



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

Tuesday, May 2, 2017 @ 6:00 PM

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

A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS

E. City Manager Report:

District Internal	<u>Mayor and City Council will be presented with a “Hunger Heros” Plate by David Martinez of St. Mary's Foodbank.</u>	None City Manager Wingenroth
District Internal	<u>Each year, the Veterans of Foreign Wars selects emergency medical technicians, law enforcement and firefighter personnel to receive VFW Public Servant Awards, VFW Commander Stark will be presenting the awards.</u>	None City Manager Wingenroth
District Internal	<u>Swearing in of the new members of the Surprise Youth Council for 2017-2018.</u>	None City Manager Wingenroth

F. City Attorney Report:

G. City Clerk Report:

H. Call To The Public:

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins.

[Download the Call to the Public form](#) (PDF download requires [Adobe Acrobat Reader](#))

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

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

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine

matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

I. Regular City Council Meeting Agenda:

Consent Agenda:

- | | | | |
|----|-------------------|---|--|
| 1. | District Internal | <u>Consideration and action on a FY2017 budget amendment to reallocate appropriations of \$132,900 from Economic Development Contingency to Human Service & Community Vitality Professional and Outside Services for Workforce Development Services; Resolution # 2017-41</u> | None
Seth Dyson,
Human
Service &
Community
Vitality |
| 2. | District 5 | <u>Consideration and action pertaining to approval of a re-plat of Sierra Verde Parcel 11 entitled, "Final Plat of Sierra Verde Self Storage" dated March 3, 2017, an approximately 12.07 acre real property generally located north of Waddell Road and east of Litchfield Road; Resolution # 2017-43.</u> | None
Sergio
Angulo -
Community
Development |
| 3. | District 5 | <u>Consideration and action on a request by applicant, Georgios Papamatheakis for a Series 12 Liquor License for Toast Café located at 17300 N. Sun Village Parkway, Surprise, AZ 85374 (License Number 1207A963).</u> | None
Sherry Ann
Aguilar, City
Clerk |
| 4. | District 6 | <u>Consideration and action on a request by applicant, Arben Tafilica for a Series 12 Liquor License for N & B Pizza located at 14010 N. Litchfield Road, #212, Surprise, AZ. 85379 (License Number 1207A962).</u> | None
Sherry Ann
Aguilar, City
Clerk |
| 5. | District 5 | <u>Consideration and action on a request by applicant, Beqir Borici for a Series 12 Liquor License for Richi's Diner located at 15609 W. Bell Road, #100, Surprise, AZ 85379 (License Number 1207A975).</u> | None
Sherry Ann
Aguilar, City
Clerk |
| 6. | District Internal | <u>Consideration and action pertaining to authorizing the city to apply for grant funding from the Governor's office of Highway Safety (GOHS) for the occupant Safety and the Impaired Driving grant programs; Resolution # 2017-45.</u> | None
Tom Abbott,
Fire Chief |
| 7. | District 3 | <u>Consideration and action accepting maintenance of the streets and public utility improvements at Sycamore Farms Parcel 12 North, Phase 1, generally located on the northwest corner of Cholla Street and 165th Drive; Resolution # 2017-39.</u> | None
Karl Zook,
Public
Works
Department |
| 8. | District Citywide | <u>Consideration and action accepting the right-of-way on north side of Cactus Rd between Cotton Ln and 175th Ave; Resolution #2017-50.</u> | None
Lindsey
Duncan,
Finance
Director |
| 9. | District Citywide | <u>Consideration and action accepting the right-of-way on north side of Greenway Rd between Litchfield Rd and Bullard Ave; Resolution #2017-52.</u> | None
Lindsey
Duncan, |

- | | | |
|-----|---|---|
| | | Finance Director |
| 10. | District Citywide <u>Consideration and action accepting the right-of-way on south side of Peoria Avenue between Reems Road and Sarival Avenue; Resolution #2017-53.</u> | None
Lindsey Duncan,
Finance Director |
| 11. | District Citywide <u>Consideration and action pertaining to amending the FY2017 budget by reallocating appropriations for various development impact fee funds and adjusting budget authority pertaining to same; Resolution #2017-47.</u> | None
Lindsey Duncan,
Finance Director |
| 12. | District Internal <u>Consideration and action amending the FY2017 budget by reallocating appropriations within the General Fund in the amount of \$44,200 from contingency and \$16,300 from services to full-time salaries and employee related expenses and authorizing the conversion of an existing part-time position to full-time position within the City Manager's Office to support the expansion of youth services and the transition of existing staff; Resolution #2017-48.</u> | None
Bob Wingenroth,
City Manager |
| 13. | District Citywide <u>Consideration and action on the minutes of April 18, 2017 Regular City Council Work Session and Regular City Council Meeting.</u> | None
Sherry Ann Aguilar,
City Clerk |

Regular Agenda Item - Public Hearing:

- | | | |
|-----|---|---|
| 14. | District 5 <u>Consideration and action pertaining to rezoning approximately 15.76 acres of real property generally located along the eastern edge of Reems Road between Paradise Lane to the north and Tierra Buena Lane to the south from Rural Residential (RR/R1-43) and Medium Density Residential (RM-12) to Neighborhood Commercial (CN/C-1) with a PUD Overlay defining allowable land uses and dimensional standards; Ordinance #2017-10.</u> | None
Hobart Wingard -
Community Development |
|-----|---|---|

