFITS:

Hazard Mitigation Assistance (HMA) funds cannot duplicate or be duplicated by funds received by or available to Applicants, subapplicants, or project or planning participants from other sources for the same purpose, such as benefits received from insurance claims, other assistance programs (including previous project or planning grants and subgrants from HMA programs), legal awards, or other benefits associated with properties or damage that are or could be subject of litigation.

Because the availability of other sources of mitigation grant or loan assistance is subject to available information and the means of each individual applicant, HMA does not require proof that other assistance (not including insurance) has been sought. However, it is the responsibility of the property owner to report other benefits received, any applications for other assistance, the availability of insurance proceeds, or the potential for other compensation, such as from pending legal claims for damages, relating to the property. Amounts of other grants, loans or other assistance designated for the same purpose as HMA funds, if received, may be used to reduce the non-Federal cost-share.

Where the property owner has an insurance policy covering any loss to the property which relates to the proposed HMA project, the means are available for receiving compensation for a loss or, in the case of increased cost of compliance (ICC), assistance toward a mitigation project. FEMA

will generally require that the property owner file a claim prior to the receipt of HMA funds.

NON DISCRIMINATION:

The program must be administered in an equitable and impartial manner, without discrimination on the grounds of race, color, religion, nationality, sex, age, or economic status. The program complies with Title VI of the 1964 Civil Rights Act and other applicable laws. All applicants/Grantees must comply with Title VI, including State and local governments distributing Federal assistance.

Applicants/Grantees and subapplicants/subgrantees will ensure that no discrimination is practiced. Applicants must consider fairness, equity, and equal access when prioritizing and selecting project subapplications to submit with their application. Subapplicants and subgrantees must ensure fairness, equity and equal access when consulting and making offers of mitigation to property owners that benefit from mitigation activities.

CHANGES IN SCOPE OF WORK:

Requests for changes to the scope of work (SOW) after award are permissible as long as they do not change the nature or total project cost of the activity, properties identified in the subapplication, the feasibility and effectiveness of the project, or the benefit cost ratio. Requests must be supported by adequate justification from the applicant in order to be processed. The justification is a description of the proposed change, a written explanation of the reason or reasons for the change; an outline of remaining funds available to support the change; and a full description of the work necessary to complete the activity. All approvals will be at FEMA's discretion, and there is no guarantee that SOW changes will be approved.

PERFORMANCE PERIODS:

Program/Project/subgrant Approval and/or Awards:

All grant award activities, including all projects and/or activities approved under each subgrant award, shall be completed within the time period prescribed and authorized on the obligating documents. All costs must be incurred within the approved performance period or be approved pre-award costs.

EXTENSIONS:

Requests for time extensions to the Period of Performance will be considered but will not be granted automatically and must be supported by adequate justification submitted to the Regional Office in order to be processed. This justification is a written explanation of the reason or reasons for the delay; an outline of remaining funds available to support the extended Period of Performance; and a description of performance measures necessary to complete the activity. Without justification, extensions requests will not be processed. Financial and progress reports must be current in order for a time extension to be considered.

RECOUPMENT OF FUNDS:

FEMA will recoup mitigation planning grant funds for grants that do not meet the deliverable

criteria of an adopted, FEMA-approved mitigation plan by the end of the performance period.

RECOVERY OF FUNDS:

The Grantee will process the recovery of assistance paid to subgrantees processed through error, misrepresentation, or fraud or if funds are spent inappropriately. Recovered funds shall be submitted to FEMA as soon as the funds are collected, but no later than 90 days from the expiration date of the appropriate grant award agreement.

All fraud identifications will be reported to the FEMA Inspector General's office. The Grantee agrees to cooperate with investigation conducted by the FEMA Inspector General's office.

REFUND, REBATE, CREDITS:

The Grantee shall transfer to FEMA the appropriate share, based on the Federal support percentage, of any refund, rebate, credit or other amounts arising from the performance of this agreement, along with accrued interest, if any. The Grantee shall take necessary action to effect prompt collection of all monies due or which may become due and to cooperate with FEMA in any claim or suit in connection with amounts due.

REPORTS:

Federal Financial Reports (SF-425) – Required Quarterly.

The Grantee shall submit the Federal Financial Report (FFR, SF-425) within 30 days of the end of the first Federal quarter following the initial Grant Agreement. The Grantee shall submit quarterly FFRs thereafter until the grant ends. Reports are due on January 30, April 30, July 30, and October 30. A report must be submitted for every quarter of the period of performance, including partial calendar quarters, as well as for periods where no grant activity occurs. Future awards and fund drawdowns may be withheld if these reports are delinquent. The final FFR is due 90 days after the end date of the performance period.

Performance Report:

The Grantee shall submit performance reports to the FEMA Regional Office within 30 days after end of each quarter. The report shall consist of a comparison of actual accomplishment to the approved activity objectives. The Regional Administrator may waive the initial report. The Grantee shall submit quarterly performance reports thereafter until the grant ends. Reports are due January 30, April 30, July 30, and October 30. Quarterly performance report shall report the name, completion status, expenditure, and payment-to-date of each approved activity/sub-grant award under the Grant Award.

Final Reports:

The Grantee shall submit a final FFR and Performance Report 90 days after the end date of the performance period.

TERMINATION:

The Grantee, subgrantee, or FEMA may terminate grant award agreements by giving written notice to the other party at least seven (7) calendar days prior to the effective date of the

termination. All notices are to be transmitted via registered or certified mail, return receipt requested. The Grantee's authority to incur new costs will be terminated upon the date of receipt of the notice or the date set forth in the notice. Any costs incurred up to the earlier of the date of the receipt of the notice or the date of termination set forth in the notice will be negotiated for final payment. Close out of the Grant Agreement will be commenced and processed as prescribed under Article VII. 3.

ARTICLE VIII. GOVERNING PROVISIONS

The Grantee and any sub-grantees shall comply with all applicable laws and regulations. A non-exclusive list of laws and regulations commonly applicable to FEMA grants is attached hereto for reference only.

The Grantee and any subgrantees shall also be bound by the Program Guidance document. The following Office of Management and Budget circulars are also applicable to this Grant Award:

OMB Circular A-110 Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations

OMB Circular A-102 Uniform Administrative Requirements for Grants and Cooperative Agreements with State and Local Governments

OMB Circular A-87 Cost Principles for State and Local Governments

OMB Circular A-21 Cost Principles for Educational Institutions

OMB Circular A-102 Uniform Administrative Requirements for Grants and Cooperative Agreements with State and Local Governments

OMB Circular A-133 Audits of States, Local Governments, and Non-Profit Organizations

Commonly Applicable Statutes and Regulations

Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended, 42 U.S.C. 5121 et seq., and Related Authorities

Section 1366 (42 USC 4104c), of the National Flood Insurance Act of 1968 (42 U.S.C. § 4104c. – the "NFIA" or "the Act"), as amended by the National Flood Insurance Reform Act of 1994 (NFIRA), Public Law 103-325, the Bunning-Bereuter-Blumenauer Flood Insurance Reform Act of 2004, Public Law 108-264, and Biggert-Waters Flood Insurance Reform Act, Public Law 112-141.

Title 44 of the Code of Federal Regulations (CFR)

44 CFR Part 79-Flood Mitigation Grants

44 CFR Part 80-Property Acquisition and Relocation for Open Space

44 CFR Part 9-Floodplain Management and Protection of Wetlands

44 CFR Part 10-Environmental Considerations

44 CFR Part 13-Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments

31 CFR Part 205-Rules and Procedures for Efficient Federal-State Funds Transfers

2 CFR Part 170, Reporting Subaward and Executive Compensation – Appendix A to Part 170 – Award Term (attached)

2 CFR Part 225- (OMB Circular A-87)-COST PRINCIPLES FOR STATE, LOCAL, AND INDIAN TRIBAL GOVERNMENTS

2 CFR Part 230 (OMB Circular A-122)- COST PRINCIPLES FOR NON-PROFIT ORGANIZATIONS

48 CFR Part 31.2 (Federal Acquisition Regulation)

Award Package (Part 3 of 3)**FEDERAL EMERGENCY MANAGEMENT AGENCY
OBLIGATING DOCUMENT FOR AWARD/AMENDMENT**

1a. AGREEMENT NO. EMF-2015-PC-0002	2. AMENDMENT NO. 0	3. RECIPIENT NO. 86-6004791	4. TYPE OF ACTION STD	5. CONTROL NO. F490651N
6. RECIPIENT NAME AND ADDRESS Arizona Division of Emergency Management 5636 E. McDowell Road , Phoenix AZ , 85008-0000	7. ISSUING FEMA OFFICE AND ADDRESS FEMA Region IX 1111 Broadway , 1111 Broadway Oakland, CA - 94607 Specialist:JOAN FLACK 510- 627-7023	8. PAYMENT OFFICE AND ADDRESS		
9. NAME OF RECIPIENT PROJECT OFFICER LaMar Brown	PHONE NO. 602-464-6349	10. NAME OF FEMA PROJECT COORDINATOR JOAN FLACK	PHONE NO. 510-627-7023	
11. EFFECTIVE DATE OF THIS ACTION 11-19-2014	12. METHOD OF PAYMENT O	13. ASSISTANCE ARRANGEMENT O	14. PERFORMANCE PERIOD From: 11-19-2014 To: 11-18-2016	

Budget Period
From:**10-01-2014** To:**09-30-2015**

15. DESCRIPTION OF ACTION

a. (Indicate funding data for awards or financial changes)

PROGRAM NAME ACRONYM	CFDA NO.	ACCOUNTING DATA (ACCS CODE) XXXX-XXX-XXXXXX- XXXXX-XXXX-XXXX-X	PRIOR TOTAL AWARD	AMOUNT AWARDED THIS ACTION + OR (-)	CURRENT TOTAL AWARD	CUMMULATIVE NON- FEDERAL COMMITMENT
PDMC	97.047	2015-69-K112-R092- 4101-D	\$0.00	\$18,675.00	\$18,675.00	\$6,225.00
TOTALS			\$0.00	\$18,675.00	\$18,675.00	\$6,225.00

b. To describe changes other than funding data or financial changes, attach schedule and check here.

No

16 a. FOR NON-DISASTER PROGRAMS: RECIPIENT IS REQUIRED TO SIGN AND RETURN THREE (3) COPIES OF THIS DOCUMENT TO FEMA (See Block 7 for address)

16b. FOR DISASTER PROGRAMS: RECIPIENT IS NOT REQUIRED TO SIGN

This assistance is subject to terms and conditions attached to this award notice or by incorporated reference in program legislation cited above.

17. RECIPIENT SIGNATORY OFFICIAL (Name and Title)
Signed by

DATE

18. FEMA SIGNATORY OFFICIAL (Name and Title)
Signed by

DATE

Go Back



CITY OF SURPRISE
Regular City Council Meeting

March 17, 2015 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	March 17, 2015	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	1
Staff Recommendations:	Approve		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action declaring the City's intention to create the City of Surprise, Arizona, Desert Oasis Parcel 11 Street Light Improvement District pursuant to A.R.S. § 48-616; Resolution 2015-16

Motion:

I move to approve Resolution No. 2015-16.

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of a majority of the real property owners in the district, exclusive of mortgages and other lien holders.

The City and Arizona Public Service Company ("APS") have approved the street layout and facilities design. The electric rates are established by APS tariff.

The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection of the equal apportionment of taxes based on the number and classification of properties within the district.

Following adoption of Resolution 2015-16 it will be posted and published, as required by Arizona law. Any protests or objections to the formation of the proposed district may be filed within 15 days thereafter, and a public hearing to consider the same will be held. If no protests or objections are received, the City shall adopt a Resolution ordering the work to proceed.

Financial Impact Statement:

Any financial impact on the City is anticipated to be minimal, as the Developer and District will be bearing the costs and expenses of the District and street light improvement facilities.

ATTACHMENTS:

Click to download

☐ [Resolution 2015-16](#)

☐ [Petition](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Karl Zook, Assistant Director City Engineer

RESOLUTION # 2015-16

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT B, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF EQUAL APPORTIONMENT OF TAXES BASED UPON THE NUMBER AND CLASSIFICATION OF PROPERTIES IN A CERTAIN DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, DESERT OASIS PARCEL 11 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

WHEREAS, the undersigned Petitioners comprise a majority of the real property owners, exclusives of mortgagees and other lienholders, of all the property within the proposed lighting improvement district described herein;

WHEREAS, the Petitioners have submitted a Petition pursuant to § 48-616 and § 48-617 (B), Arizona Revised Statutes, requesting the Mayor and Council of the City of Surprise, Arizona ("City"), to adopt a Resolution of Intention to form a lighting improvement district for the real property legally described in Exhibit B (the "District") and with boundaries shown in the map attached as Exhibit A, and to order the purchase of energy for the lighting of the public street and parks, all as set forth in the lighting facilities plans and specification for the Lighting Improvement District on file with the City Engineer ("Improvements") and approved by Arizona Public Service Company;

WHEREAS, the City has verified that Petition contains the signatures of a majority of the real property owners, exclusive of mortgagees and other lienholders within the boundaries of the District, and;

WHEREAS, the City has jurisdiction to adopt this Resolution pursuant to A.R.S. § 48-576;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Surprise, Arizona, as follows.

Section 1. The "CITY OF SURPRISE, DESERT OASIS PARCEL 11 LIGHTING IMPROVEMENT DISTRICT" shall be formed to contain the area legally described in Exhibit B attached hereto and with the boundaries shown in the map in Exhibit A attached hereto, and shall exist, pursuant to the provisions of A.R.S. § 48-616, § 48-617, as may be amended from time to time.

Section 2. The public interest or convenience requires, and it is the intention of the City to order the Improvements.

Section 3. The proposed Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District.

Section 4. It is the intention of the Mayor and Council of the City to make and order the expense of the Improvements payable from the levying and collection of equal apportionment based on the number and classification of properties in the District to be known and designated as "City of Surprise, Arizona, Desert Oasis Parcel 11 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit B attached hereto with the boundaries as shown in the map in Exhibit A attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 5. The Superintendent of Streets of the City shall post or cause to be posted notices of the Resolution of Intention, and the City Clerk shall cause the Resolution of Intention to be published in a newspaper published and of general circulation in the City, pursuant to A.R.S. § 48-578. Any protest to the proposed District and/or Improvements may be filed and will be heard by the City Council pursuant to A.R.S. § 48-579 and §48-580.

Section 6. It is the intention of the Mayor and Council of the City to make annual statements and estimates of the expenses of the district, which shall be provided for by the levy and collection of equal apportionment based on the number and classification of properties in the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Section 42-17101, *et seq.*, and 42-17152, Arizona Revised Statutes. The Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by equal apportionment taxes upon all of the property of the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City. All statutes providing for the levy and collection of State of Arizona and County taxes shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 7. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents (\$1.20) per each hundred dollars of taxable valuation thereof in any year.

Section 8. The District shall not engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, *i.e.*, contracting for and purchasing of energy for street and public park lighting.

Section 9. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction of street lighting facilities within any part or all of the same territory as the District.

Section 10. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

Section 11. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

Section 12. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

APPROVED AND ADOPTED this __day of _____, 2015.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Misty Leslie, City Attorney

NORTHEAST CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN FOUND 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED "T5N R2W S26 S25 S36 S35 2002 RLS 21782".

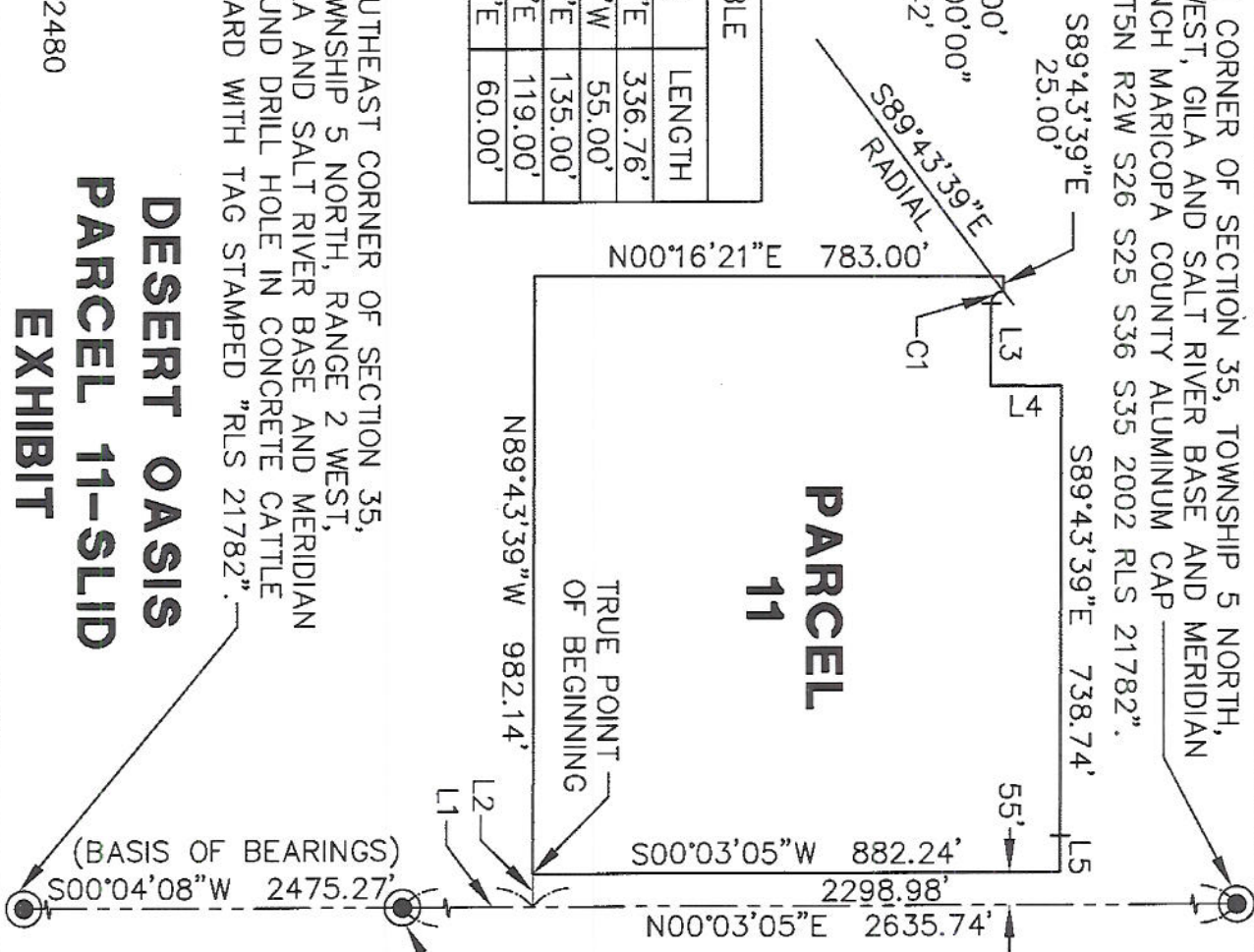
$$C1 = \frac{R}{L} = \frac{20.00'}{31.42'} = 90^{\circ}00'00"$$

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°03'05"E	336.76'
L2	N89°56'55"W	55.00'
L3	S89°43'39"E	135.00'
L4	N00°16'21"E	119.00'
L5	S89°56'55"E	60.00'

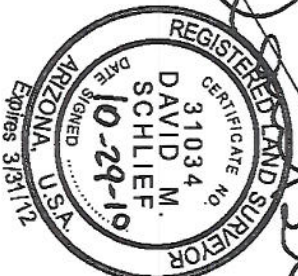
SCALE: 1"=300'
RBF JOB# 45-102480
SHEET 1 OF 1

DESERT OASIS PARCEL 11-SLID EXHIBIT

SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN FOUND DRILL HOLE IN CONCRETE CATTLE GUARD WITH TAG STAMPED "RLS 21782".



EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST GILA AND SALT RIVER BASE AND MERIDIAN FOUND 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED "T5N R2W 1/4 S35 S36 2002 RLS 21782" POINT OF COMMENCEMENT.