Regular Agenda Item - Non-Public Hearing:

- | | | |
|-----|--|---|
| 15. | District 3 <u>Consideration and Action pertaining to approval of a 103 lot, 11 tract preliminary plat entitled, "Zanjero Trails – Phase 2 – Parcels 16 & 17" dated February 23, 2017, an approximately 30.34 acre real property generally located on the northwest corner of Peoria Avenue and Perryville Road.</u> | None
Hobart Wingard -
Community Development |
| 16. | District 1 <u>Consideration and action pertaining to approval of the preliminary plat entitled, "Preliminary Plat for Altamira" dated February 27, 2017, a approximately 178 acres real property generally located north of Pinnacle Peak Road and west of the Reems Road / 155th Avenue alignment; Resolution #2017-49.</u> | None
Robert Kuhfuss -
Community Development |
| 17. | District Citywide <u>Discussion and action adopting the tentative expenditure limitation budget for FY2018 in the amount of \$276,158,000 and authorizing publication of said tentative budget; Resolution # 2017-51.</u> | None
Lindsey Duncan,
Finance |

Director and
Jared
Askelson,
Assistant
Finance
Director

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

- | | | |
|-----------------------|---|---------------------------------------|
| 18. District Internal | <u>Consideration and action to enter into executive session for discussion and consultation with the City Attorney and to receive legal advice and to consider its position and instruct the City Attorney pertaining to a development agreement with Surprise Center Development Company pursuant to A.R.S. 38-431.03(A)(3) and (4).</u> | None
City
Manager
Wingenroth |
|-----------------------|---|---------------------------------------|

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

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

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

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

M. Adjournment:

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED:

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

May 2, 2017 @ 6:00:00 PM

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Council Meeting Date:	May 2, 2017	Contact Person:	City Manager Wingenroth
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Mayor and City Council will be presented with a “Hunger Heros” Plate by David Martinez of St. Mary's Foodbank.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

[Click to download](#)

No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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Council Meeting Date:	May 2, 2017	Contact Person:	City Manager Wingenroth
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Each year, the Veterans of Foreign Wars selects emergency medical technicians, law enforcement and firefighter personnel to receive VFW Public Servant Awards, VFW Commander Stark will be presenting the awards.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

[Click to download](#)

No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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Council Meeting Date: May 2, 2017

Contact Person: City Manager Wingenroth

Submitting Department:

District: Internal

Staff Recommendations: None

Consent

Regular

Public Hearing

Report/Discussion

Agenda Wording:

Swearing in of the new members of the Surprise Youth Council for 2017-2018.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

[Click to download](#)

No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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Council Meeting Date:	May 2, 2017	Contact Person:	Seth Dyson, Human Service & Community Vitality
Submitting Department:	Human Service & Community Vitality	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a FY2017 budget amendment to reallocate appropriations of \$132,900 from Economic Development Contingency to Human Service & Community Vitality Professional and Outside Services for Workforce Development Services; Resolution # 2017-41

Motion:

I move to approve Resolution # 2017-41.

Background:

The city wishes to invest in workforce development services, in partnership with Arizona@Work Maricopa County to fund half of a new Workforce Development Coordinator. Workforce Development services are critical to the City's economic health, a strategic investment and partnership with Arizona@Work Maricopa County will enhance employment services for Surprise businesses and career seekers.

Objective Analysis:

This item will allow HSCV to partner with Arizona@Work to receive a full time Workforce Development Coordinator. The salary costs will be shared with Maricopa County.

Policy Compliant:

This action is compliant with City and Council policies.

Financial Impact:

This action will allow for the expenditure of \$132,900 for professional and outside services for the duration of the agreement beginning FY2017 through FY2020 and will not exceed \$132,900 in total.

Budget Impact:

This action will reallocate appropriations in the amount of \$132,900 within the General Fund from economic development contingency to professional and outside services without exceeding the approved total annual budget for FY2017. Unspent appropriation at the end of each fiscal year will be carried forward to the next fiscal year through FY2020 and will be included as part of each year's budget adoption process.

FTE Impact:

This action does not impact the overall FTE count.

ATTACHMENTS:

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☐ [Resolution 2017-41 041017](#)

RESOLUTION # 2017-41

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2017 BUDGET BY REALLOCATING APPROPRIATIONS WITHIN THE GENERAL FUND IN THE AMOUNT OF \$132,900 FROM ECONOMIC DEVELOPMENT CONTINGENCY TO HUMAN SERVICES AND COMMUNITY VITALITY PROFESSIONAL AND OUTSIDE SERVICES FOR WORKFORCE DEVELOPMENT SERVICES.