PBF
CONSULTING
PLANNING
DESIGN
CONSTRUCTION

EXHIBIT B

**LEGAL DESCRIPTION
DESERT OASIS
PARCEL 11 SLID
NOVENBER 3, 2010**

A PARCEL OF LAND SITUATE IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY A 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED "T5N R2W 1/4 S35 S36 2002 RLS 21782", FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 35, MONUMENTED BY A DRILL HOLE IN CONCRETE CATTLE GUARD WITH TAG SAMPED "RLS 21782" BEARS AS BASIS OF BEARINGS SOUTH $00^{\circ}04'08''$ WEST, A DISTANCE OF 2475.27 FEET;

THENCE NORTH $00^{\circ}03'05''$ EAST ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 336.76 FEET;

THENCE NORTH $89^{\circ}56'55''$ WEST, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH $89^{\circ}43'39''$ WEST, A DISTANCE OF 982.14 FEET;

THENCE NORTH $00^{\circ}16'21''$ EAST, A DISTANCE OF 783.00 FEET;

THENCE SOUTH $89^{\circ}43'39''$ EAST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH $89^{\circ}43'39''$ EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE SOUTH $89^{\circ}43'39''$ EAST, A DISTANCE OF 135.00 FEET;

THENCE NORTH $00^{\circ}16'21''$ EAST, A DISTANCE OF 119.00 FEET;

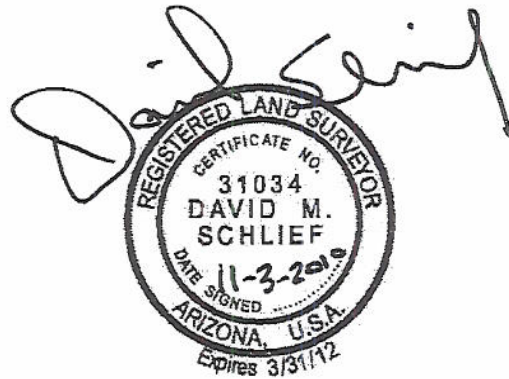
THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 738.74 FEET;

THENCE SOUTH 89°56'55" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 55.00 FEET WESTERLY OF THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE SOUTH 00°03'05" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 882.24 FEET TO THE TRUE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 843,923 SQUARE FEET OR 19.3738 ACRES MORE OR LESS.

SAID LANDS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.



STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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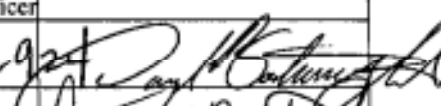
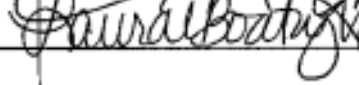
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The name of the proposed street light improvements district shall be:

Desert Oasis Parcel 11 SLID #101

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Buyer's Name	New property address	To be completed by escrow officer	Please have buyer sign
DARYL L. BOATWRIGHT	27604 N. 172ND AVE.	503-96-924	
LAKRA M. BOATWRIGHT	SURPRISE, AZ 85387		

lot 2B

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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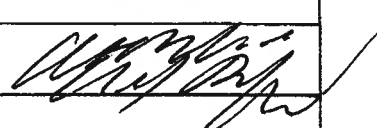
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Desert Oasis Parcel 11 SLID #101

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Clinton D. Boulton Chelsea B. Boulton	17123 W Hedgeland	503-96- 919	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Vlasia Hantalas	37538 111 th And	503-96- 477	Vlasia Hantalas

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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Desert Oasis Parcel 11 SLID #101

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Carley Peters	10716610 East Tree Dr	503-96-939	<i>Carley Peters</i>
Nicholas Peters			<i>Nicholas Peters</i>

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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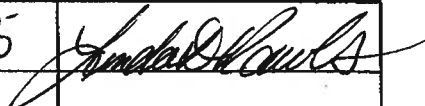
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Desert Oasis Parcel 11 SLID #101

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Linda D. Rawls	17174 W. Beechwood	503-96-940	

Buyer: O'Meara
 Lot: 05111
 Address: 17190 W. Bent Tree Drive

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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Desert Oasis Parcel 11 SLID #101

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Suzanne R. O'Meara	17190 W. Bent Tree Drive	11 503-96-942	DocuSigned by: Suzanne R. O'Meara 5E9885CB8A81477...
	17190 W. Bent Tree Drive	11 503-96-942	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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The name of the proposed street light improvements district shall be:
Desert Oasis Parcel 14B SLID #102

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Suzanne R. O'Meara	17190 W. Bent Tree Dr. Surprise, AZ 85387	L11	Suzanne R. O'Meara

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Gordon W Whipple	17131 W Bent Tree Dr	503-96-951 Lot 60	<i>Gordon W Whipple</i>
MARY C. WHIPPLE	17131 W. Bent Tree Dr.	503-96-951 Lot 60	<i>Mary C Whipple</i>

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Steve Wilson	17194 W Gambit Trail Surprise, AZ 85077	12	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Denny Wattmon	17185 W. Gambit Trail	503-96-9098	Denny Wattmon

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Denny Wattmon	17185 W. Gambit Tr.	503-96-909 ⁸	Denny Wattmon
Betty Wattmon	17185 W. Gambit Tr	503-96-909 ⁸	Betty Wattmon

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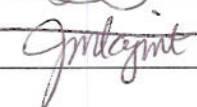
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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
WARREN LAGUIT	17153 W. Gambit Trail, Surprise, AZ 85387	Desert Oasis Parcel 11	
JENNIFER LAGUIT	17153 W. Gambit Trail Surprise, AZ 85387	Desert Oasis Parcel 11	

NOTE:
Submitted
another
form

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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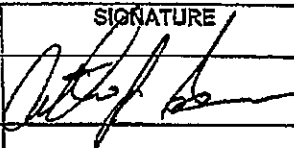
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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Arthur Gorman	17143 W Hedgcock Pl.	044 11 503-96-935	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer.

WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to form the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary.

The name of the proposed street light improvements district shall be:
Desert Oasis Parcel 11 SLID #101

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Diane & Dan Fleisch	17151 W Hedgehog place	503-96-934 04311	Diane Fleisch

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Daphne DeLoach	17157 W. Hildebrand Road	503-96-933	DocuSigned by: Daphne DeLoach DATE: 03/04/2018

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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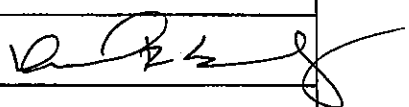
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Desert Oasis Parcel 11 SLID #101

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
DAVID SANCHEZ	17191 W. HEDBORN SURPRISE, AZ 85379	503-96- 959	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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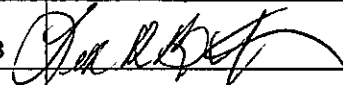
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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Travis J. Burnett	17198 W. Hedgehog Place	503-96-923	
Lesley R. Burnett	17198 W. Hedgehog Place	503-96-923	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Robert M. Kurnaw	27582 N. 172 nd Ave	#11	
		503-96	935

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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Desert Oasis Parcel 11 SLID #101

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Jessica & Michael Malasnik	17140 W Hedgehog	503-96-905	Jessica N. Malasnik Michael J. Malasnik

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Jessica Fisher	17180 W Hedgehog	503-96- 930	Jessica Fisher

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Cecelia Scogin	17192W Hedgehog PL. Surprise, AZ 85387	503-96-922	Cecelia Scogin

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Putte Home Corporation	17147 W. Desert Tree Dr	503-96- 949	D. Christopher Wood Vice-President & Asst. Secretary



CITY OF SURPRISE
Regular City Council Meeting

March 17, 2015 @ 6:00:00 PM

Back Print

Council Meeting Date: March 17, 2015

Contact Person: City Manager, Bob Wingenroth

Submitting Department:

District: Citywide

Staff Recommendations: No Action

Consent

Regular

Public Hearing

Report/Discussion

Agenda Wording:

Discussion regarding a utility billing update by American Water Enterprises.

Motion:

No action - Discussion only.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x

Video

White Board

Other x

Presentation Speaker Names (spelling and titles for TV captions):

American Water Entrprises President, Sharon Cameron and VP of Contract Services, David Choate.



CITY OF SURPRISE
Regular City Council Meeting

March 17, 2015 @ 6:00:00 PM

Back Print

Council Meeting Date:	March 17, 2015	Contact Person:	Council Member Winters
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to appoint Stephen Wright to fill the Chamber Representative vacancy on the Tourism Commission with a term expiration of July 1, 2015, and to direct the City Clerk to issue the oath of office.

Motion:

I move to appoint Stephen Wright to fill the Chamber Representative vacancy on the Tourism Commission with a term expiration of July 1, 2015, and to direct the City Clerk to issue the oath of office.

Background:

The Selection Committee met on Monday, March 2, 2015 and interviewed Mr. Wright, therefore made a recommendation to ask Council for consideration. This follows the bylaws set for filling vacancies by the City Council for Boards/Commissions.

Financial Impact Statement:

None.

ATTACHMENTS:

Click to download

☐ [Stephen Wright Application](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

CM Winters/CM Hall

Date/Time/Initials Received by Clerk's Office: _____



City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: STEPHEN WRIGHT Date Submitted: 10-21-2014

Address: [REDACTED] Zip Code: 85388

Phone (Home): [REDACTED] Cell: [REDACTED]

E: Mail Address: [REDACTED]

Resident of Surprise: ☒ Yes ☐ No Number of Years: 11 yrs +

Board/Commission(s) you are applying for? TOURISM ADVISORY COMMISSION

Education: BA DEGREE FROM NORTHWOOD UNIVERSITY; BS IN MARKETING FROM
NORTHWOOD UNIVERSITY

EMPLOYMENT BACKGROUND:

Present Employer/Position: BMO HARRIS BANK - Vice President / Branch manager
Employed for 11 + yrs

Previous Employer(s)/Position (Last 5 Years): _____

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates):

Surprise Sundancers Board of Directors Since 2005

Surprise Regional Chamber of Commerce Since 2010

(Continued on Reverse Side)

Do you currently serve, or have you previously served on any other City of Surprise Commissions? If yes, which one(s):

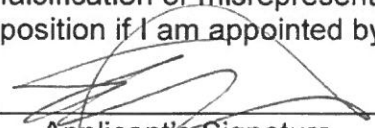
No

Statement as to why you want to serve as a Commission Member for the City of Surprise:

I believe as a member of the business community of Surprise it is important to give back and help in anyway I can to support the growth & future of the City. Being a resident of the Surprise Community since Jul 2003, I have seen it grow into the City we have today. Serving on this Commission will allow me to help see the future growth of Surprise.

Additional Information/Comments:

I, STEVEN WRIGHT certify that to the best of my knowledge, all information given herewith is true and correct. I understand that any falsification or misrepresentation of facts will be cause for dismissal from the position if I am appointed by the City Council.


Applicant's Signature

Please return to:

City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200

Please note that applications are accepted on an open rolling basis and shall be maintained as an active application for future vacancies.



CITY OF SURPRISE
Regular City Council Meeting

March 17, 2015 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	March 17, 2015	Contact Person:	Bob Wingenroth, City Manager
Submitting Department:	City Mgr	District:	4
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action authorizing the City Manager to negotiate and execute an agreement with the WHAM Art Association regarding the use of property located at 16560 N. Dysart Road, which is owned by the City.

Motion:

I move to authorize the City Manager to negotiate and execute a property use agreement with the WHAM Art Association.

Background:

WHAM Art Association is a 501(c)(3) non-profit art organization formed in 2006 and is committed to present programs, exhibition, public appreciation, and special events which foster interaction between artist and the community; affirming an atmosphere that underscores the importance of art in people's lives.

WHAM has been operating out of City owned property located on 16560 North Dysart Road in Surprise that was being leased to Clinica Holding Corporation (dba Tidwell Family Medical Center). The Medical Center moved out of the building several years ago and has been allowing WHAM to use the facility under its Lease. The Lease was terminated by the Medical Center effective March 1, 2015. There is no use fee or rent payment anticipated under any agreement with WHAM. Utilities will be paid by WHAM Art Association.

Financial Impact Statement:

There are no direct financial impacts of this Agreement. The building, like any other owned by the City, will need to maintained. The amount of the maintenance costs are unknown at this time. A property condition assessment will be undertaken to determine maintenance needs and associated costs.

ATTACHMENTS:

[Click to download](#)

☐ [LEASE AGREEMENT](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Bob Wingenroth, City Manager

PREMISES USE LICENSE AGREEMENT

1) **Definitions.**

Activity means the operation of a 501(c)(3) non-profit consortium of local artists operating a display and classroom space at a City owned facility, and actively pursuing community engagement in the arts and cultural events.

License means permission from the Owner to enter the Premises and use the Premises.

Owner means the City of Surprise, Arizona.

Premises means the City owned facilities located at 16560 N. Dysart Road, Surprise, Arizona.

Term means the period during which this Agreement is effective and which begins on April 1, 2015 and ends on December 31, 2035.

User means the WHAM Art Association.

2) **License Granted.** User acknowledges that it has received an exclusive privilege and License to engage in the Activity in and on the Premises for the Term of this Agreement, subject to the terms and conditions set forth in this Agreement.

3) **Utilities.** User is responsible for obtaining and paying for all utilities necessary for the Activity on the Premises.

4) **Accurate Information.** The User certifies that all information User has provided or will provide to Owner is true and correct and can be relied upon by Owner in taking any action with respect to this Agreement. If the User provides any false or misleading information, Owner may reject the User's application, immediately terminate the Activity, preclude the User from future use of Premises, and pursue any other appropriate remedy.

5) **Limitations of Use.**

a) The User must:

- i) comply with all directions and conditions given by Owner;
- ii) ensure that the use of the premises conforms to the Activity described in this Agreement;
- iii) provide adequate security, traffic, and safety measures for its Activity, including any measures identified by Owner;
- iv) adequately supervise the Activity;
- v) obtain and pay for any necessary business licenses and permits, including licenses and permits required to distribute food, sell goods, and conduct business, as applicable;

- vi) comply with all applicable federal, state, and local laws, rules, regulations, and guidelines, including regulations and guidelines issued by the Owner, and includes compliance with all applicable federal, state, and local nondiscrimination laws, including Title VII of the 1964 Civil Rights Act and the Americans with Disabilities Act of 1990;
 - vii) pay any and all applicable taxes, exactions, licensing/regulatory fees or similar costs.
- b) The Activity must not:
- i) present a clear and present danger to public safety or to the peace and welfare of the community, the county and/or the state;
 - ii) present a danger of damage to public or private Premises;
 - iii) constitute a public nuisance;
 - iv) provoke or add to a public riot or breach of peace; or
 - v) damage or otherwise reduce the fair market value of the premises.
- 6) **Posting and Distribution of Signs.** A User must not post temporary or permanent signs, banners, pennants, etc. on the Premises without prior written consent of the Owner. All expenses in connection with the operation and maintenance of any sign approved by the Owner must be paid by User. Any signs of User not in conformity with this Agreement, and any signs remaining at the end of the Term must, upon Owner's demand, be immediately removed by User at its expense, and User must promptly repair any damage to the Premises resulting from such removal.
- 7) **Maintenance, Repair of Premises by Owner; Inspection.** User must permit the Owner to inspect the Premises at any time to (a) ensure compliance with this Agreement, and/or (b) evaluate maintenance and repair needs. The User must cooperate with the inspection. Owner may enter the Premises upon reasonable notice to perform maintenance and repairs of the Premises. Reasonable notice under this section means at least 2 business days.
- 8) **Premises Improvements by User**
- a) User may make improvements to the Premises under the following limitations:
 - i) All improvements, repairs, installation and other construction, removal, demolition or similar work of any description by User to the Premises ("Improvements") must be designed, purchased, installed, constructed and completed at User's sole expense. In no event will the Owner be obligated to compensate User in any manner for any Improvements to or on the Premises.
 - ii) All Improvements must be authorized by the Owner **in writing** prior to any work being performed; such authorization will not be unreasonably withheld, conditioned or delayed. User must submit plans, as directed by the Owner. No plans are deemed approved until stamped "APPROVED" and dated by the Owner.

- iii) Improvements must be high quality, safe and attractive in appearance, and designed so as to present uniformity of design, function, and consistency with other improvements located on the Premises.
 - iv) Improvement plans must include all improvements, equipment, fixtures, paint, and other construction work of any description. All such plans and construction are subject to inspection and final approval by the Owner as to colors, materials, site plan, design, function, and appearance.
 - v) All Improvement must be done in a workmanlike manner, as reasonably determined by the Owner, and must be diligently pursued to completion and in conformance with all building codes and similar regulations.
 - vi) User is responsible to secure all necessary regulatory approvals and to satisfy all governmental requirements pertaining to the Improvements. The Owner's issuance of building permit/s does **not** constitute approval of any plans for purposes of this Agreement.
- b) Prior to the commencement of any construction on the Premises, User must provide the Owner with payment and performance bonds in amounts equal to the full amount of the written construction contract/bid pursuant to which such construction is to be done. The payment bond is solely for the protection of claimants supplying labor or materials for the required construction work and the Owner, conditioned upon the faithful performance of the required construction work. Each bond must be executed by a surety company duly authorized to do business in Arizona and acceptable to the Owner.
 - c) User acknowledges that as of the effective date of this Agreement, the Owner has not approved or promised to approve any Improvements.
 - d) A copy of as-built records of Improvements must be provided to the Owner, at no cost to the Owner, upon completion of the Improvements, and a separate copy kept and maintained by the User.
 - e) All Improvements become the Premises of Owner.

9) Fixtures; Personal Premises

- a) All trade fixtures installed by User, and movable furniture that is not permanently affixed to the Premises, remain the Premises of the User and must be removed by the User, at the User's sole expense, not later than: (a) the Expiration Date; or (b) within 10 business days of the termination of this Agreement, whichever is earlier, provided the User is not in default of this Agreement. Upon failure of User to remove its personal Premises, trade fixtures, and moveable furniture, the same will be deemed abandoned and will become the Premises of Owner.

- b) Movement of fixtures and personal Premises by User, its employees, officers or agents in, around, into, or out of the Premises are entirely at the risk of the User. The Owner reserves the right to require permits before allowing any such Premises to be moved into or out of the Premises.
- c) All cabinetry, built-in appliances, wall coverings, floor coverings, window coverings, electrical and plumbing fixtures and conduits, lighting, and other special fixtures that may be placed upon, installed in, or attached to the Premises is the Premises of Owner and must remain upon and be surrendered with the Premises, without disturbance, molestation, or injury unless designated by Owner to be removed, in which case User must remove the same at the User's own cost without injury to the premises.

10) Use Restrictions. The following are prohibited at all times on the Premises:

- a) Use of the Premises for other than the Activity;
- b) Use or possession of alcohol or other intoxicants;
- c) Gambling, bingo, lotteries, etc.;
- d) Smoking; fires, grills, open flames or flammable material (other than flammable material used for the Activity);
- e) Weapons/firearms/ammunition;
- f) Personal or private celebrations (birthday/anniversary celebrations, wedding receptions, and other similar activities);
- g) Excessive noise.

11) Termination/Modification.

- a) Owner may deny the requested use, unilaterally terminate or modify this Agreement, and/or preclude (temporarily or permanently) User from future use of the Premises, upon written notice to the User, for any of the following reasons:
 - i) the User, or any person acting under the User's authority, misused, damaged, or destroyed Premises at a Premises;
 - ii) the User or any person acting under the User's authority provided false or misleading information to Owner, including false or misleading information about the User or the proposed Activity;
 - iii) Owner assessed damages against the User or any person acting under the User's authority;
 - iv) Owner deems the Activity inappropriate for the Premises, inconsistent with the size, location, and available services at the Premises, or inconsistent with public health, safety, or welfare standards; or
 - v) User or any person acting under the User's authority failed to fully complete or comply with the Agreement or a previous Agreement.
- b) Termination is effective 5 business days after the notice is issued, unless a different time is given in the notice. The Owner is not responsible for User's losses as a result of termination or modification under this section, above and beyond refund of any fees User paid to Owner for the use of the Premises.

12) **Surrender of Premises; Restoration of Premises.** At the Expiration Date or upon the earlier termination of this Agreement, User must surrender the Premises in good order and condition, reasonable wear and tear and casualty damage excepted, and deliver all keys to the Owner. User must restore the Premises, at User's sole expense, to its prior condition upon completion of its use and prevent the waste or deterioration of the Premises.

13) **Accidents or Damage.**

- a) User must give the Owner prompt written notice of any accidents or injury upon, or damage to, the Premises as soon as practicable, but no later than 3 business days after the occurrence necessitating the notice. Notice under this section must be delivered to the City Manager.
- b) User is financially responsible for any loss, personal injury, death, or any other damage (including incidental and consequential) arising from the exercise by it, or any person acting under the User's authority, of the right of access under this Agreement, or arising out of a breach of this Agreement by User. The Owner will determine the dollar amount in the case of Premises damage to the Premises and will charge the User accordingly. User must reimburse the Owner for any damage to the Premises within 30 calendar days after notice from the Owner.

14) **Indemnification.** The User agrees to indemnify, defend, and hold harmless the Owner, its elected or appointed officials, agents, boards, commissions and employees (hereinafter referred to collectively as the "Owner" in this Section) from any claim, loss, injury, liability, damage, lien, cost or expense, including reasonable attorneys' fees and litigation costs, arising from the use of the Premises by the User, by any person acting under the User's authority, or by any person on the Premises in relation to the Activity the User conducts in or on the Premises, or arising out of a breach of this Agreement by User. The User's foregoing responsibility to indemnify, defend, and hold harmless the Owner extends to any incidents resulting from the failure to use caution while on the Premises. The Owner must in all instances, except for loss, damages or claims resulting from the sole negligence or fault of the Owner, be indemnified by User against all such loss, damages or claims, regardless of whether the loss, damages or claims are caused in part by the negligence or fault of the Owner. The Owner will give Licensee prompt notice of any claim made or suit instituted that may subject User to liability under this section, and User will have the right to compromise and defend the same to the extent of its own interest. The Owner will have the right, but not the duty, to participate in the defense of any claim or litigation with attorneys of the Owner's selection without relieving User of any obligations hereunder. This agreement to indemnify and hold harmless will survive expiration and termination of this Agreement.

15) **Insurance.** User must procure and at all times maintain the following types and amounts of insurance for its Activity on the Premises:

- a) Commercial general liability and Premises damage insurance in the amount of \$1,000,000 combined single limit and \$2,000,000 aggregate.

- b) Such other insurance as the Owner determines to be necessary for User Activity.

Such insurance must be in a form, from a company, and with deductibles acceptable to the Owner; must name the Owner as an additional insured; and must require 30 days written notice to the Owner before modification or termination. The insurance must also include contractual liability coverage for the obligation of indemnity assumed in this Agreement. User must provide appropriate certificates of insurance to the Owner for all insurance policies required by this Section. This insurance section will survive expiration and termination of this Agreement.

- 16) **Release.** User releases the Owner from all claims and demands of any kind which User has had, claims to have had, or might subsequently accrue, arising from the exercise by User, or any person acting under the User's authority, of the right of access under this Agreement or arising out of a breach of this Agreement by User. The Owner does not accept responsibility for any equipment or personal Premises left, stored, or used on the Premises. This release does not include any claim arising out of the intentional misconduct of the Owner, elected officials, directors, officers, employees, or agents. This release will survive the termination of this Agreement.

17) **Other Important Provisions.**

- a) Modification. Any amendment of this Agreement must be in writing, signed by the parties.
- b) Severability. Whenever possible, each provision of this Agreement must be interpreted in such a manner as to be valid under applicable law. But if any provision of this Agreement is deemed invalid by a court of competent jurisdiction, that provision must be severed, and the remaining provisions must otherwise remain in full force and effect.
- c) Entire Agreement. This Agreement constitutes the entire agreement between the parties. All terms and conditions contained in any other writings previously executed by the parties, and all prior and contemporaneous arrangements and understandings between the parties, are superseded by this Agreement. No agreements, statements, or promises about the subject matter of this Agreement are binding or valid unless they are contained in this Agreement.
- d) Applicable Law; Litigation Costs. This Agreement is to be governed by, and construed and enforced in accordance with, the laws of the State of Arizona without regard to its conflict of laws principles. For purposes of litigation involving this Agreement, exclusive venue and jurisdiction must be in the Maricopa County Superior Court. In the event of any litigation between the parties arising under this Agreement, each party will bear its own cost of attorney's fees, expert witness fees, and other costs incurred in connection with such litigation.
- e) Headings and Construction. Descriptive headings are inserted only for convenience and do not affect the meaning of any provision. Where the context requires, the singular must be construed as the plural, and neuter pronouns must

- f) No Agency. This Agreement does not make either one of the parties, its officers, employees or agents, an officer, employee or agent of the other party.
- g) No Partnership; Third Parties. This Agreement does not create any partnership, joint venture or other arrangement between the parties. This Agreement is not for the benefit of any non-party, and no third party has any right or cause of action under this Agreement.
- h) Warranty of Authority. The persons executing this Agreement warrant that they are authorized by the respective Party whom they represent to execute this Agreement.
- i) Effective Date. This Agreement is effective after it is signed by all Parties.
- j) Transfer. The User may not transfer this Agreement by assignment, sublease, or otherwise without the express written consent of the Owner.
- k) No Encumbrances. User cannot encumber the Premises or any Improvement to the Premises/Premises in any way.

On behalf of the User:

On behalf of the Owner:

Signature

date

Signature
date

Printed name

Printed name



CITY OF SURPRISE
Regular City Council Meeting

March 17, 2015 @ 6:00:00 PM

Back Print

Council Meeting Date:	March 17, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Consideration and action on a Rezone of property generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue from Rural Residential and General Industrial to Low Density Residential; Ordinance 2015-03.

Motion:

I move to approve Ordinance 2015-03.

Background:

W Ranch is a proposed gated single-family residential infill project that is surrounded on all sides with developed and undeveloped residential zoning and an industrially zoned parcel. The proposed rezone is to modify this dual zoned parcel consisting of Rural Residential (RR/R1-43) and General Industrial (IG/I-2) to a density that will be consistent with the land use that blankets this project, Low Density Residential (LDR), to a lower density designation of Low Density Residential (RL-5/R-5). This 10.7 acre project plans to install access from Waddell Road into a series of private “T” streets that will provide parcels for 24 single family residences with a net density of 2.29 dwelling units per acre.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [FS14-396 - W Ranch - Rezone - Staff Report](#)
- ☐ [FS14-396 - W Ranch - Rezone - Vicinity Maps](#)
- ☐ [FS14-396 - W Ranch - Rezone - Rezone Document](#)
- ☐ [FS14-396 - W Ranch - Rezone - Presentation](#)

☐ [Ordinance 2015-03 - Rezone](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

Eric Fitzer, Director



COMMUNITY DEVELOPMENT

Date: March 17, 2015

To: Mayor and City Council

From: Eric Fitzer, Director
Lloyd Abrams, Long Range Planning Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS14-396, "W Ranch" Rezone

Application Summary

The applicant is requesting an approval for a Rezone for a project entitled "W Ranch." The proposed project consists of 24 single-family residential lots on a 10.7 acre vacant property that is currently dual zoned.

Location

W Ranch is generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue.

History

- On February 25, 1999, the subject parcel was annexed into the City of Surprise by the Mayor and City Council.
- On February 19, 2015, The Planning and Zoning Commission recommended approval of the W Ranch Rezone to the Mayor and City Council.

Project Summary

W Ranch is a proposed gated-single family residential infill project that is surrounded on all sides with developed and undeveloped residential and industrial zoning. The Royal Ranch residential community lines the northern and western edges and is fully developed. The eastern side abuts two (2) businesses, Dales Town and Country, and the Great Western Rose Company. Waddell Road lines the southern edge and directly across Waddell, an undeveloped portion of the Marley Park Residential Community is located.

The purpose of the requested rezone is to eliminate the industrially zoned portion of the subject property and rezone the entire property to Low Density Residential (RL-5/R-5). The Great Western Rose Company will retain its zoning of General Industrial (IG/I-2), and Dales Town and Country Store will retain its zoning Designation of Rural Residential (RR/R1-43), a

legal non-conforming use. The legal non-conformity allows the parcels use to continue to as long as the facility does not increase its operations or abandons the site for more than 90 days.

The proposed use of the property is consistent with the General Plan designation of Low Density Residential which allows residential parcels from three (3) to five (5) dwelling units per acres. This 10.7 acre project plans to install access from Waddell Road into a series of private “T” streets that will provide parcels for 24 single family residences with a net density of 2.29 dwelling units per acre.

Neighborhood Meeting

A Citizens Review meeting that was properly noticed, advertised, and posted was held on December 17, 2014 at the Marley Park Heritage Club, located at 15210 West Sweetwater Avenue, Surprise, AZ 85379. No members of the public attended the meeting.

Economic Impact

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Findings

1. Staff finds that the proposed Rezone and Preliminary Plat complies with the Surprise Municipal Code.
2. Staff finds that the proposed Rezone and Preliminary Plat complies with the Surprise General Plan.

Recommendation

Staff recommends approval of the project, subject to the following conditions:

- a) The Rezone document prepared by Camelback Holdings, LLC and dated January 13, 2015 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) Exhibit five (5), found on Page nine (9), will label the zoning of all surrounding properties.
 - 2) Pages 11 and 12 will be removed. The table of contents and pages will be revised to reflect this change.

Attachments

Ordinance, Vicinity Maps, and Rezone Document

VICINITY MAP



VICINITY MAP



VICINITY MAP



W RANCH



Rezone to RL-5/R1-5

Case: FS14-396
Prepared: October 2, 2014
Revised: January 13, 2015
Camelback Holdings, LLC
6617 N. Scottsdale Road, Suite 101
Scottsdale, AZ 85250

W RANCH

REZONING

DEVELOPMENT TEAM

OWNER:

West Valley Land & Trust
Dale Deal
14320 W. Waddell Road
Surprise, AZ 85379

DEVELOPER:

Camelback Holdings, LLC
Richard Zacher
Karen Gaabucayan
6617 N. Scottsdale Road, Suite 101
Scottsdale, AZ 85250
P: 480-951-2207

ENGINEER:

Bowman Consulting Group, Ltd.
Shelby Duplessis, PE, LEED, AP
14100 N. 83rd Avenue, Suite 250
Peoria, AZ 85381
P: 623-299-8981

LANDSACPE ARCHITECT:

Pinnacle Design, Inc.
Ed Lorden, PLA
1048 N. 44th Street, Suite 200
Phoenix, AZ 85008
P: 602-952-8585

ATTORNEY:

Earl, Curley & Lagarde P.C.
Michael J. Curley, Attorney
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012
P: 602-265-0094

W RANCH

REZONING

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Existing Conditions	7-8
Proposed Rezoning	9
Infrastructure, Utilities and Community Facilities	10

W RANCH

REZONING

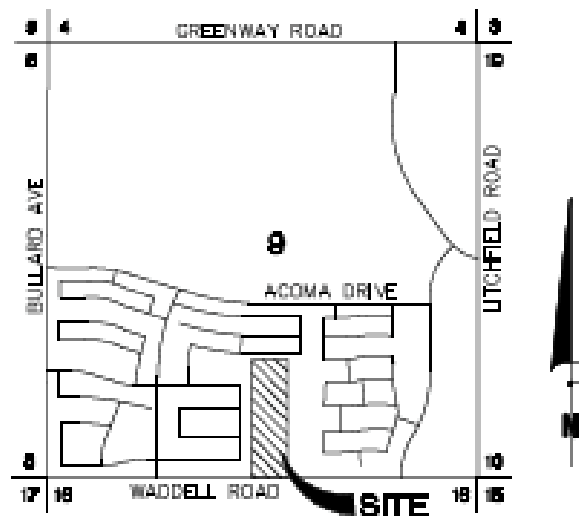
LIST OF EXHIBITS

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INTRODUCTION

The purpose of this document is to request rezoning of approximately 10.47 acres of land located on the northeast corner of Waddell Road and 144th Avenue. This property, herein referred to as W Ranch, is currently zoned as RR/R1-43 and IG/I-2. The developer, Camelback Holdings, LLC, proposes to change the zoning and land use to RL-5/R1-5 to allow for the development of a gated, single-family residential community. This document will demonstrate that the proposed W Ranch development is complementary, in both density and product, to the goals and objectives outlined in the City of Surprise General Plan.

Exhibit 1
Vicinity Map



SITE AND SURROUNDING AREA

The aerial map below illustrates that W Ranch is an overlooked infill site that sits amidst several existing and proposed residential communities, all of which are zoned PAD. It is located on the northeast corner of 144th Avenue and Waddell Road. It is bordered to the north and west by the Royal Ranch development (zoned PAD). North of Royal Ranch is another master planned community, Ashton Ranch (zoned PAD). The property abuts Dale's Town and Country (zoned RR/R1-43 and IG/I-2), a farming supply store, to the east. Another residential development, Sierra Verde (zoned PAD) is adjacent to Dale's eastern property line. The area directly to the south of the Site is currently undeveloped but is slated for residential development as part of the Marley Park Phase IV master plan (zoned PAD).

Exhibit 2
Aerial Map



Exhibit 3 below shows that the existing General Plan land use is Low Density Residential which yields a density range of 3-5 du/acre with a target of 4 du/acre. Camelback Holdings, LLC is requesting a zoning density of 2.29 units per acre for W Ranch, therefore no General Plan Amendment will be required.

Exhibit 3
Existing Land Use



COMPATIBILITY WITH ELEMENTS OF THE GENERAL PLAN

Camelback Holdings' rezoning request for W Ranch is supported by the following goals and policies outlined in the City of Surprise's General Plan Policy Checklist:

Land Use C: Is the project located near prominent projects or PAD's?

The Site sits amidst four prominent PADs – Royal Ranch, Sierra Verde, Ashton Ranch and Marley Park. With planned lot dimensions of 70'x122.5', W Ranch proposes to develop wider and deeper lots than the average lots found in surrounding PADs. However, W Ranch's product type and project details are designed to complement the look and feel of surrounding PADs.

Open Space and Recreation B: Establish an open space standard of six acres per 1000 residents.

W Ranch's proposed plan includes 2.66 acres of open space which is well above the required minimum of .49 acres for this Site.

Housing B: New developments within or next to existing residential areas should enhance or contribute to the character or qualities of that area.

W Ranch's theme wall, landscape and entry features are designed to complement existing residential communities in the area. This proposed development also offers a gated entry, privatized cul-de-sac living, and lot sizes that are larger than those found in surrounding communities. Five-foot sidewalks lead to turfed areas thereby promoting pedestrian circulation in the community. These features will serve to enhance the neighborhood character.

Housing C: Encourage developers to cooperate and communicate with residents and homeowners' associations during the development review process prior to the official public hearings.

The development of W Ranch stands to most directly impact the Royal Ranch community which abuts the Site to the north and west. As such, Camelback Holdings, LLC has maintained ongoing communications with the Royal Ranch Homeowners Association throughout the planning process to present proposed project details and to address HOA concerns and issues.

EXISTING CONDITIONS

Topography and Drainage

The property is currently rough graded, relatively flat and sparsely vegetated. The existing topography is undeveloped and slopes to the southwest at approximately 0.5%. Runoff from contiguous sites flow either onto Waddell Road or to off-site or above ground retention basins and will not affect the Site.

Luke Air Force Base

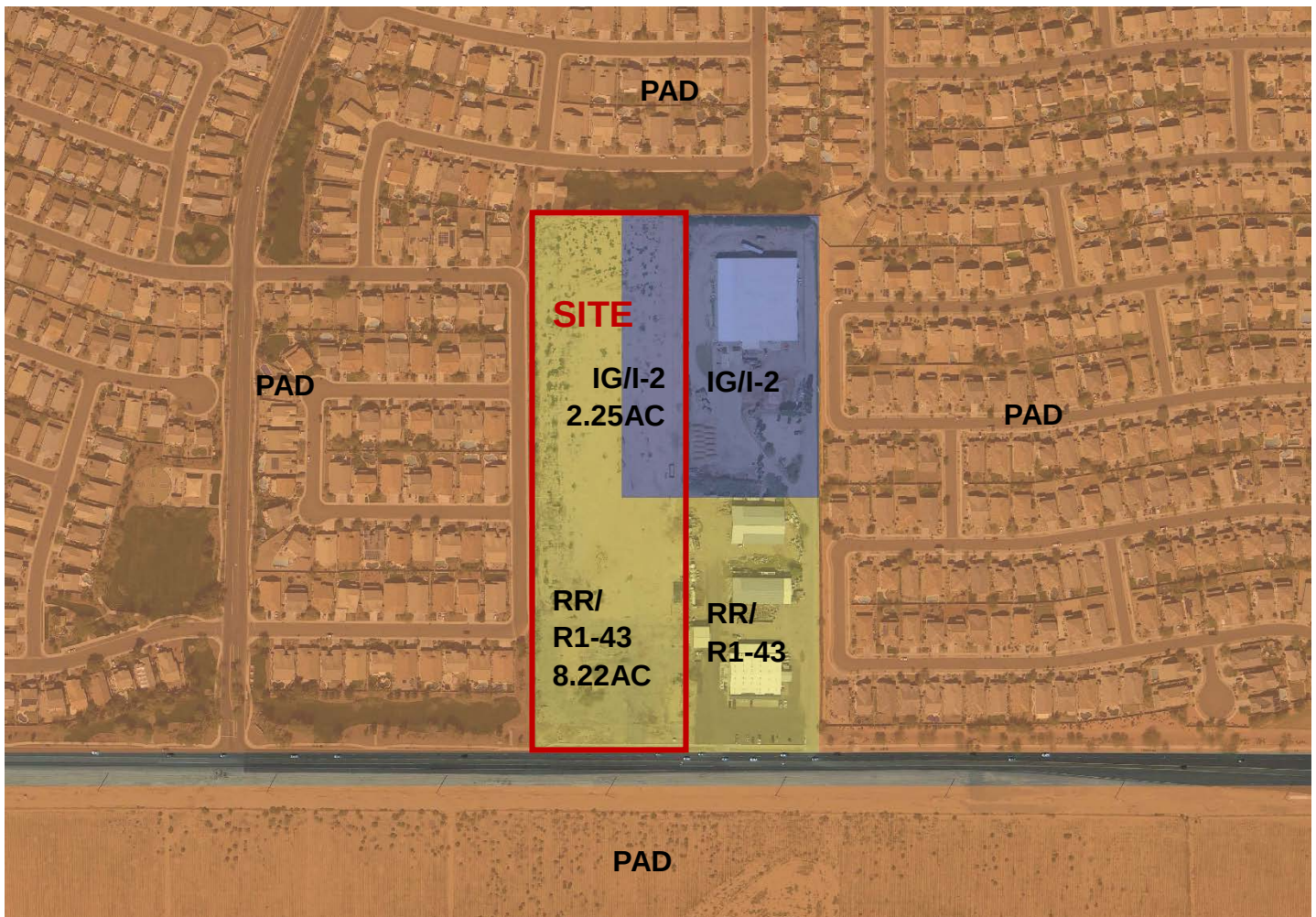
The Site is located approximately 1,000 to 1,500 feet outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461. However, the property is within ½ mile of the 65 Ldn noise contour line. Luke Air Force Base adheres to the Graduated Density Concept

guidelines which calls for densities of 2du/acre up to ½ mile away from the 65 Ldn. Camelback Holdings, LLC requested approval for a 2.52 du/acre development from Luke Air Force Base citing the fact that surrounding residential communities obtained approval for higher densities. The request was granted. The approval letter (Exhibit 12) was issued on March 20, 2014. Since then, the W Ranch site plan has evolved to yield 2.29 du/acre.

Current Zoning

The northeastern portion of the property is zoned IP/I-2, and the balance of the site is zoned RR/R1-43 and IP/I-2.

Exhibit 4
Existing Zoning

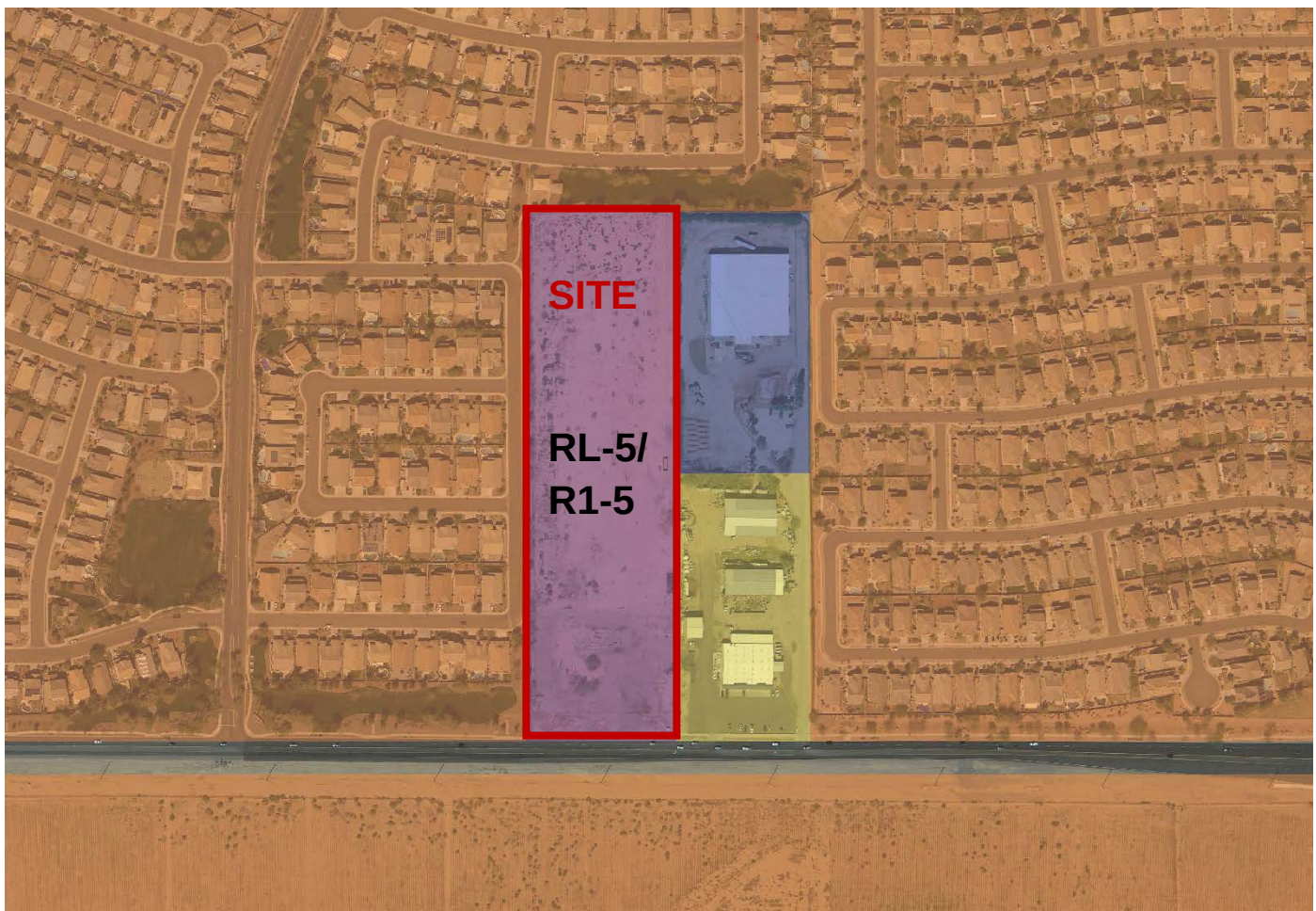


PROPOSED REZONING

Camelback Holdings, LLC proposes to rezone the Site to RL-5/R1-5 to accommodate a 24-lot single-family residential community. The proposed density for this residential development is 2.29 dwelling units per acre. Camelback Holdings, LLC is submitting the W Ranch preliminary plat and landscape plans concurrently with this rezone request.