WHEREAS, Workforce Development services are critical to the City's economic health and a strategic investment and partnership with Arizona@Work Maricopa County will enhance employment services for Surprise businesses and career seekers;

WHEREAS, the City wishes to invest in workforce development services, in partnership with Arizona@Work Maricopa County via an Intergovernmental Agreement to fund a portion of the cost for a new Workforce Development Coordinator;

WHEREAS, it is necessary to reallocate appropriations of \$132,900 from Economic Development Contingency to the Human Service & Community Vitality Department for professional and outside services;

WHEREAS, Economic Development Contingency will be utilized for this purpose in FY2017, FY2018, FY2019 and FY2020. Any unspent funding will be carried forward and included as part of each year's budget adoption process through FY2020;

WHEREAS, the FY2017 budget was adopted by Council Resolution #2016-81 on June 21, 2016;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2016 through June 30, 2017.

SIGNATURES ON FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2017-41
Exhibit A

The FY2017 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. These allocations do 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.

General Fund Department, Program/Project, Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
General Operations, Contingency, Economic Development Contingency	\$500,000	(\$132,900)	\$367,100
Human Service & Community Vitality, Workforce Development, Professional and Outside Services	0	132,900	132,900
	<u>\$500,000</u>	<u>\$0</u>	<u>\$500,000</u>

The fund changes are as follows:

- The amendment utilizes Economic Development Contingency within the General Fund in the amount of \$132,900 for professional and outside services within the Human Service and Community Vitality Department without exceeding the approved total annual budget for FY2017.



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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Council Meeting Date:	May 2, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:		District:	5
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of a re-plat of Sierra Verde Parcel 11 entitled, "Final Plat of Sierra Verde Self Storage" dated March 3, 2017, an approximately 12.07 acre real property generally located north of Waddell Road and east of Litchfield Road; Resolution # 2017-43.

Motion:

I move to approve Resolution # 2017-43.

Background:

Jessi Thornton with Withey Morris, PLC. submitted a request for a Final Plat to replat Sierra Verde Parcel 11 to reconfigure Lots 5, 6, and 7 located generally north of Waddell Road and east of Litchfield Road.

Objective Analysis:

On site the applicant proposes a new mini-warehouse facility which will also include spaces for RV storage. The Final Plat will not be dedicating any new right-of-way.

Policy Compliant:

pThe proposed project is consistent with City and Council Policy.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 - bFS16-512 Sierra Verde Self Storage RFLS# 5607 - Staff Report](#)
 - ☐ [01 - FS16-512 Sierra Verde Self Storage RFLS# 5607 - Vicinity Maps](#)
 - ☐ [02 - FS16-512 Sierra Verde Self Storage RFLS# 5607 - Final Plat](#)
 - ☐ [03 - FS16-512 Sierra Verde Self Storage RFLS# 5607 - Luke AFB Comments](#)
 - ☐ [04 - FS16-512 Sierra Verde Self Storage RFLS# 5607 - ADOT Comments](#)
 - ☐ [05 - FS16-512 Sierra Verde Self Storage RFLS# 5607 - MWD Comments](#)
 - ☐ [06 - FS16-512 Sierra Verde Self Storage RFLS# 5607 - Presentation](#)
 - ☐ [07-FS16-512 Resolution 2017-43 Sierra Verde Final Plat Approval](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS16-512

Project Name: Sierra Verde Self Storage

Council District: 5 - PALM

City Council Date: May 2, 2017

Planner: Sergio Angulo

Owner: Levine Investments Limited Partnership

Applicant: Jessi Thornton with Withey Morris, PLC.

Request: Final Plat to replat Sierra Verde Parcel 11 to reconfigure Lots 5, 6, and 7 located generally north of Waddell Road and east of Litchfield Road.

Site Location: Generally north of Waddell Road and east of Litchfield Road.

Site Size: 12.07 acres approx.

Findings:

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- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Municipal Code.
- The proposed Final Plat is consistent with the Sierra Verde PAD.

Staff

Recommendation: Approve [no stipulations on final plats]

History:

- On February 25, 1999 the Mayor and City Council approved the annexation of the subject property.
- On December 13, 2007 the Mayor and City Council approved the Final Plat of Sierra Verde Parcel 11.

Additional Information:

The applicant is requesting a Final Plat approval to replat Sierra Verde Parcel 11 to reconfigure Lot 5 (2.86 acres approx.), Lot 6 (0.44 acres approx.), and Lot 7 (8.72 acres approx.). The proposed Final Plat calls out the lots as Lot 1, Lot 2, and Lot 3 and the proposed lot sizes are the following;

- Lot 1: 4.80 acres approx.
- Lot 2: 5.30 acres approx.
- Lot 3: 1.97 acres approx.

On site the applicant proposes a new mini-warehouse facility which will also include spaces for RV storage.

This Final Plat application is in conjunction with a related Conditional Use Permit for a new mini-warehouse facility which is being processed under the same case number. The Planning and Zoning Commission will take action on the Conditional Use Permit on April 20, 2017.

Attachments:

01 Vicinity Map
02 Final Plat
03 Luke AFB Comments
04 ADOT Comments
05 MWD Comments

Enclosure:

Sealed mylars

VICINITY MAP



VICINITY MAP



FINAL PLAT OF SIERRA VERDE SELF STORAGE

A REPLAT OF SIERRA VERDE PARCEL 11 LOTS 5, 6, & 7, A COMMERCIAL SUBDIVISION
AS RECORDED IN BOOK 1022, OF MAPS, PAGE 6, M.C.R.
A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA
KNOW ALL PERSONS BY THESE PRESENTS: THAT LEVINE INVESTMENTS LIMITED PARTNERSHIP, "OWNER", HAS SUBDIVIDED UNDER THE NAME "SIERRA VERDE SELF STORAGE," A SUBDIVISION LOCATED IN A PORTION OF EAST HALF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBUSH THIS PLAT AS AND FOR THE PLAT OF "SIERRA VERDE SELF STORAGE" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A CROSS ACCESS EASEMENT ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY AND TRASH COLLECTION VEHICLES.

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

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

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

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

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

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2017.
(INSERT: APPLICANT'S FULL LEGAL CORPORATE NAME)

BY_____

ITS_____

ACKNOWLEDGMENT (LEVINE INVESTMENTS)

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOWN ALL MEN BY THESE PRESENTS:

ON _____ 2017, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL. _____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

RELEASE OF LIABILITY

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

LEGAL DESCRIPTION

LOT 5, 6 AND 7, SIERRA VERDE PARCEL 11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1022 OF MAPS, PAGE 6:

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERAL, OIL AND GAS RIGHTS AS RESERVED IN DEED RECORDED IN BOOK 348 OF DEEDS, PAGE 330.

LOT AREA TABLE			
LOT	GROSS S.F. / ACRES	NET S.F. / ACRES	
1	209,157 S.F. / 4.80 ACRES	228,688 S.F.	/ 5.25 ACRES
2	231,070 S.F. / 5.30 ACRES	237,363 S.F.	/ 5.44 ACRES
3	85,839 S.F. / 1.97 ACRES	104,673 S.F.	/ 2.40 ACRES

SURVEYOR

MICHAEL J. THOMPSON RLS2509
HELIX ENGINEERING
3240 E UNION HILLS DR.
SUITE #112
PHOENIX, AZ 85060

OWNER

LEVINE INVESTMENTS LIMITED PARTNERSHIP
2201 EAST CAMELBACK ROAD
SUITE 650
PHOENIX, AZ 85016

100 YEAR ASSURED WATER SUPPLY

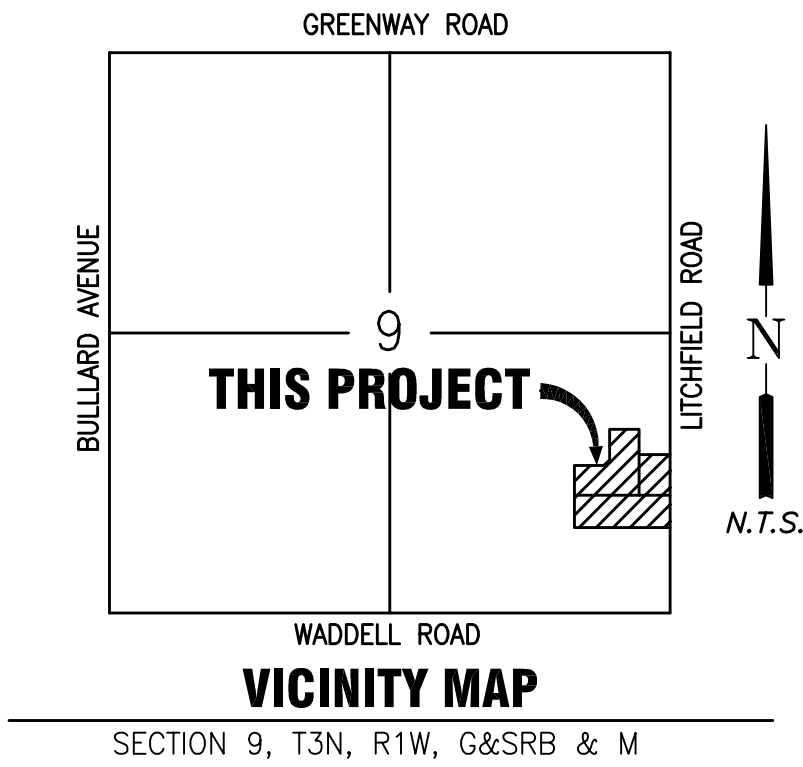
THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

PUBLIC NOTICE

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

BASIS OF BEARING

BEING THE WEST LINE OF THE SW 1/4 OF SECTION 10, T3N, R1W., G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA (AKA THE CENTERLINE OF LITCHFIELD ROAD), SAID LINE BEARS: NORTH 00°05'12" WEST PER BOOK 1022, OF MAPS, PAGE 06, M.C.R.



GENERAL NOTES

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

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

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

4. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

5. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1680L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

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

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

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ DATE _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF, 2017.