A rezoning to RL-5/R1-5 would benefit the area for several reasons. First, the area has changed significantly over the past decade with the installation of commercial centers on Litchfield and Greenway Roads, the construction of the Surprise Stadium and Parks on Bullard Road and the development of several large residential communities. A rezoning would reduce industrial zoning in a predominantly residential area where industrial use is obsolete. Second, the Site is surrounded by existing and proposed master planned communities all of which are zoned PAD and whose densities match or substantially exceed the proposed 2.29 dwelling units per acre for this Site. Finally, the proposed density and product for W Ranch conforms to the City of Surprise's 2035 General Plan Low Density Residential designation for the area.

Exhibit 5
Proposed Zoning Map



INFRASTRUCTURE, UTILITIES AND COMMUNITY FACILITIES

Roadways

W Ranch is ideally located in close proximity to three major freeways. The Site is approximately 2.86 miles from the Loop 303, 3.3 miles away from US Route 60 and 6.46 miles from the Loop 101.

Public Services

W Ranch is served by the following public service providers:

- Water – City of Surprise

- Wastewater – City of Surprise

- Telephone – Century Link/Cox Communications

- Cable – Cox Communications/Century Link

- Electric Power – Arizona Public Service

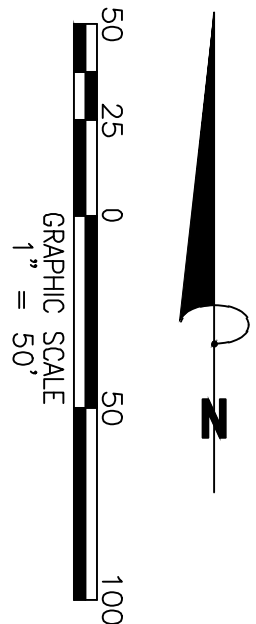
- Gas – Southwest Gas

Schools

W Ranch belongs in the Dysart Unified School District. The Site is served by Ashton Ranch Elementary School and Valley Vista High School. Camelback Holdings, LLC is currently negotiating a donation agreement with the Dysart Unified School District. The agreement will result in a per-home donation to the District payable at building permit.

EXHIBIT 6
SITE PLAN

Tract Area Table			
Tract #	Use	Area (sf)	Area (ac)
A	LANDSCAPING, OPEN SPACE	13009.63	0.2987
B	LANDSCAPING, OPEN SPACE, PUE, RETENTION	74708.31	1.7151
C	LANDSCAPING, OPEN SPACE, PUE	8447.70	0.1939
D	LANDSCAPING, OPEN SPACE, PUE	2716.75	0.0624
E	LANDSCAPING, OPEN SPACE, PUE	2718.75	0.0624
F	STREET (PRIVATE ACCESSWAY), PUBLIC WATER AND SEWER, DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE ACCESS	138647.41	3.2059
	TOTAL (PRIVATE STREET NOT A PART)	101,603.14	2.3325



SURPRISE, ARIZONA

MARICOPA COUNTY

www.bowmanconsulting.com



PLAN STATUS

DATE	DESCRIPTION		
KE	CRS	SJD	
DESIGN	DRAWN	CHKD	
SCALE	H: 1" = 50' V: 1" = 50'		
JOB No. 050013			

DATE : DEC. 2014

SHEET 02 OF 02

EXHIBIT 7

GENERAL PLAN LAND USE DESIGNATION MAP

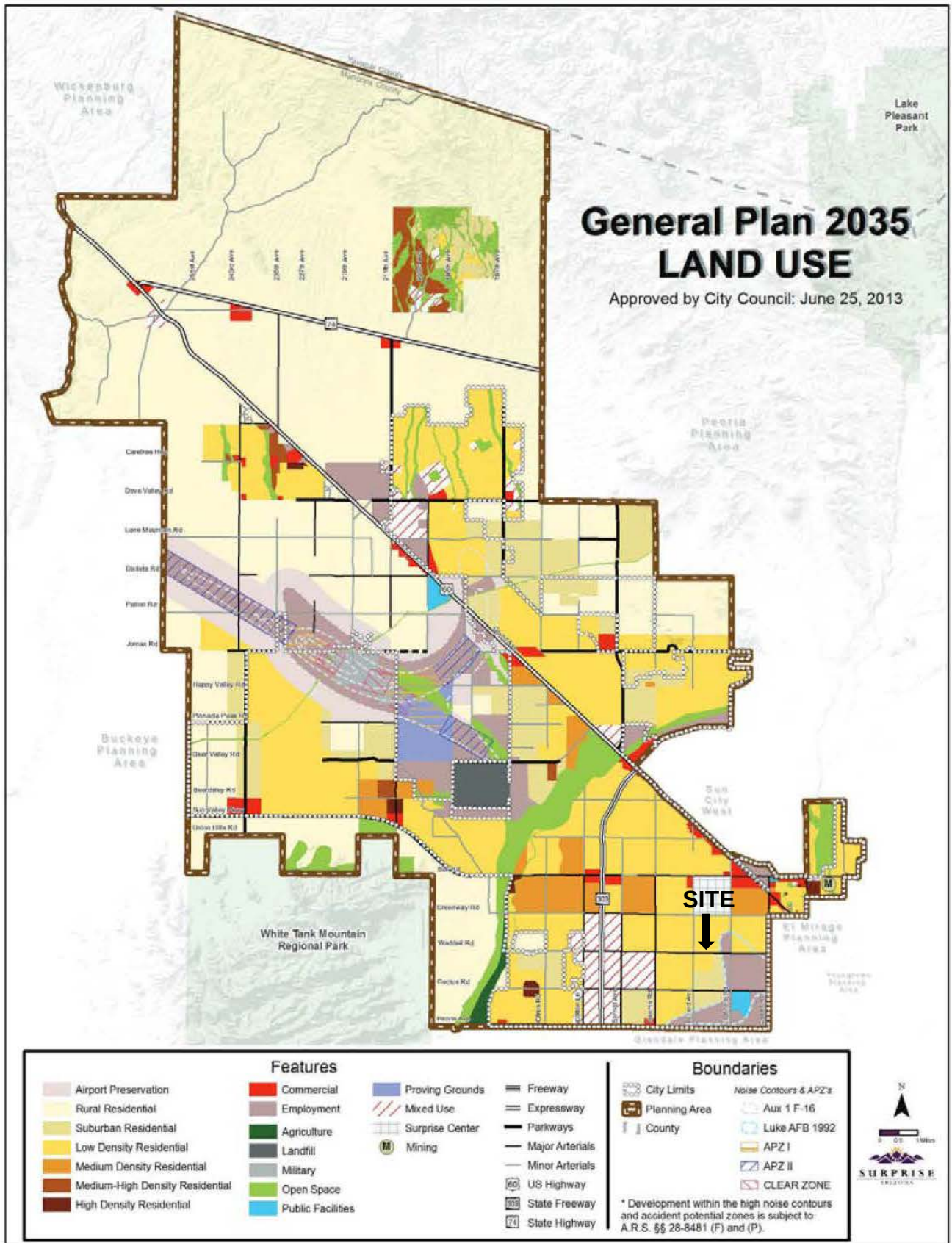


EXHIBIT 8

LUKE AIR FORCE BASE APPROVAL

Kirste Kowalsky

From: PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT <barbara.plante@us.af.mil>
Sent: Thursday, March 20, 2014 3:57 PM
To: Kirste Kowalsky
Subject: RE: 144th Ave. & Waddell
Attachments: Aerials & Noise Level Maps.pdf; SharpColorCopier@ECLLAW.com_20140320_145556.pdf

Ms. Koalsky,

Good afternoon, I was at the meeting between Mr. Curley and Mr Mitchell on 15 Jan 2014 where we discussed the 144th Ave & Waddell property. Luke agreed that the project would not negatively impact Luke AFB flight operations. We only provide official comments to the political subdivision however you can use the below information for support of your request.

The proposed project consists of the development of 28 new single-family residential lots on approximately 10.65 acres of undeveloped land on the north side of Waddell near the 144th Avenue alignment. The proposed circulation remains internal to the adjacent development, immediately west of this property with no new access points on to Waddell. Luke's understanding is that the owner has met with the HOA and they are supportive of the proposed project.

The site is located approximately 1,000 to 1,500 ft outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified 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 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. This request for 2.52 du per acre will not meet the Graduated Density Concept ("GDC") however, after careful review and consideration the development of site as stated will not negatively impact the flying operations at Luke AFB.

Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 flights per day, we recommend you review the sound attenuation requirements found in A.R.S. §28-8482. We also encourage an aggressive notification program on the part of the applicant to inform potential residents about Luke AFB operations. Additionally we recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If you have any questions or concerns please let me know.

v/r

Barbara

BARBARA S. PLANTE, GS-12, DAFC
56th Fighter Wing
Community Initiatives Team
14185 W. Falcon Street
Luke AFB AZ 85309-1629
Phone: 623 856-9981

-----Original Message-----

From: Kirste Kowalsky [<mailto:kkowalsky@ecllaw.com>]
Sent: Thursday, March 20, 2014 1:05 PM
To: PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT
Subject: 144th Ave. & Waddell

Dear Barbara:

We represent the property owner of the site as depicted by the attached aerial. Earlier this year, you may recall a meeting that Mike Curley had with Rusty Mitchell (I believe you may have been there too) to discuss the proposed single-family residential development. My understanding is that LAFB doesn't have concerns with the development proposal and/or our request to the rezone the property from Industrial to Single-family land use.

The attached aerials show the subject property is outside the 65 Ldn however we are within ½ mile of the noise contour line. Residential homes which surround the property (both inside and outside the 65 Ldn contour) were approved with greater density than 2 du/ac. It would appear that the subject site is the "hole in the donut". Further, the proposal at this time seeks to correspond with the existing character and density of the single-family homes in this area.

Enclosed please find the conceptual site plan and aerials of subject site. Our office has assumed that Luke would not have any interest in this site however staff asked us to run this by you because as part of our zoning submittal, they require a letter of support from Luke. To ensure that you're ok with project please review and let me know if you have any input or questions.

Thanks so much,

Kirste Kowalsky

EARL, CURLEY & LAGARDE, P.C.

3101 N. Central Avenue, Suite 1000

Phoenix, AZ 85012

Telephone: 602-265-0094 | Facsimile: 602-265-2195

EXHIBIT 9

DYSART UNIFIED SCHOOL DISTRICT LETTER



6617 N. Scottsdale Road, Suite 101
Scottsdale, Arizona 85250
Phone 480.951.2207
FAX 480.951.3023

July 25, 2014

Jack Eaton
Executive Director – Business Services
Dysart Unified School District
15802 North Parkview Place
Surprise, AZ 85374

Dear Mr. Eaton:

Please be advised that we are applying for a zoning change that changes the zoning designation of a 10.65 acre site located at 14344 W. Waddell Road, from Residential Ranch R1-43 and General Industrial I-2 to RL-4 resulting in greater residential densities on the subject property. The property currently allows for approximately 1 residential unit, and our application will result in a total of 24 units.

Attached is a Preliminary Site Plan for your reference. Please complete the attached Certificate of Adequate School Facilities and return it to Camelback Holdings, LLC, 6617 N. Scottsdale Road, Suite 101, Scottsdale, AZ 85250.

If you would like to discuss the proposal, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. I can be reached at 480-951-2207.

Sincerely,

A handwritten signature in blue ink that reads "Karen Gaabucayan". The signature is fluid and cursive, with the first name "Karen" being more prominent.

Karen Gaabucayan
Camelback Holdings, LLC
Land Development Manager

Encl. (2)

Certification of Adequate School Facilities
for
Residential Rezoning-

City Application Number: CR13-428

City Staff Contact: Debbie White Telephone: 623-222-3090

Property Address: 14344 W. Waddell Surprise, AZ

Property Size: 10.65 acres

Existing Zoning: R1-43 & I-2 Proposed Zoning: RL-4 PAD

Existing Dwelling Unit Potential: Single Family: 1 Multi-Family: _____

Proposed# of Dwelling Units: Single Family: 24 Multi-Family: _____

Net Increase in Dwelling Units from Existing Zoning:
Single Family: 23 Multi-Family: _____

Affected School District(s): Elementary: Dysart Unified School District
Middle: Dysart Unified School District
High School: Dysart Unified School District

Impacted School(s): Elementary: Ashton Ranch Elementary School
Middle: Ashton Ranch Elementary School
High School: Valley Vista High School

Applicant/Contact for Rezoning Application: Camelback Holdings, LLC - Rich Zacher/Karen Gaabucayan

Address: 6617 N. Scottsdale Road, Suite 101, Scottsdale, AZ 85250

Telephone: 480-951-2207 Fax: 480-951-3023

Email: rich@theempiregroupplc.com, karen@theempiregroupplc.com

Sent for Certification to: Jack Eaton - Executive Director - DUSD (623)876-7000

Referred Date: 7/28/14

Response Deadline: 8/1/14

Response Date: 8-1-14

~~* If no response is received by this date, it will be assumed that there are adequate school facilities for the proposed rezoning.~~

*** The District does not approve or certify this Certificate at this time.
The District and the Applicant are working on an agreement related to
item numbered 4 of this certificate.**

Jack Eaton

Certification of Adequate School
Facilities for
Residential Rezoning

To Be Completed By School Official (Choose One)

1. _____ The school district has adequate facilities to accommodate the projected number of new students within the school district attendance area that will be generated by this rezoning request.
2. _____ The school district will have adequate school facilities by a planned capital improvement to be constructed within one (1) year and located within the school district's attendance area affected by this residential rezoning request.
3. _____ The school district has determined an existing or proposed charter school can provide adequate school facilities.
-  *4. _____ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities in a timely manner within the school district's attendance area affected by this residential rezoning request. Details of this agreement are not required.
5. _____ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

If response number five (5) is selected, please provide specific details regarding the factors contributing to the lack of adequate facilities as related to the School Facilities Board Guidelines. Indicate where facilities are not adequate. Attach additional details as necessary.

- | | | |
|----|---|-------|
| A. | School Site | _____ |
| B. | Academic Classroom Space | _____ |
| C. | Classroom Fixtures and Equipment | _____ |
| D. | Libraries and Media Centers | _____ |
| E. | Auditoriums and Multipurpose Rooms | _____ |
| F. | Technology | _____ |
| G. | Transportation | _____ |
| H. | Science Facilities | _____ |
| I. | Arts Facilities | _____ |
| J. | Vocational Educational Education Facilities | _____ |
| K. | Physical Education-Comprehensive Health Program | _____ |
| L. | Other School Facility Areas and Equipment | _____ |
| a. | Compliance with Building Codes | _____ |
| b. | Building Systems | _____ |
| c. | Building Soundness | _____ |
| d. | Minimum Gross Square Footage | _____ |
| e. | Critical Health or Safety Issues | _____ |

School District: Dysart Unified School District
Representative Name (Please Print): _____
Representative Signature: _____
Title: _____ Date: _____ Application No.: _____

The completed Certification of Adequate School Facilities should be forwarded to:

Camelback Holdings, LLC
Attn: Rich Zacher/Karen Gaabucayan
6617 N. Scottsdale Road, Suite 101
Scottsdale, AZ 85250
480-951-2207

EXHIBIT 10

ROYAL RANCH HOA LETTER

Royal Ranch
Homeowners Association

c/o Vision Community Management
9633 S. 48th Street, Suite 150
Phoenix, AZ 85044
Phone: (480) 759-4945
Email:royalranch@wearevision.com

November 20, 2013

The Royal Ranch Homeowners Association, herein referred to as the Association, would like to formally respond to the Camelback Holdings, LLC proposed plans for a subdivision addition at the parcel located east of Royal Ranch.

The Association would first like to thank you for keeping us updated on your project as well as working with us to come to a mutually beneficial agreement. To that end, we would like to clarify that we will continue to be supportive of the proposed development as long as the following conditions are met:

- Access over Boca Raton and Hearn Roads is not granted. The only Emergency Access Gate should be off of 144th Avenue.
- The proposed development entry point should be off of Waddell Road.

Per the Association's Board of Directors meeting held on November 13, 2013, a Maintenance Agreement for the Emergency Access Gate will be submitted to the Board for review which will alleviate the Association and Board of any responsibility. Also, the Board of Directors would appreciate receiving a revised Consent Form with the updated language prior to the next meeting.

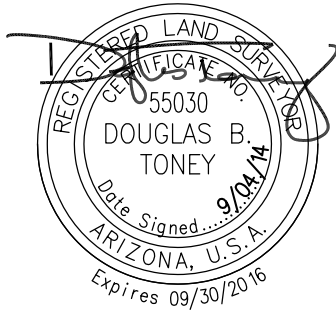
To reiterate, the Board of Directors will continue to support your vision as long as the conditions above are met. Should you have any questions or concerns please contact our Managing Agent, Vision Community Management.

We thank you for your cooperation.

Royal Ranch Homeowners Association Board of Directors

EXHIBIT 11

LEGAL DESCRIPTION



September 4, 2014
PROJECT # 050013-01-001

LEGAL DESCRIPTION WADDELL & 144th AVENUE

THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2012-0440165, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9, BEING A CITY OF SURPRISE BRASS CAP FLUSH, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 9, BEING A CITY OF SURPRISE BRASS CAP IN HAND HOLE, BEARS NORTH 90°00'00" WEST, A DISTANCE OF 2638.82 FEET;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 327.23 FEET TO A POINT ON A LINE PARALLEL WITH AND 327.20 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 00°43'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 55.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 354.02 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE RE-PLAT OF ROYAL RANCH UNIT I PARCEL 1, AS RECORDED IN BOOK 586 OF MAPS, PAGE 03, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 01°16'49" WEST, ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 1266.12 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SAID SECTION 9;

THENCE NORTH 89°56'40" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 366.36 FEET TO A POINT ON A LINE PARALLEL WITH AND 327.20 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE SOUTH 00°43'18" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1266.25 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 455,990 SQUARE FEET OR 10.4681 ACRES, MORE OR LESS.