MAYOR

ATTEST: _____ DATE _____
CITY CLERK

SURVEYOR'S CERTIFICATE

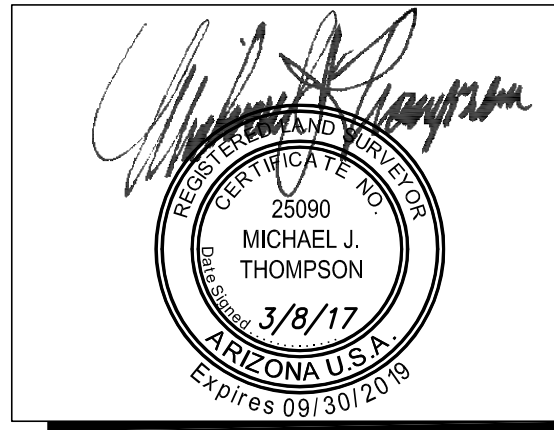
I, MICHAEL J. THOMPSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT, CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER 2016, THAT THIS PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS DESCRIBED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: MICHAEL J. THOMPSON
REGISTERED LAND SURVEYOR NO. 25090



CLIENT:

RKAA Architects, Inc.
2233 East Thomas Road
Phoenix, AZ 85016
ph: (602) 955-3900



Helix Engineering, LLC

Engineering / Surveying / Consulting

3240 E Union Hills
Suite 112
Phoenix AZ 85050
(PH) 602-788-2616
www.hxeng.com

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TWO WORKING DAYS BEFORE YOU DIG.
CALL FOR THE BLUE STAKES
1-800-782-5348
BLUE STAKE CENTER

RELEASE

DATE	

REVISIONS

NO.	DATE	
△		
△		
△		

PROJECT NAME

SIERRA VERDE SELF STORAGE

PROJECT ADDRESS

NORTH LITCHFIELD ROAD
SURPRISE, ARIZONA
85379

PROJECT AREA

WADDELL RD & LITCHFIELD RD

HELIX JOB NUMBER IN HOUSE

287 DRAWN BY: HXE
CHECKED BY: MT

SHEET TITLE

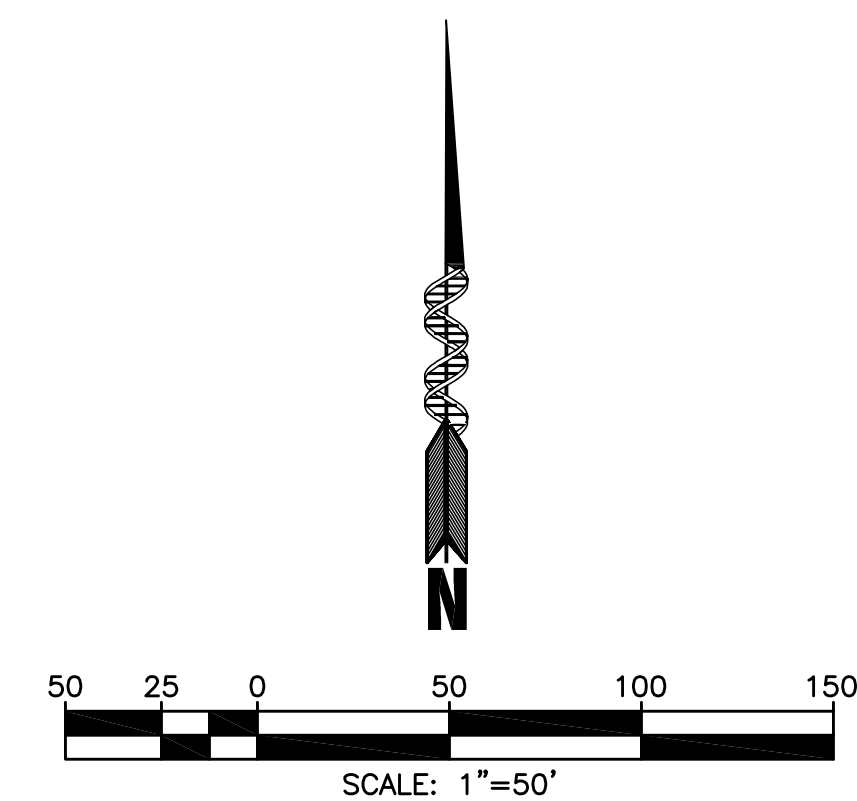
FINAL PLAT

SHEET PAGE

COVER 1 OF 2

PROJECT NUMBER: FS16-512

PLOT SCALE:1 @ 24"x36"; 1:2.2 @ 11"x17"



- FOUND BRASS CAP OR AS NOTED.
 - FOUND 1/2" REBAR AT PROPERTY CORNER OR AS NOTED, N & E OF CORNER. NO RECORD.
 - SET 1/2" IRON BAR & CAP, L.S. 25090 OR AS NOTED, TO BE SET AT COMPLETION OF MASS GRADING
- |— PROPERTY LINE LOT CORNER SET 1/2" WITH CAP RLS25090 (UNLESS OTHERWISE NOTED)
- SUBDIVISION BOUNDARY LINE
- ESMT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY

PLOT SCALE: 1 @ 24"x36"; 1:2.2 @ 11"x17"