W Ranch Rezone

March 17, 2015

Mayor and City Council



VICINITY MAP



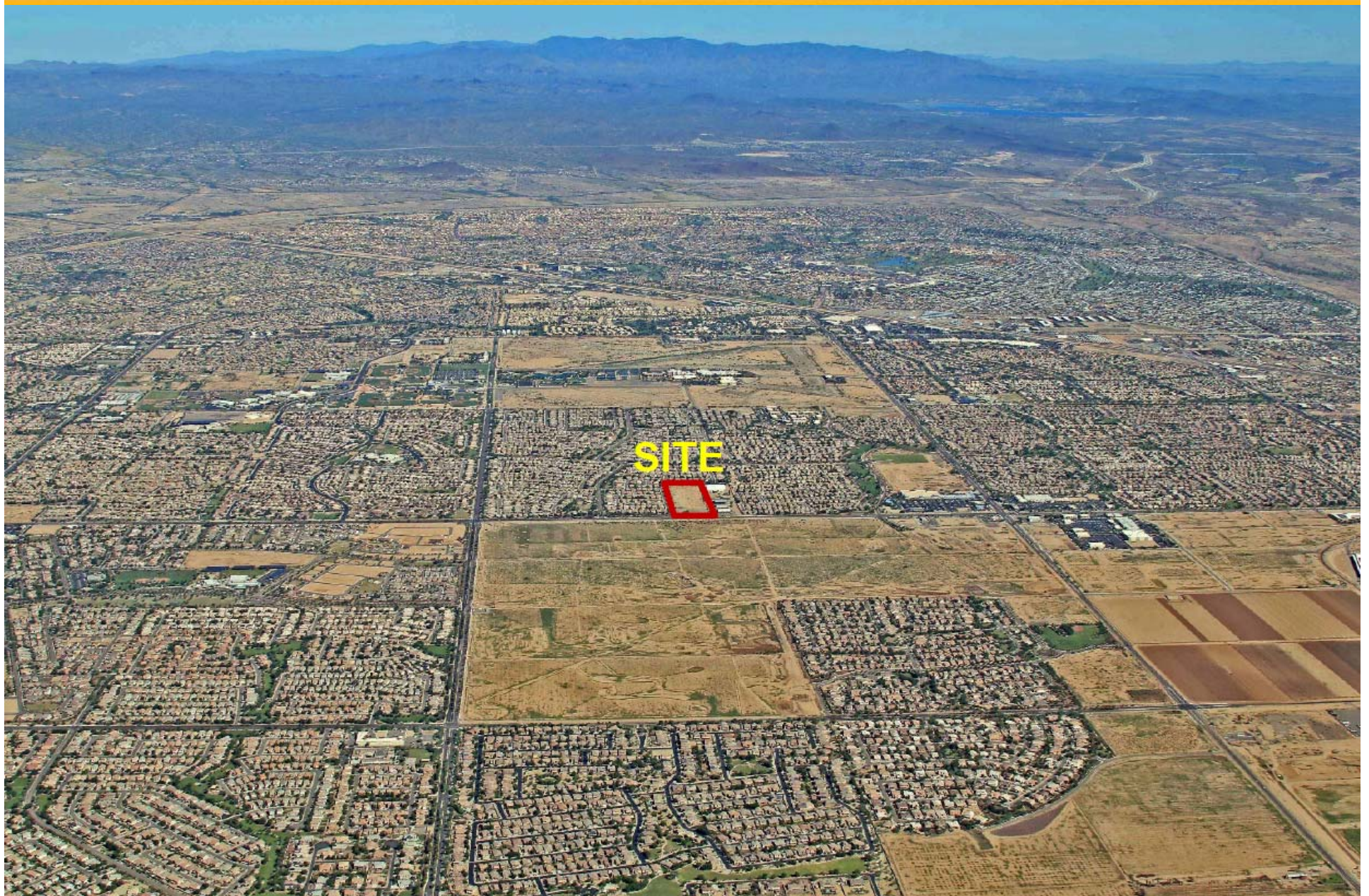
VICINITY MAP



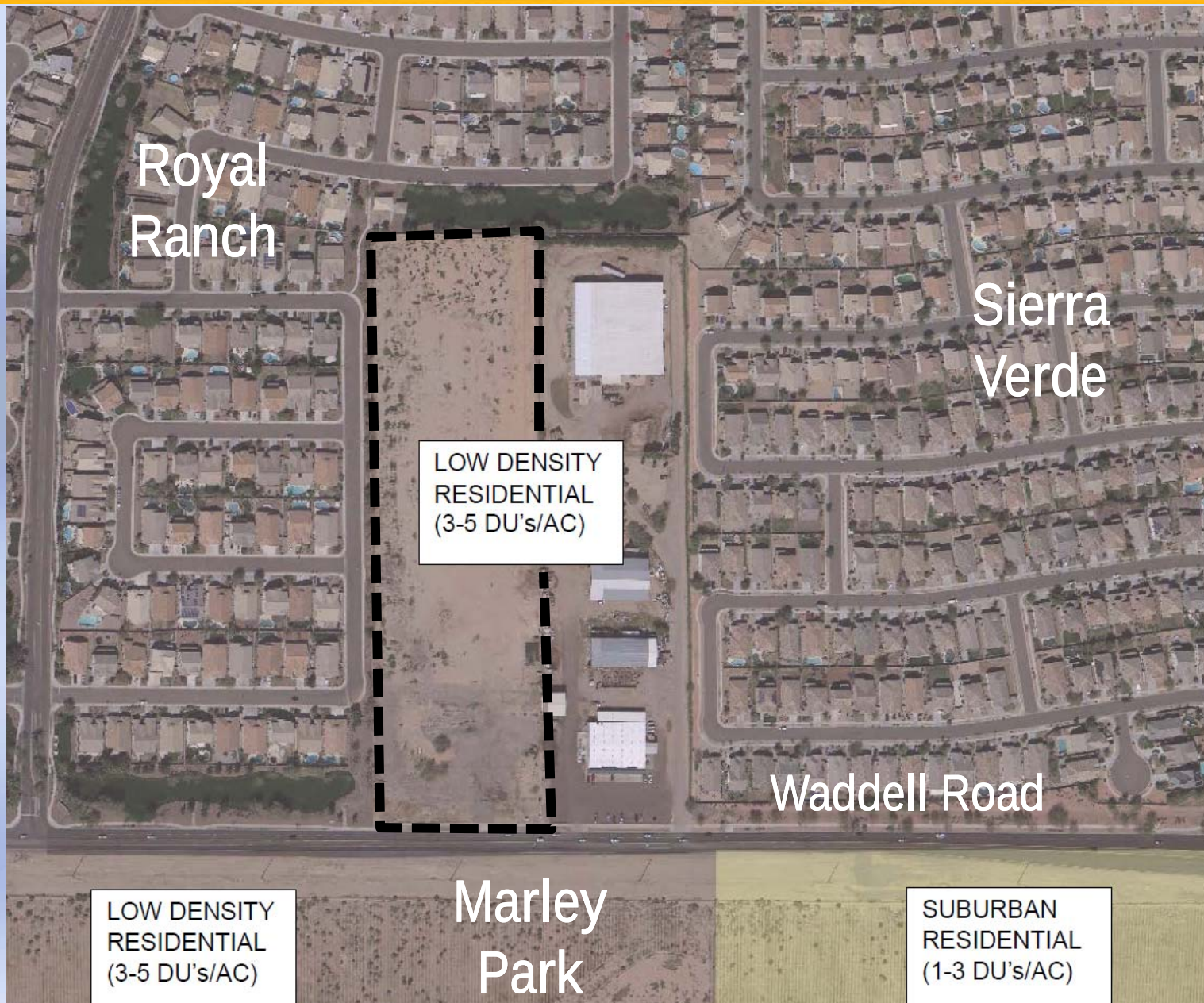
VICINITY MAP



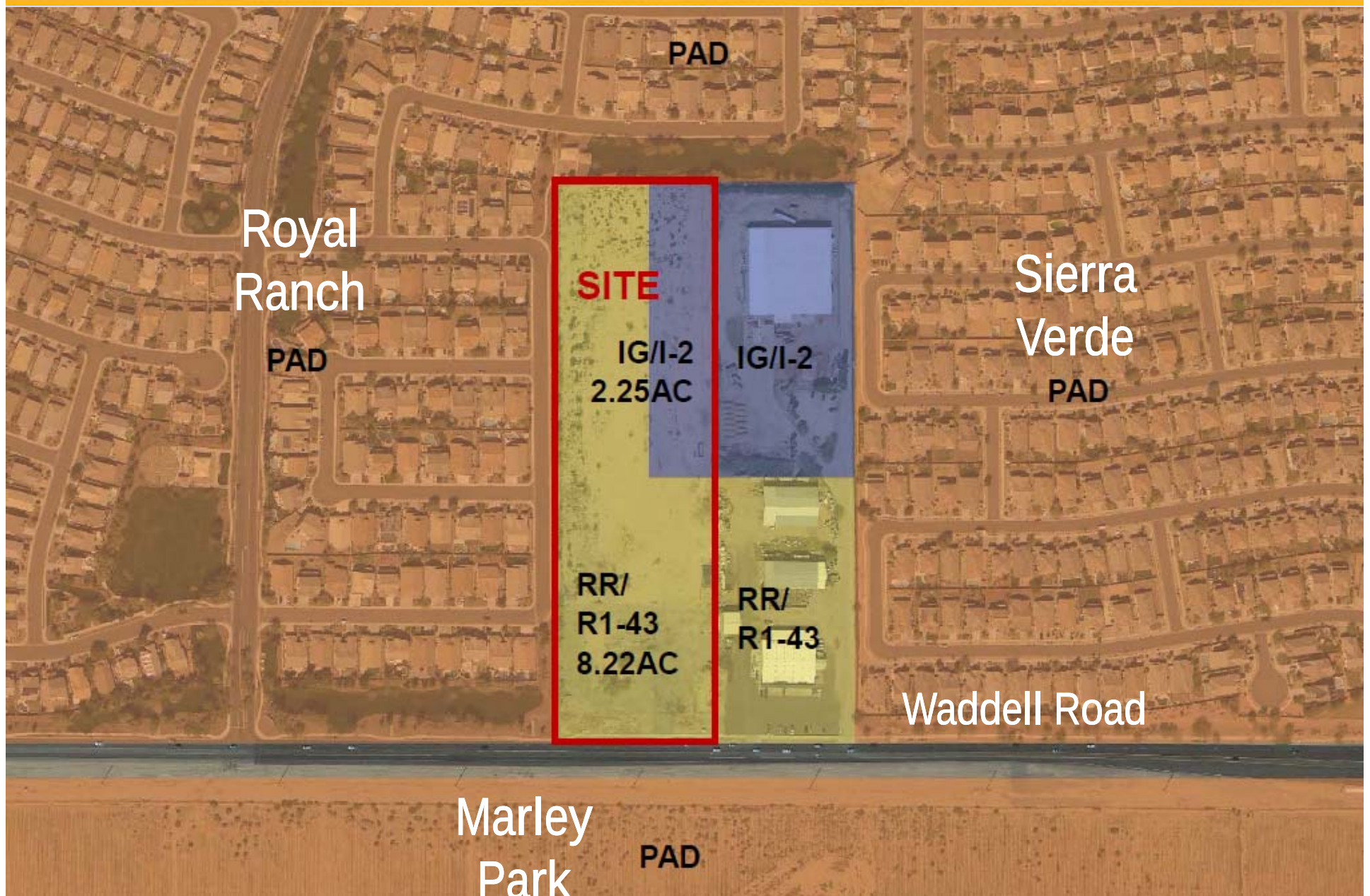
AERIAL VIEW



EXISTING LAND USE



EXISTING ZONING



PAD

Royal
Ranch

PAD

SITE

IG/I-2
2.25AC

IG/I-2

Sierra
Verde

PAD

RR/
R1-43
8.22AC

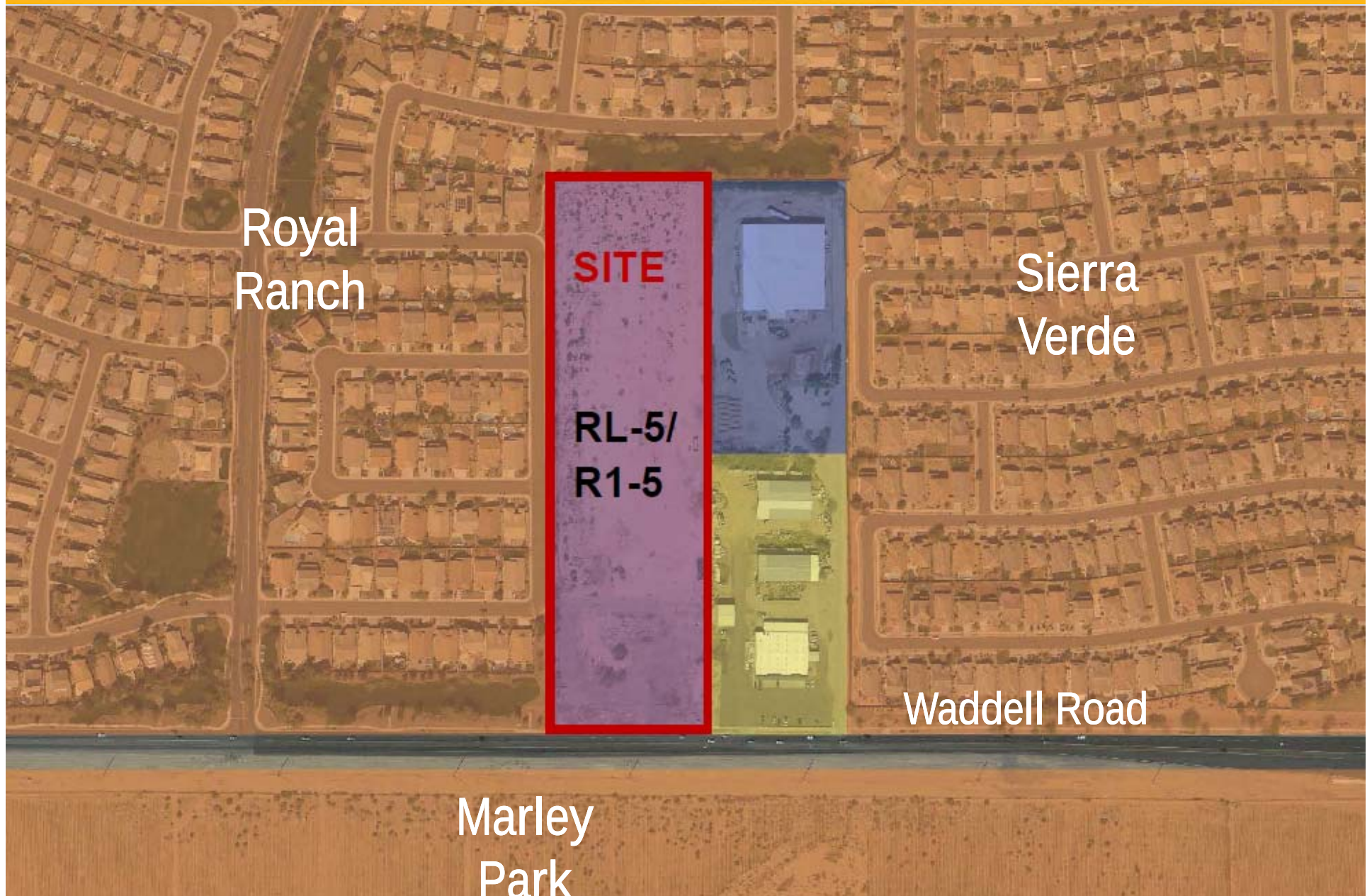
RR/
R1-43

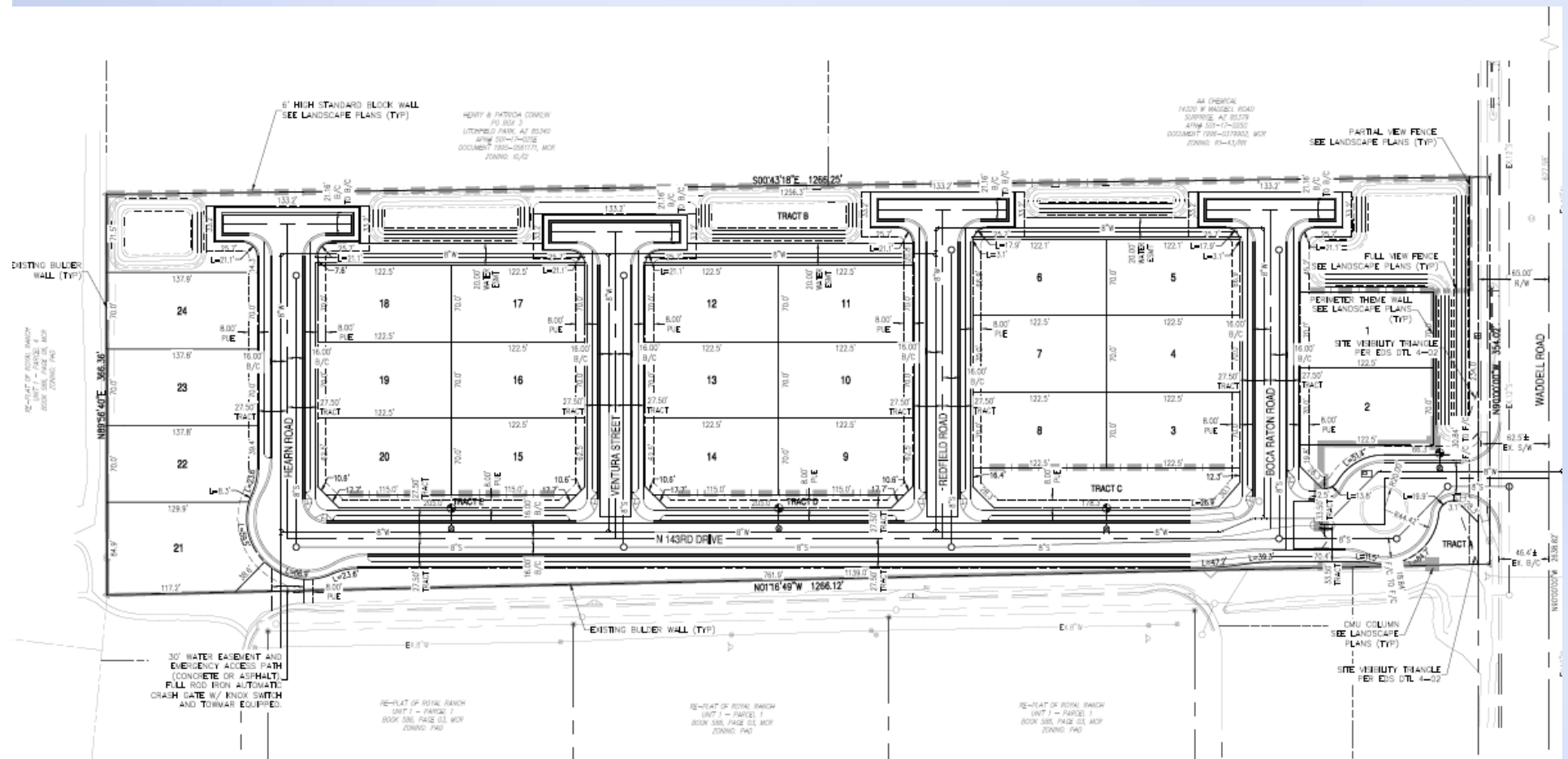
Waddell Road

Marley
Park

PAD

PROPOSED ZONING





Staff Recommends Approval of FS14-396, A Rezone for W Ranch

Questions or Comments?



ORDINANCE 2015-03

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM RURAL RESIDENTIAL (RR/R1-43) AND GENERAL INDUSTRIAL (IG/I2) TO LOW DENSITY RESIDENTIAL (RL-5/R-5) FOR W RANCH, LOCATED ON THE NORTH SIDE OF WADDELL ROAD ABOUT ½ MILE EAST OF THE INTERSECTION OF WADDELL ROAD AND BULLARD AVENUE

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 on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue;

WHEREAS, the subject site is zoned as both Rural Residential and General Industrial;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed Rezone satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on February 19, 2015, the Planning and Zoning Commission recommended approval of the W Ranch Rezone.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The parcel legally described on Exhibit A and depicted on Exhibit B, known as "W Ranch" is rezoned from Rural Residential (RR/R1-43) and General Industrial (IG/I2) to Low Density Residential (RL-5/R-5) subject to the following stipulations:

The Rezone document prepared by Camelback Holdings, LLC and dated January 13, 2015 will be revised and submitted to the city for administrative review to include the following modifications:

1) Exhibit five (5), found on Page nine (9), will label the zoning of all surrounding properties; AND

2) Pages 11 and 12 will be removed; AND the table of contents and pages will be revised to reflect this change.

Section 2. Amendment of Zoning Map. The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. Uncodified. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 4. 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 5. 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 6. Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.

APPROVED AND ADOPTED this _____ day of _____ 2015.