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

22 November 2016

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

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

Re: FS16-512; Sierra Verde Self-Storage

Dear Ms. Donaldson

Thank you for the opportunity to comment on the Final Plat and Conditional Use Permit Application for the Sierra Verde Self-Storage. This project is located on 5.24 acres at the northwest corner of Litchfield and Waddell Roads in Surprise AZ. The proposal includes approximately 122,116 square feet of storage space including climate-controlled interior units (97,320 square feet), exterior access units (24,796 square feet) and recreational vehicle parking (59 covered spaces). The site is inside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this self-storage facility will not negatively impact Luke AFB's current mission. Since the facility will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential tenants about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read "James R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From: [Vanessa Nunez](#)
To: [Heather Donaldson](#)
Cc: [Bob Patoni](#); [Richard Erickson](#)
Subject: RE: CR16-351 - Sierra Verde Self-Storage - Concept Meeting
Date: Wednesday, August 24, 2016 2:22:48 PM
Attachments: [Picture \(Device Independent Bitmap\) 1.jpg](#)

RE: CR16-351
Sierra Verde Self-Storage
N of NWC Litchfield Rd & Waddell Rd

Attn: Heather Donaldson

Thank you for your Conditional Use Permit and Final Plat notices for the above-referenced development.
After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facilities. As such, ADOT has no comment.

Please feel free to contact Bob Patoni at BPatoni@azdot.gov should you have any further questions. We appreciate the opportunity to review and comment. Thank you.

Vanessa Nuñez
Administrative Assistant II
ADOT Right of Way
205 South 17th Avenue
MD 612E, Room 302
Phoenix, Arizona 85007-3212
602.712.7184
www.azdot.gov



-----Original Appointment-----

From: Vanessa Nunez **On Behalf Of** Heather Donaldson
Sent: Monday, August 15, 2016 7:39 AM
To: Bob Patoni
Subject: FW: CR16-351 - Sierra Verde Self-Storage - Concept Meeting
When: Thursday, August 25, 2016 10:15 AM-11:00 AM (UTC-07:00) Arizona.
Where: #Conference Room - CH 1F N1-150 Lobby; CH Visitor Badge

Red Letter – US60
Please respond accordingly, thank you.

-----Original Appointment-----

From: Heather Donaldson [<mailto:Heather.Donaldson@surpriseaz.gov>]

Sent: Friday, August 12, 2016 4:07 PM

To: Heather Donaldson; Armando Lopez; Brenden Espie; Chris Boyd; Christine Nunez; Cindy Coen; Dana Owsiany; Daniel Shaffer; Donna Bronski; Eric Fitzer; Ethan Borrero; Fred Stevens; Hobart Wingard; James Stewart; Jamie Sullivan; Jeffrey Rallo; Joe Garza; Jonathan Klidas; Joshua Mike; Karl Zook; Kristin Tytler; LariBeth Kirkendall; Lloyd Abrams; London Lacy; Lorraine Nevarez; Maolin Zheng; Martin Lucero; Marvin Rose; Michael Boule; Mike Gent; Nuning Lemka; Peter Pervi; Reina Odeh; Renee Fugiel; Robert Kuhfuss; Ron Dry; Sergio Angulo; Sophie Cole; Stephen Chang; Terry Lowe; Warren Bert

Cc: Angie - Nadaburg; Barbara Plante - Luke; Ben - Nadaburg; Brad Finke - EPCOR; Chris Cain - MWD; Corey Rosipko - Cox; Debbie Trasancos - MWD; Denise Lacey; Donna Miller; Eric Hitchcock; Jack Eaton; Jorge Gastelum - El Mirage; Judy Lopez - Beardsley Water Company; Kerre - Nadaburg; Leslie - MWD; Mark A. Coronado; Paul Jackson; Redletter; Richard Hammitt; Rick Stephen ; Theresa Tysiak - USPS; Timothy Klarkowski; Vern Wolfley - MAG; Yvonne Aguirre

Subject: CR16-351 - Sierra Verde Self-Storage - Concept Meeting

When: Thursday, August 25, 2016 10:15 AM-11:00 AM (UTC-07:00) Arizona.

Where: #Conference Room - CH 1F N1-150 Lobby; CH Visitor Badge

CR16-351

Sierra Verde Self-Storage

North of the NW corner of Litchfield Road and Waddell Road

509-17-929

509-17-930 – Southern 232.75 feet

509-17-028 – Southern 154.53 feet

Conditional Use Permit and Final Plat

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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12 Aug 2016 23:07:34 -0000 << File: app_001.pdf >> << File: 57160808 concept review request narrative.pdf >> << File: 16133.5 SP-1 (08-11-16).pdf >> << File: context plan.pdf >> <> << File: Aerial Map.pdf >>

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From: [Debbie Trasancos](#)
To: [Heather Donaldson](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: RE: FS16-512 - Sierra Verde Self Storage Electronic Submittal
Date: Thursday, November 17, 2016 6:20:07 AM

Heather,

Thank you for providing the Electronic Submittal for Sierra Verde Self Storage (FS16-512).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD.