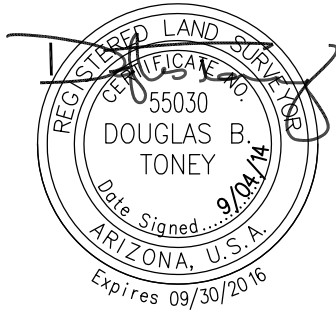
Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Misty Leslie, City Attorney



September 4, 2014
PROJECT # 050013-01-001

LEGAL DESCRIPTION
WADDELL & 144th AVENUE

THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2012-0440165, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9, BEING A CITY OF SURPRISE BRASS CAP FLUSH, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 9, BEING A CITY OF SURPRISE BRASS CAP IN HAND HOLE, BEARS NORTH 90°00'00" WEST, A DISTANCE OF 2638.82 FEET;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 327.23 FEET TO A POINT ON A LINE PARALLEL WITH AND 327.20 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 00°43'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 55.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 354.02 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE RE-PLAT OF ROYAL RANCH UNIT I PARCEL 1, AS RECORDED IN BOOK 586 OF MAPS, PAGE 03, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 01°16'49" WEST, ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 1266.12 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SAID SECTION 9;

THENCE NORTH 89°56'40" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 366.36 FEET TO A POINT ON A LINE PARALLEL WITH AND 327.20 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

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SAID PARCEL CONTAINS 455,990 SQUARE FEET OR 10.4681 ACRES, MORE OR LESS.

VICINITY MAP



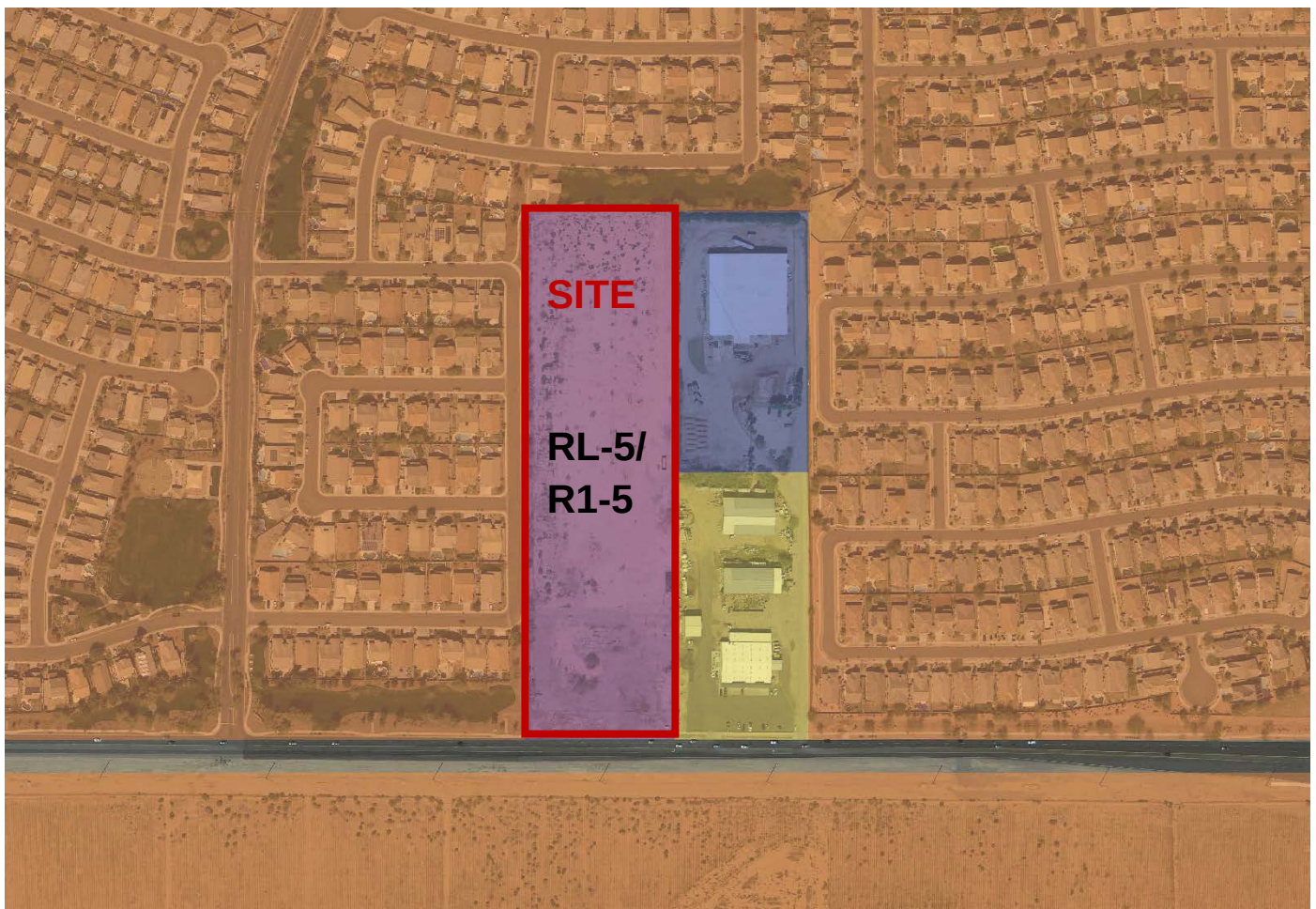
EXHIBIT B (pg. 2)

PROPOSED REZONING

Camelback Holdings, LLC proposes to rezone the Site to RL-5/R1-5 to accommodate a 24-lot single-family residential community. The proposed density for this residential development is 2.29 dwelling units per acre. Camelback Holdings, LLC is submitting the W Ranch preliminary plat and landscape plans concurrently with this rezone request.

A rezoning to RL-5/R1-5 would benefit the area for several reasons. First, the area has changed significantly over the past decade with the installation of commercial centers on Litchfield and Greenway Roads, the construction of the Surprise Stadium and Parks on Bullard Road and the development of several large residential communities. A rezoning would reduce industrial zoning in a predominantly residential area where industrial use is obsolete. Second, the Site is surrounded by existing and proposed master planned communities all of which are zoned PAD and whose densities match or substantially exceed the proposed 2.29 dwelling units per acre for this Site. Finally, the proposed density and product for W Ranch conforms to the City of Surprise's 2035 General Plan Low Density Residential designation for the area.

Exhibit 5
Proposed Zoning Map





CITY OF SURPRISE
Regular City Council Meeting

March 17, 2015 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	March 17, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Consideration and action on a Preliminary Plat entitled “W Ranch,” subdividing property generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue; Resolution 2015-18.

Motion:

I move to approve Resolution 2015-18.

Background:

W Ranch is a proposed gated single-family residential infill project that is surrounded on all sides with developed and undeveloped residential zoning and an industrially zoned parcel. A rezone is being addressed concurrently to modify this dual zoned parcel consisting of Rural Residential (RR/R1-43) and General Industrial (IG/I-2) to a density that will be consistent with the General Plan Low Density Residential (LDR) land use designation. The proposed zoning designation will be Low Density Residential (RL-5/R-5). This 10.7 acre project plans to install primary access from Waddell Road into a series of private “T” streets that will provide parcels for 24 single-family residences with a net density of 2.29 dwelling units per acre.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [FS14-396 - W Ranch - Preliminary Plat - Staff Report](#)
- ☐ [FS14-396 - W Ranch - Preliminary Plat - Vicinity Maps](#)
- ☐ [Resolution 2015-18](#)

- ☐ [FS14-396 - W Ranch - Preliminary Plat](#)
- ☐ [FS14-396 - W Ranch - Preliminary Plat - Landscape Plan](#)
- ☐ [FS14-396 - W Ranch - Preliminary Plat - Wall Plan](#)
- ☐ [FS14-396 - W Ranch - Rezone - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

Eric Fitzer, Director



COMMUNITY DEVELOPMENT

Date: March 17, 2015

To: Mayor and City Council

From: Eric Fitzer, Director
Lloyd Abrams, Long Range Planning Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS14-396, "W Ranch" Preliminary Plat

Application Summary

The applicant is requesting an approval for a Preliminary Plat for a project entitled "W Ranch." The proposed project consists of 24 single-family residential lots on a 10.7 acre vacant property.

Location

W Ranch is generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue.

History

- On February 25, 1999, the subject parcel was annexed into the City of Surprise by the Mayor and City Council.
- On February 19, 2015 the Planning and Zoning Commission recommended approval to the Mayor and City Council Case FS14-396, a Preliminary Plat for "W Ranch" based on staff's findings and conditions 'a' through "f."

Project Summary

W Ranch is a proposed gated-single family residential infill project that is surrounded on all sides with developed and undeveloped residential and industrial zoning. The Royal Ranch residential community lines the northern and western edges and is fully developed. The eastern side abuts two (2) businesses, Dales Town and Country, and the Great Western Rose Company. Waddell Road lines the southern edge and directly across Waddell, an undeveloped portion of the Marley Park Residential Community is located.

The Preliminary Plat will provide 24 single-family residential lots. The project will be gated and will provide access off of Waddell Road. A traffic circle will function as a return lane when unauthorized vehicles are not able to access the neighborhood. Fire Safety was able to

negotiate with the Royal Ranch neighborhood to the west to provide an emergency vehicle accessory access point. The individual lots are approximately 70 feet wide and 125 feet deep. The proposed Preliminary Plat includes all infrastructure improvements, including streets, open space, and the drainage improvements.

A rezone is being addressed concurrently to modify this dual zoned parcel consisting of Rural Residential (RR/R1-43) and General Industrial (IG/I-2) to a density that will be consistent with the General Plan Low Density Residential (LDR) land use designation. The proposed zoning designation will be Low Density Residential (RL-5/R-5).

Neighborhood Meeting

A Citizens Review meeting that was properly noticed, advertised, and posted was held on December 17, 2014 at the Marley Park Heritage Club, located at 15210 West Sweetwater Avenue, Surprise, AZ 85379. No members of the public attended the meeting.

Economic Impact

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Findings

1. Staff finds that the proposed Preliminary Plat complies with the Surprise Municipal Code.
2. Staff finds that the proposed Preliminary Plat complies with the Surprise General Plan.

Recommendation

Staff recommends approval of the W Ranch Preliminary Plat project, subject to the following conditions:

- a) The Preliminary Plat prepared by Bowman Consulting and dated January 2015 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) On Sheet PP02, sidewalks will be provided from a proposed sidewalk into each of the common areas landscaped with turf.
 - 2) On Sheet PP02, Include the word 'Public' to the proposed 20 feet water easement label.
 - 3) A Final Plat will not be approved until which time an agreement with the Dysart School District is recorded by the Maricopa County Recorder's Office.
- b) The Preliminary Landscape Plan prepared by Pinnacle Designs, Inc. and dated January 8, 2015 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) Sidewalks will be provided from a proposed sidewalk into each of the common areas landscaped with turf.

- c) The Preliminary Grading and Drainage Plan prepared by Bowman Consulting and dated January 2015 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) Sidewalks will be provided from a proposed sidewalk into each of the common areas landscaped with turf.
- d) The Preliminary Utility Plan prepared by Bowman Consulting and dated December 2014 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) Sidewalks will be provided from a proposed sidewalk into each of the common areas landscaped with turf.
- e) Prior to civil construction plan approval, the Water Design Report will need to be update the fire flow analysis so that fire flow available will satisfy fire flow required.
- f) An emergency access easement will be obtained across the property to the west and the recorded document reference number will be noted on the submitted final plat.

Attachment

Vicinity Maps, Preliminary Plat, Resolution, Preliminary Landscape Plan, and Preliminary Wall Plan

VICINITY MAP



VICINITY MAP



VICINITY MAP



RESOLUTION #2015-18

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PRELIMINARY PLAT ENTITLED "W RANCH," GENERALLY LOCATED ON THE NORTH SIDE OF WADDELL ROAD ABOUT ½ MILE EAST OF THE INTERSECTION OF WADDELL ROAD AND BULLARD AVENUE.

WHEREAS, on February 25, 1999 the Mayor and City Council approved an Annexation, Ordinance 99-01, that included the subject parcel;

WHEREAS, on February 19, 2015, the Planning and Zoning Commission recommended approval of the W Ranch Preliminary Plat; and

WHEREAS, the proposed Preliminary Plat is in compliance with the Surprise Municipal Code and Surprise General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The Preliminary Plat entitled "W Ranch," dated January 2015 is approved, subject to the following conditions:

- a) The Preliminary Plat prepared by Bowman Consulting and dated January 2015 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) On Sheet PP02, sidewalks will be provided from a proposed sidewalk into each of the common areas landscaped with turf.
 - 2) On Sheet PP02, Include the word 'Public' to the proposed 20 feet water easement label.
 - 3) A Final Plat will not be approved until which time an agreement with the Dysart School District is recorded by the Maricopa County Recorder's Office.
- b) The Preliminary Landscape Plan prepared by Pinnacle Designs, Inc. and dated January 8, 2015 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) Sidewalks will be provided from a proposed sidewalk into each of the common areas landscaped with turf.
- c) The Preliminary Grading and Drainage Plan prepared by Bowman Consulting and dated January 2015 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) Sidewalks will be provided from a proposed sidewalk into each of the common areas landscaped with turf.

d) The Preliminary Utility Plan prepared by Bowman Consulting and dated December 2014 will be revised and submitted to the city for administrative review to include the following modifications:

1) Sidewalks will be provided from a proposed sidewalk into each of the common areas landscaped with turf.

e) Prior to civil construction plan approval, the Water Design Report will need to be update the fire flow analysis so that fire flow available will satisfy fire flow required.

f) An emergency access easement will be obtained across the property to the west and the recorded document reference number will be noted on the submitted final plat.

APPROVED AND ADOPTED this _____ day of _____ 2015.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Misty Leslie, City Attorney

SITE DATA		
GROSS AREA	455,989.85 SF	10.47 AC
NET AREA	452,449.20 SF	10.39 AC
LOT SUMMARY		
LOT TOTAL	24	
TOTAL LOT AREA	211,198.65 SF	4.85 AC
AVG. LOT AREA	8,799.94 SF	0.20 AC
MIN. LOT AREA	8,546.87 SF	0.20 AC
MAX LOT AREA	10,959.24 SF	0.25 AC
LOT %	46.32%	
PROPOSED DENSITY	2.29 DU/AC	
OPEN SPACE SUMMARY		
TOTAL OPEN SPACE AREA	101,603.14 SF	2.33 AC
OPEN SPACE %	22.28%	
RIGHT-OF-WAY SUMMARY		
PUBLIC RIGHT-OF-WAY AREA	3,540.64 SF	0.08 AC
PUBLIC RIGHT-OF-WAY %	0.78%	
PRIVATE ROADWAY	139,647.41 SF	3.21 AC
PRIVATE ROADWAY %	30.63%	

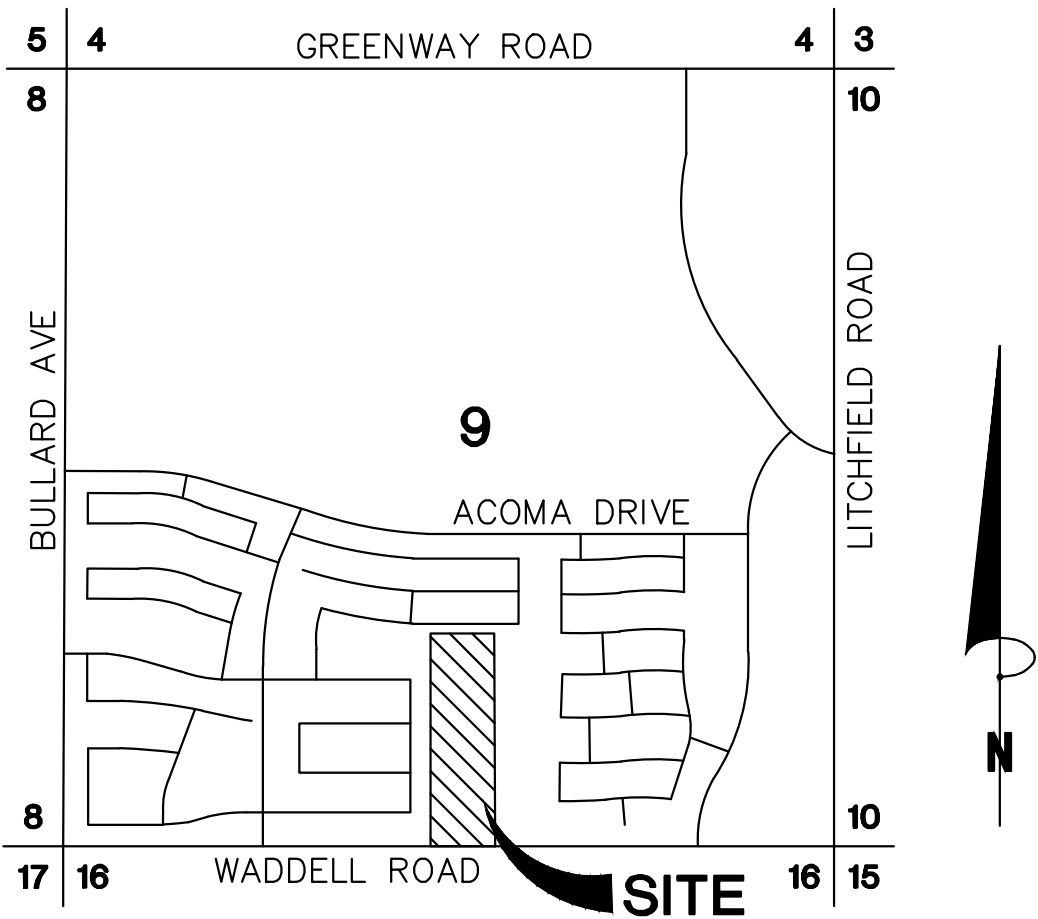
W RANCH

PRELIMINARY PLAT

WADDELL ROAD AND 144TH AVENUE

SURPRISE, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

CIVIL ENGINEER

BOWMAN CONSULTING GROUP, LTD.
14100 NORTH 83RD AVENUE
SUITE 250
PEORIA, ARIZONA 85381
PHONE: 602.679.4438
CONTACT: SHELBY DUPLESSIS

OWNER/DEVELOPER

WEST VALLEY LAND TRUST
14320 W WADDELL ROAD
SURPRISE, ARIZONA 85379
PHONE: 480.951.2207
CONTACT: RICH ZACHER

BENCHMARK

TYPE OF MONUMENT: NVD88 DATA POINT
CITY OF SURPRISE BRASS CAP AT THE
INTERSECTION OF SWEETWATER AVE. AND
BULLARD AVE. STAMPED: "31-16".

COORDINATES (NAD83):

LATITUDE 33°36'07.43"N
LONGITUDE 112°22'35.34"W

ELEVATION= 1166.25

BASIS OF BEARING

N90°00'00"W ALONG THE MONUMENT LINE OF WADDELL
ROAD AS MEASURED BETWEEN MONUMENTS NUMBERED
(1) AND (2) SHOWN HEREON. ALSO SHOWN ON THE
FINAL PLAT FOR RE-PLAT OF ROYAL RANCH UNIT 1
PARCEL 1, BOOK 586 OF MAPS, PAGE 03, MARICOPA
COUNTY RECORDS.

ZONING

EXISTING: IG/1-2 & RR/R1-43
PROPOSED: R1-5/R1-5

SHEET INDEX

PP01 PRELIMINARY PLAT COVER SHEET
PP02 PRELIMINARY PLAT

DEVELOPMENT NOTES

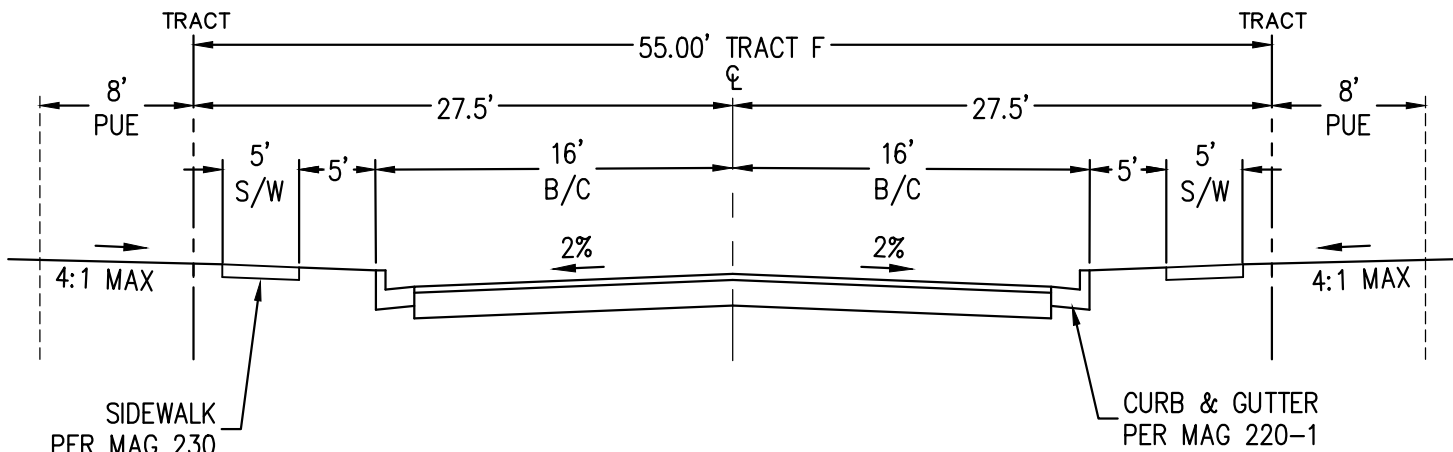
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KEY MAP

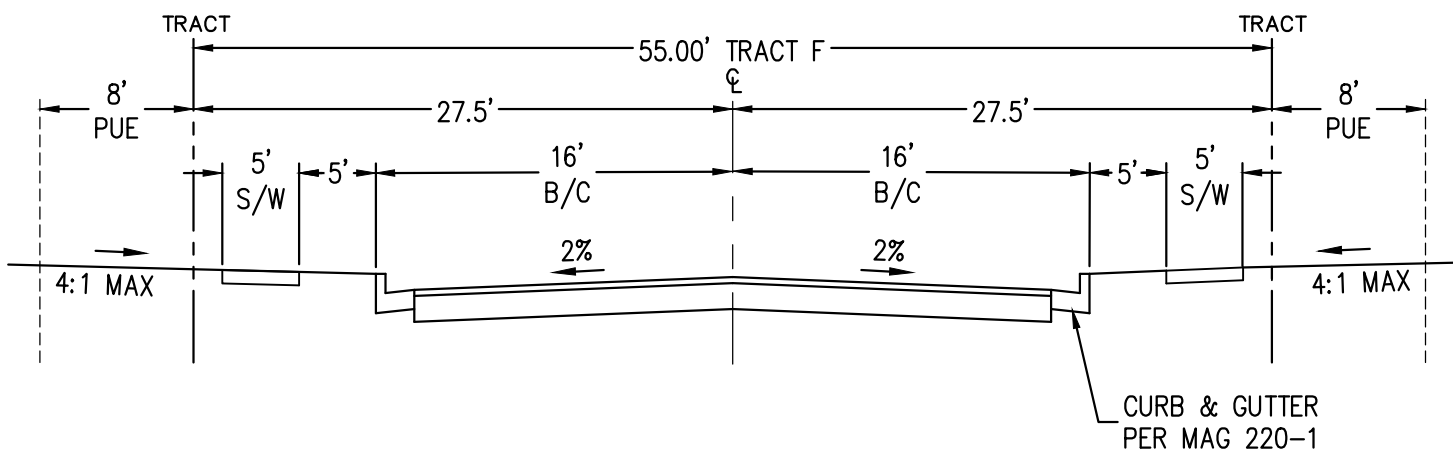
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LEGEND

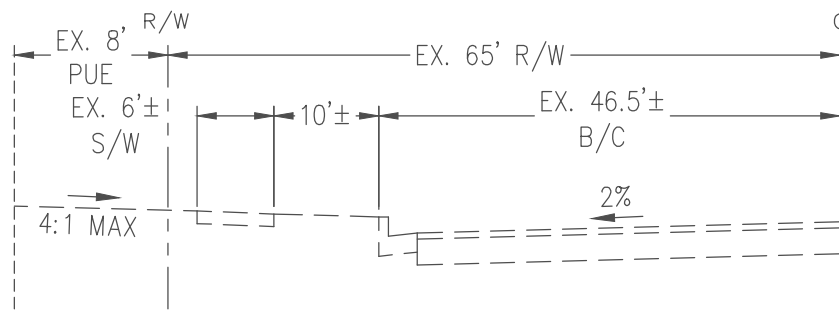
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- - - PUE
- SEWER MANHOLE



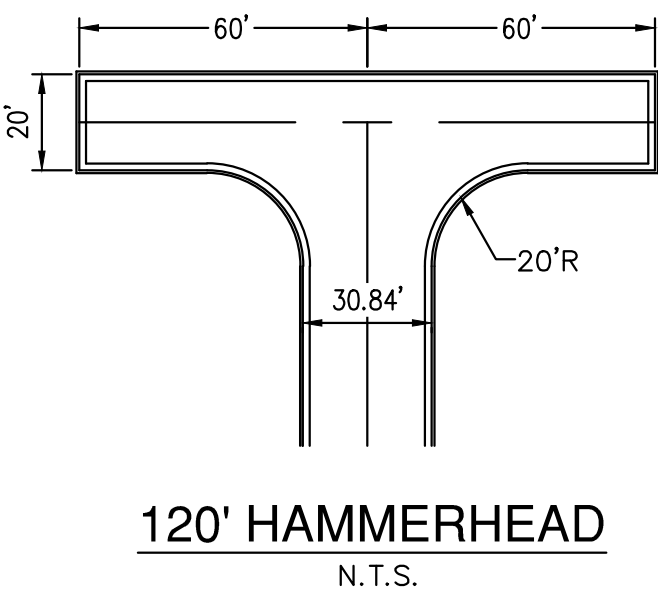
LOCAL STREET SECTION
N.T.S.



143rd DRIVE SECTION
N.T.S.



WADDELL ROAD SECTION
LOOKING EAST
N.T.S.



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Bowman
CONSULTING

Bowman Consulting Group, Ltd.
14100 North 83rd Avenue Ste 250
Peoria, Arizona 85381

Phone: (480) 629-8830

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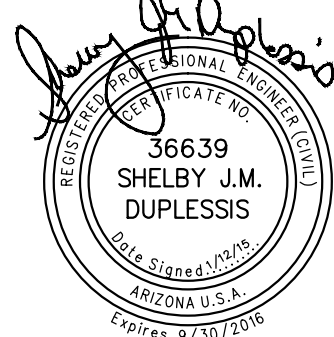
PRELIMINARY PLAT COVER SHEET

W RANCH

MARICOPA COUNTY

SURPRISE, ARIZONA

PROJECT NUMBER



PLAN STATUS

DATE DESCRIPTION

KE CRS SJD

DESIGN DRAWN CHKD

SCALE H: NONE V: NONE

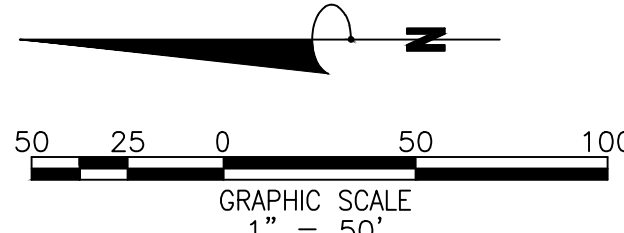
JOB No. 050013

DATE : JAN 2015

PP01

SHEET 01 OF 02

Tract Area Table			
Tract #	Use	Area (sf)	Area (ac)
A	LANDSCAPING, OPEN SPACE	13009.63	0.2987
B	LANDSCAPING, OPEN SPACE, PUE, RETENTION	74708.31	1.7151
C	LANDSCAPING, OPEN SPACE, PUE	8447.70	0.1939
D	LANDSCAPING, OPEN SPACE, PUE	2718.75	0.0624
E	LANDSCAPING, OPEN SPACE, PUE	2718.75	0.0624
F	STREET (PRIVATE ACCESSWAY), PUBLIC WATER AND SEWER, DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE ACCESS	139647.41	3.2059
	TOTAL (PRIVATE STREET NOT A PART)	101,603.14	2.3325



(1) FOUND BRASS CAP FLUSH, "CITY OF SURPRISE", SOUTH QUARTER CORNER SECTION 9, T3N, R1W SOUTH EDGE OF PAVEMENT OF WADDELL ROAD

(2) FOUND BRASS CAP IN HANDHOLE,
"CITY OF SURPRISE", SOUTHWEST CORNER
OF SECTION 9, T3N, R1W, INTERSECTION
OF WADDELL ROAD AND BULLARD AVENUE

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PRELIMINARY PLAT
W RANCH

PRELIMINARY PLAT
W RANCH

Bowman Consulting Group, Ltd.
1414100 North 83rd Avenue Ste 250
Peoria, Arizona 85381

Phone: (480) 629-8830

www.bowmanconsulting.com

Business Case-Mix Case, 14d

Bowman
CONSULTING

SITE DATA		
GROSS AREA	455,989.85 SF	10.47 AC
NET AREA	452,449.20 SF	10.39 AC
LOT SUMMARY		
LOT TOTAL	24	
TOTAL LOT AREA	211,198.65 SF	4.85 AC
AVG. LOT AREA	8,799.94 SF	0.20 AC
MIN. LOT AREA	8,546.87 SF	0.20 AC
MAX LOT AREA	10,959.24 SF	0.25 AC
LOT %	46.32%	
PROPOSED DENSITY	2.29 DU/AC	
OPEN SPACE SUMMARY		
TOTAL OPEN SPACE AREA	101,603.14 SF	2.33 AC
OPEN SPACE %	22.28%	
RIGHT-OF-WAY SUMMARY		
PUBLIC RIGHT-OF-WAY AREA	3,540.64 SF	0.08 AC
PUBLIC RIGHT-OF-WAY %	0.78%	
PRIVATE ROADWAY	139,647.41 SF	3.21 AC
PRIVATE ROADWAY %	30.63%	

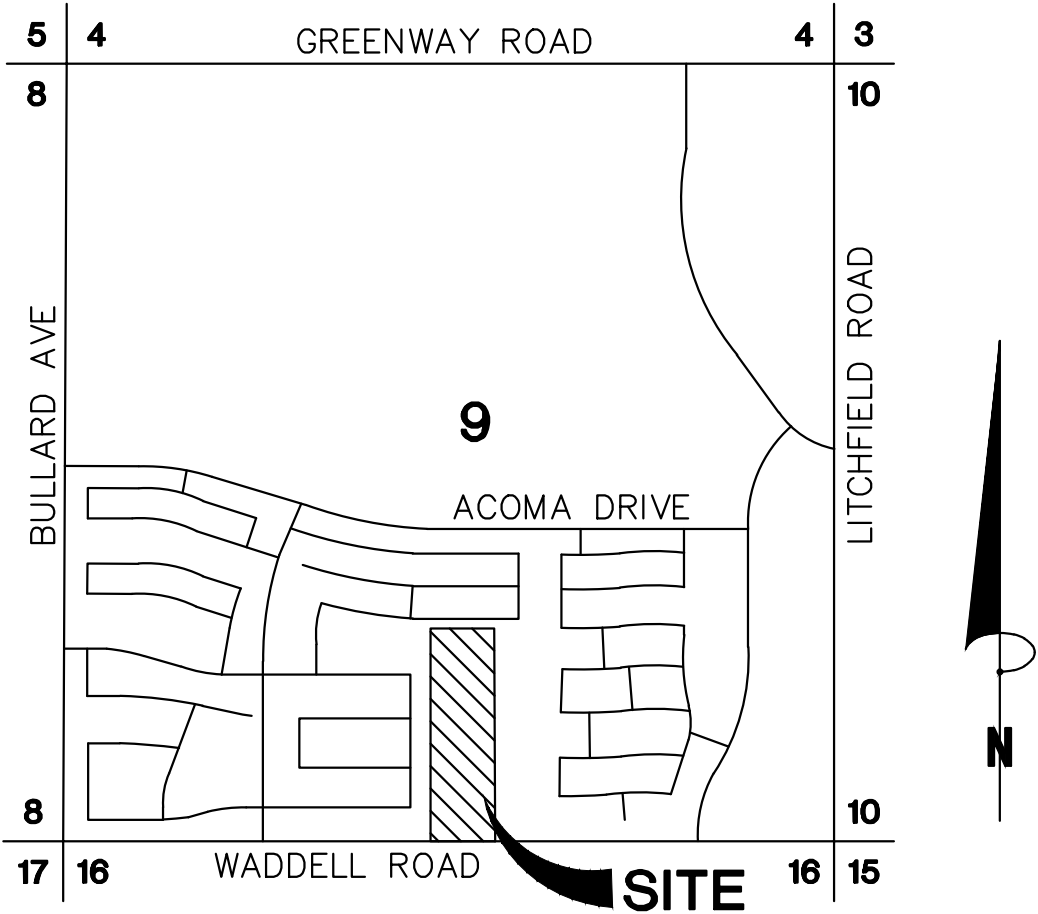
W RANCH

PRELIMINARY PLAT

WADDELL ROAD AND 144TH AVENUE

SURPRISE, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

CIVIL ENGINEER

BOWMAN CONSULTING GROUP, LTD.
14100 NORTH 83RD AVENUE
SUITE 250
PEORIA, ARIZONA 85381
PHONE: 602.679.4438
CONTACT: SHELBY DUPLESSIS

OWNER/DEVELOPER

WEST VALLEY LAND TRUST
14320 W WADDELL ROAD
SURPRISE, ARIZONA 85379
PHONE: 480.951.2207
CONTACT: RICH ZACHER

BENCHMARK

TYPE OF MONUMENT: NVD88 DATA POINT
CITY OF SURPRISE BRASS CAP AT THE
INTERSECTION OF SWEETWATER AVE. AND
BULLARD AVE. STAMPED: "31-16".

COORDINATES (NAD83):

LATITUDE 33°36'07.43"N
LONGITUDE 112°22'35.34"W

ELEVATION= 1166.25

BASIS OF BEARING

N90°00'00"W ALONG THE MONUMENT LINE OF WADDELL
ROAD AS MEASURED BETWEEN MONUMENTS NUMBERED
(1) AND (2) SHOWN HEREON. ALSO SHOWN ON THE
FINAL PLAT FOR RE-PLAT OF ROYAL RANCH UNIT 1
PARCEL 1, BOOK 586 OF MAPS, PAGE 03, MARICOPA
COUNTY RECORDS.

ZONING

EXISTING: IG/1-2 & RR/R1-43
PROPOSED: R1-5/R1-5

SHEET INDEX

PP01 PRELIMINARY PLAT COVER SHEET
PP02 PRELIMINARY PLAT

DEVELOPMENT NOTES

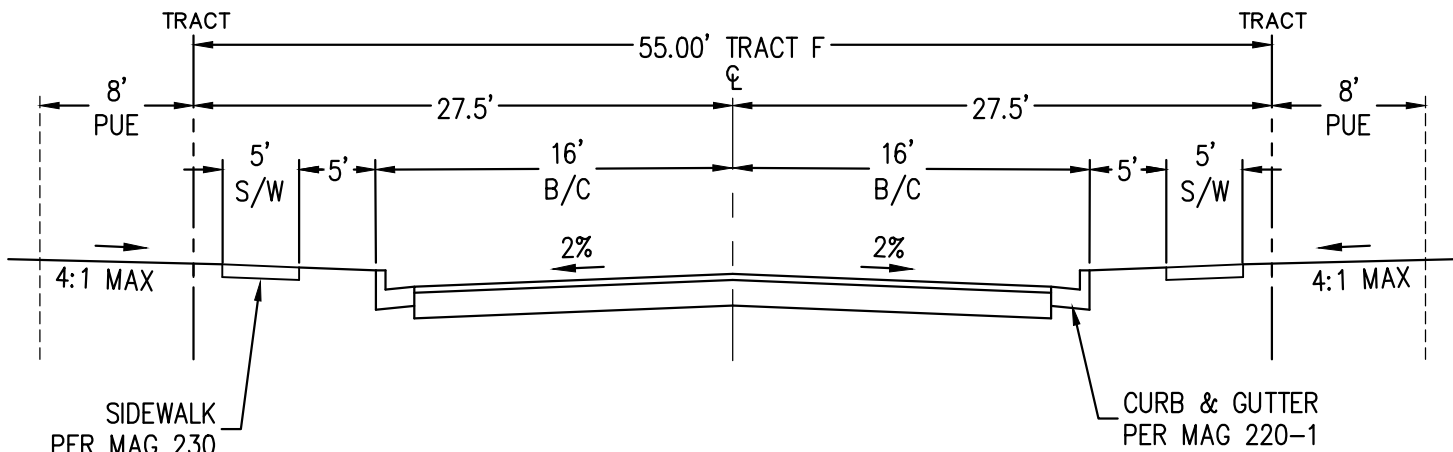
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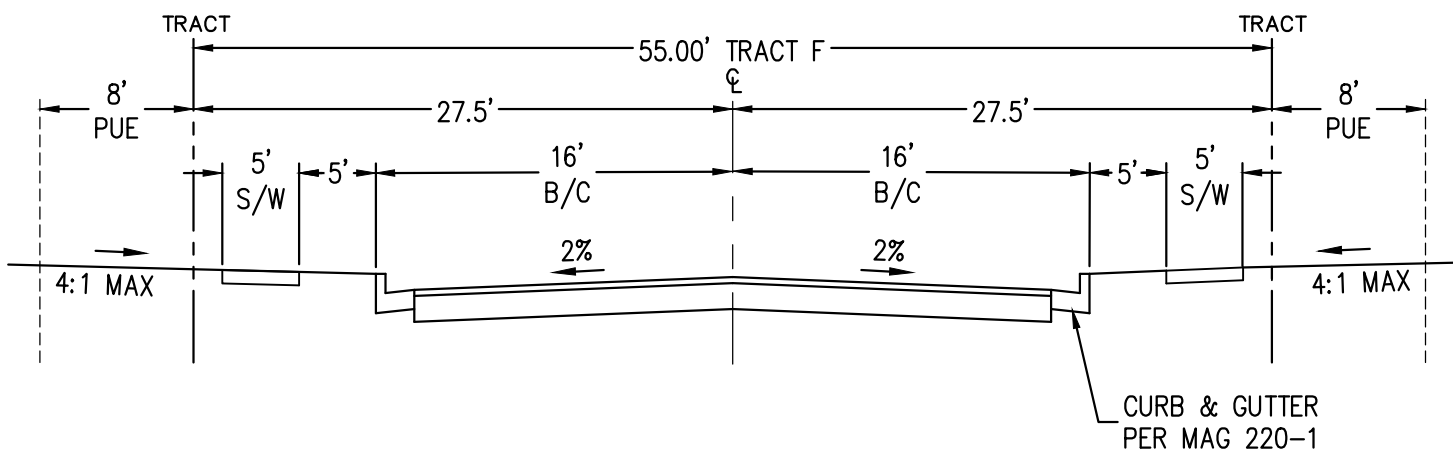
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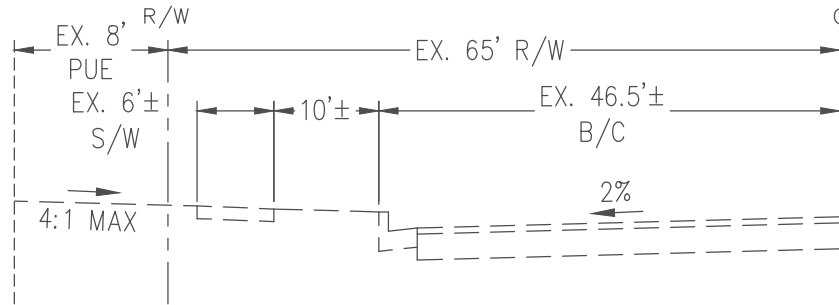
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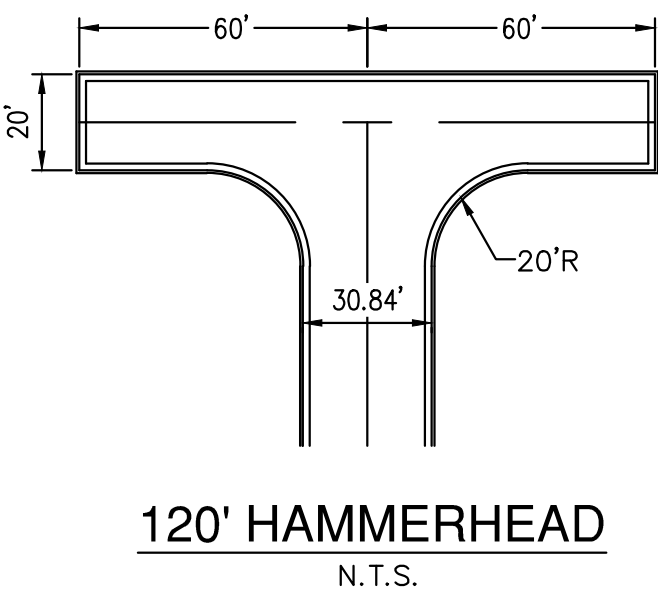
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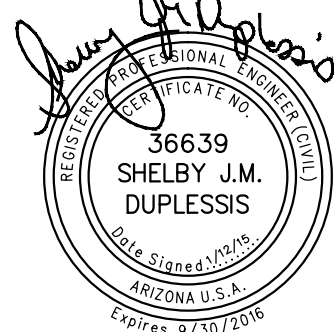
PRELIMINARY PLAT COVER SHEET

W RANCH

MARICOPA COUNTY

SURPRISE, ARIZONA

PROJECT NUMBER



PLAN STATUS

DATE DESCRIPTION

KE CRS SJD

DESIGN DRAWN CHKD

SCALE H: NONE V: NONE

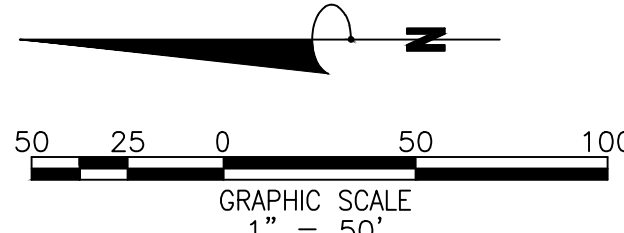
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SHEET 02 OF 0



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA STENOPHYLLIA	SHOESTRING ACACIA	15 GAL.
	DALBERGIA SISSOO	SISSOO TREE	24" BOX
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS MESQUITE	15 GAL.
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36" BOX
SHRUBS			
	BOUGAINVILLEA SP.	BARBARA KARST BOUGAINVILLEA	5 GAL.
	EREMOPHILA MACULATA	'VALENTINE' BUSH	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.
	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.
	RUELLA BRITTONIANA	BARIO RUELLA	5 GAL.
	TECOMA STANS 'GOLD STAR'	YELLOW BELLS	5 GAL.
ACCENTS			
	AGAVE DESMETTIANA	AGAVE	5 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.
GROUNDCOVER			
	EUPHORBIA BIGLANDULOSA	GOPHER PLANT	1 GAL.
	LANTANA 'DALLAS RED'	RED LANTANA	1 GAL.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL.
	TURF	HYDROSEED BERMUDA	
INERT GROUNDCOVER			
	DECOMPOSED GRANITE	TBD	1/2" SCREENED
	CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" HT.