Thanks again,

Debbie Trasancos
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Ave.
Surprise, AZ 85374
623/546-8266
fax 623/584-2536
debbiet@mwdaz.com

From: Heather Donaldson [mailto:Heather.Donaldson@surpriseaz.gov]
Sent: Wednesday, November 16, 2016 4:02 PM
To: 'Barbara Plante - Luke' <barbara.plante@us.af.mil>; Chris Cain <ChrisC@mwdaz.com>; Christina Betz <Christina.Betz@surpriseaz.gov>; Debbie Trasancos <DebbieT@mwdaz.com>; 'Denise Lacey' <deniselacey@mail.maricopa.gov>; Donna Miller <Donna.Miller@surpriseaz.gov>; Leslie Jarrell <LeslieJ@mwdaz.com>; Mark A. Coronado <Mark.Coronado@surpriseaz.gov>; 'Paul Jackson' <paul.j.jackson@usps.gov>; 'Project Coordinator' <redletter@azdot.gov>; 'Theresa Tysiak - USPS' <theresa.a.tysiak@usps.gov>; Timothy Klarkowski <Timothy.Klarkowski@surpriseaz.gov>; 'Vern Wolfley - MAG' <vwolfley@azmag.gov>
Cc: Jamie Sullivan <Jamie.Sullivan@surpriseaz.gov>
Subject: FS16-512 - Sierra Verde Self Storage Electronic Submittal

Good Afternoon,

Attached please find the submittal documents for the above referenced project. Please do not hesitate to contact me if you have any questions or need further clarification.

Thank you, and I hope you have a wonderful day!

Heather Donaldson
Planning Project Coordinator
City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