PRELIMINARY LANDSCAPE NOTES

PLANTING

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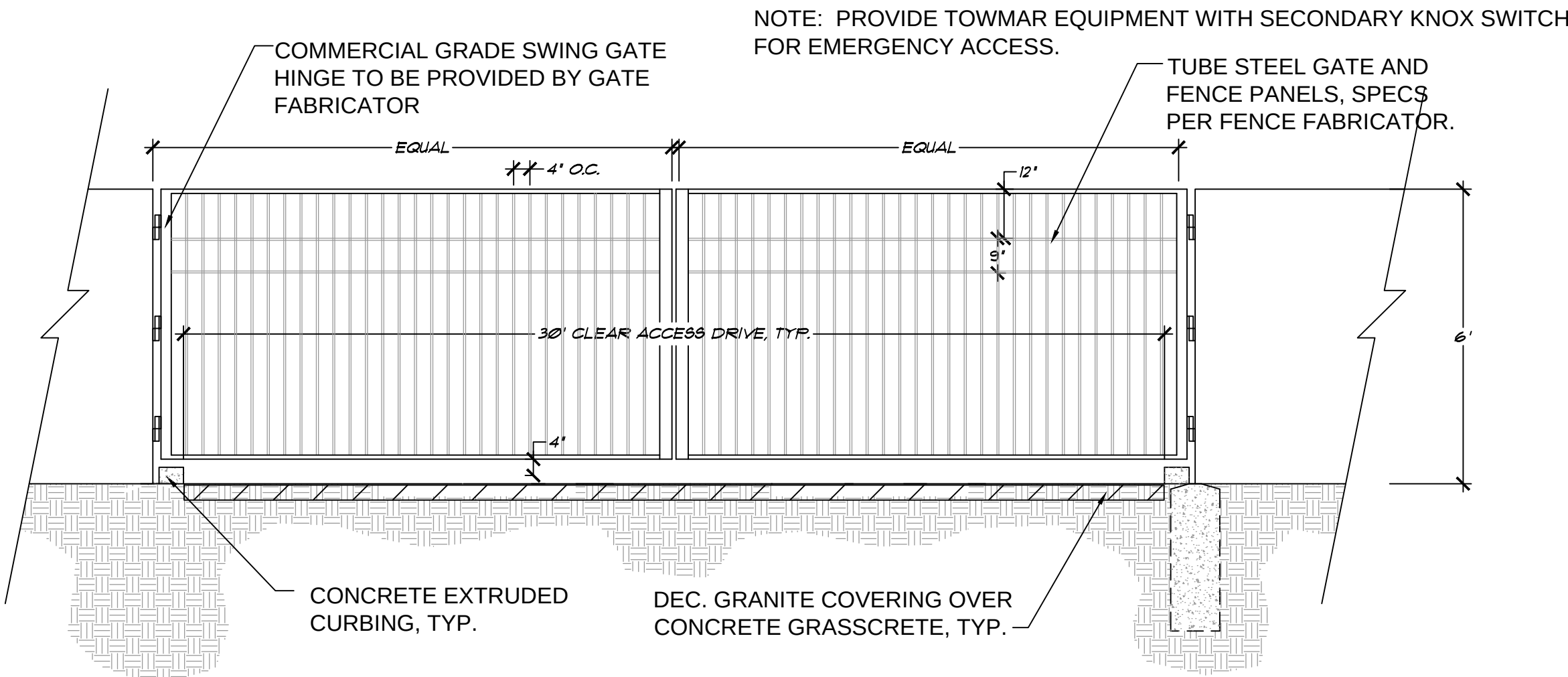
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IRRIGATION

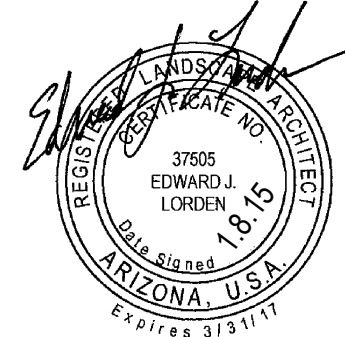
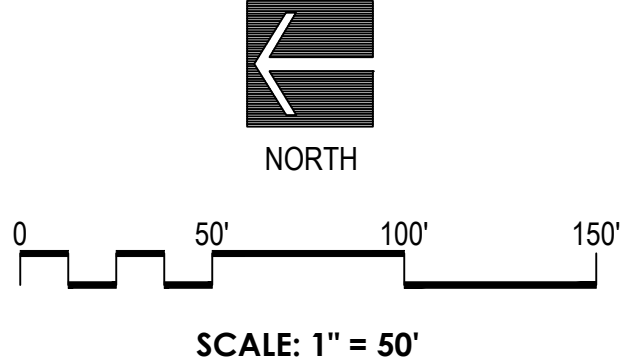
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GRADING

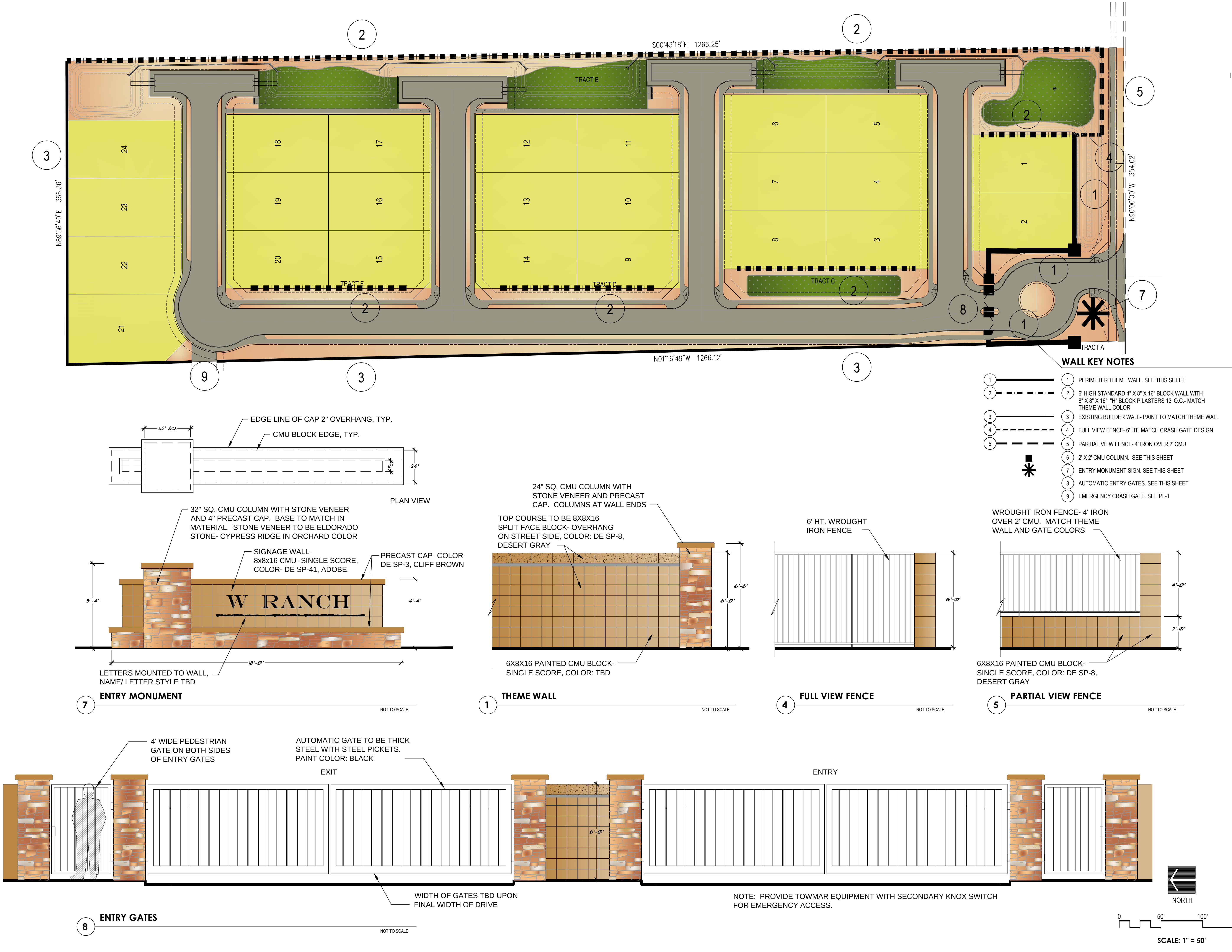
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EMERGENCY ACCESS CRASH GATE WITH KNOX BOX (SEE SHEET PL-2)



PLOTTED: ELORDEN ON 01/18/2015 AT 04:54 PM
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PINNACLE DESIGN, INC

1048 N. 44th Street
Suite 200 Phoenix, AZ 85008
Ofc: (602) 952-8585 Fax: 952-8686

Surprise, AZ.

PRELIMINARY WALL PLAN/ ELEVATIONS:

"W RANCH"

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By: EL

Job No: 14021

Date: 8.18.14

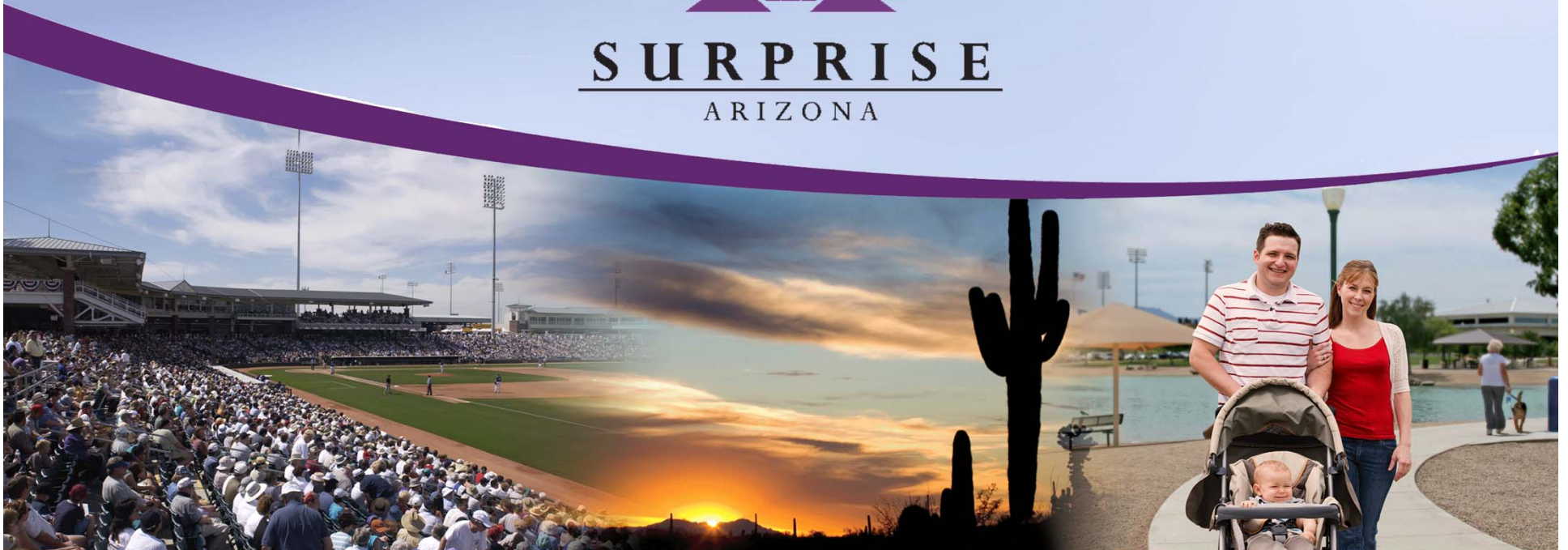
CITY COMMENTS 12.9.14
CITY COMMENTS 1.8.15

PL-2 of 2

W Ranch Preliminary Plat

March 17, 2015

Mayor and City Council



VICINITY MAP

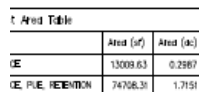


VICINITY MAP

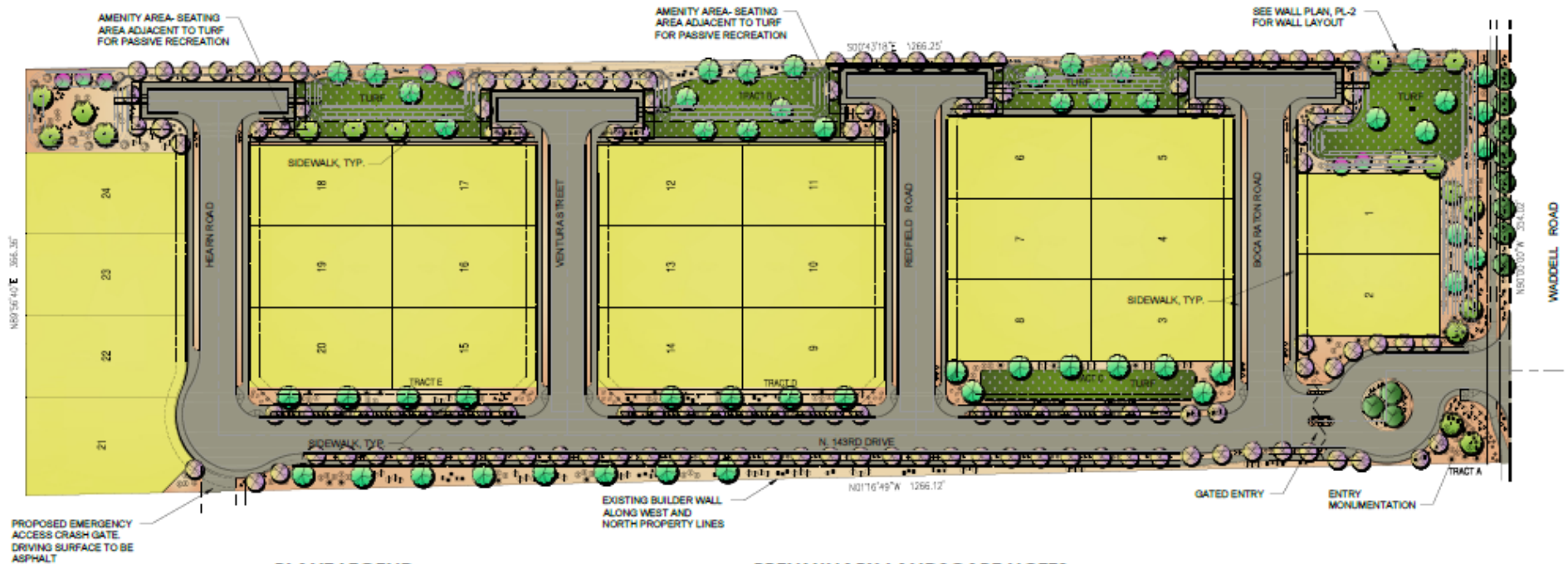


VICINITY MAP





LANDSCAPE PLAN



PLANT LEGEND

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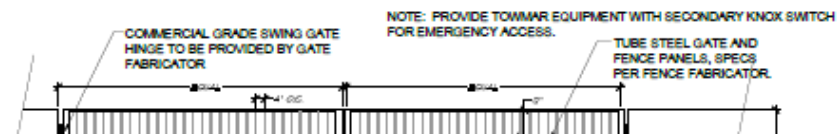
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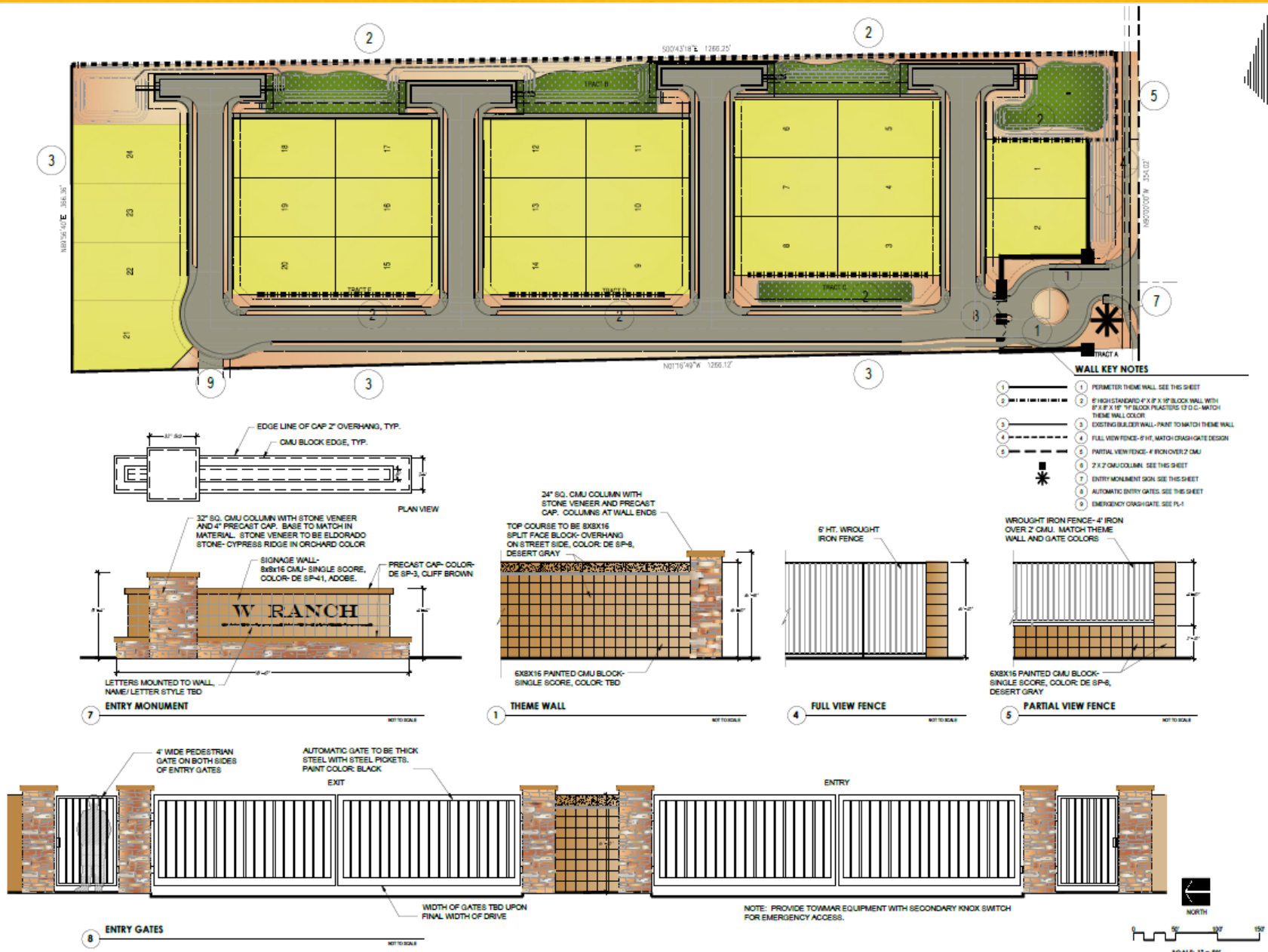
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WALL PLAN



Staff Recommends Approval of FS14-396 Questions or Comments?