623.222.3133 t

623.222.3001 f

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16 Nov 2016 23:02:00 -0000



SURPRISE
ARIZONA

FS16-512

Sierra Verde Self Storage

Final Plat

City Council

May 2, 2017

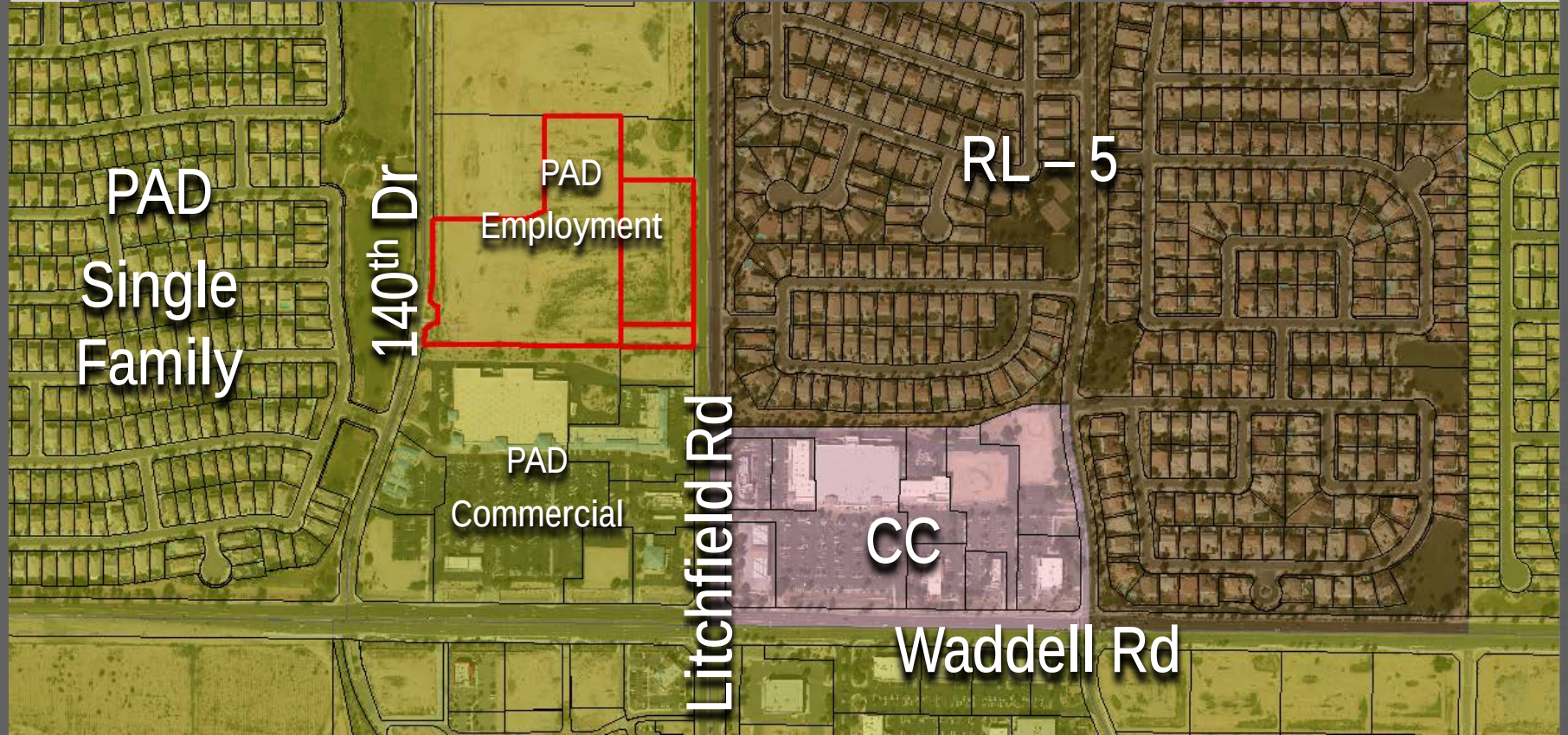
VICINITY MAP

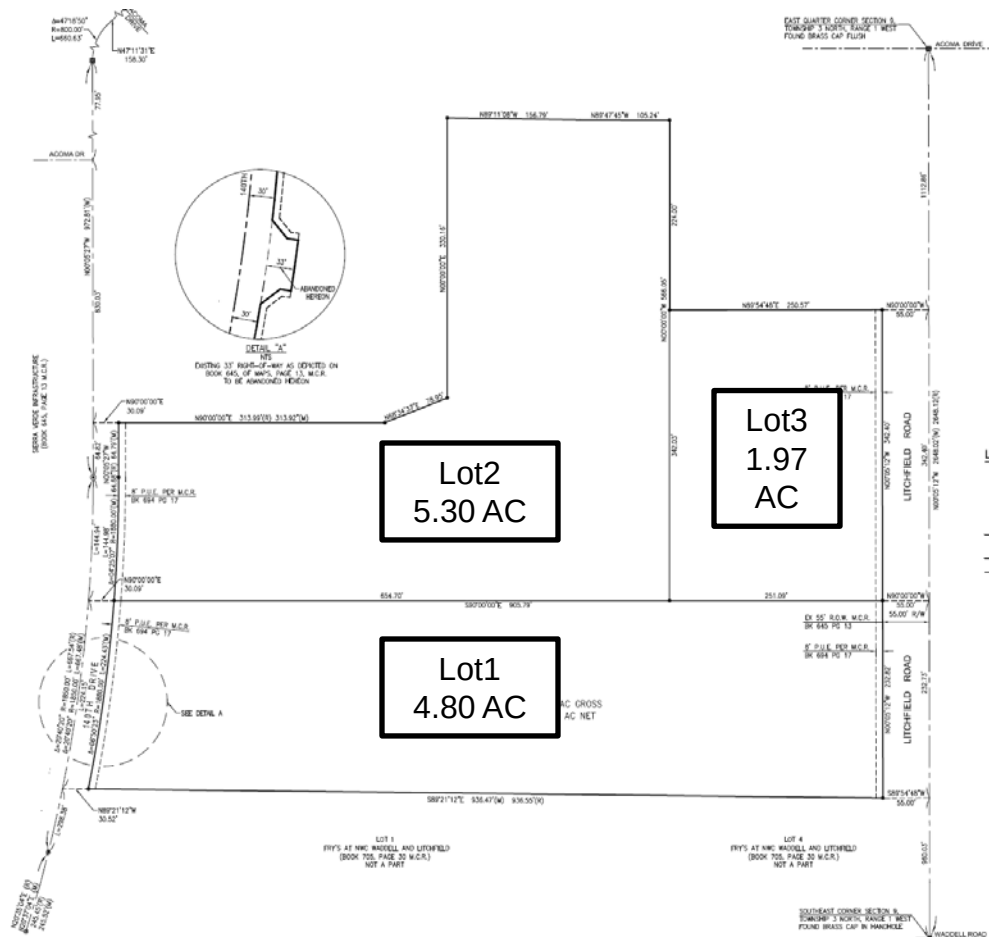


VICINITY MAP



SURROUNDING ZONING





LEGEND

- * FOUND BRASS CAP OR AS NOTED.
 ○ FOUND 1/2" NAIL AT PROPERTY CORNER OR AS NOTED, N & E OF CORNER.
 * SET 1/2" WOOD BAIL & CAP, L.S. 25000 OR AS NOTED, TO BE SET AT COMPLETION OF MAJOR GRADING.
 _____ PROPERTY LINE LOT CORNER SET 1/2" WOOD CAP 1825000 (UNLESS OTHERWISE NOTED).
 _____ SUBSEQUENT BOUNDARY LINE
 _____ EASE
 PUE PUBLIC UTILITY EASEMENT
 R/W RIGHT-OF-WAY

STAFF RECOMMENDATION

Staff Recommendation:

- Approval





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

RESOLUTION #2017-43

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REPLAT OF SIERRA VERDE PARCEL 11 LOTS 5, 6, AND 7 ENTITLED "FINAL PLAT OF SIERRA VERDE SELF STORAGE", AN APPROXIMATELY 4.8 ACRE REAL PROPERTY GENERALLY LOCATED NORTH OF WADDELL ROAD AND WEST OF LITCHFIELD ROAD.

WHEREAS, on August 22, 2002 the Mayor and City Council approved the Sierra Verde Planned Area Development;

WHEREAS, on December 13, 2007, the Mayor and City Council approved the Final Plat of Sierra Verde Parcel 11 dated May, 2007;

WHEREAS, the proposed Final Plat conforms with the Sierra Verde Planned Area Development approved by the Mayor and City Council, on August 22, 2002;

WHEREAS, the proposed final plat does not create any substandard or nonconforming lots; and

WHEREAS, the proposed final plat complies with the Surprise General Plan and Municipal Code.

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

Section 1. The Final Plat entitled "FINAL PLAT OF SIERRA VERDE SELF STORAGE," dated March 8, 2017, is approved.

Section 2. Any future amendment of this plat does not require approval by resolution.

APPROVED AND ADOPTED this _____ day of _____ 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

Back Print

Council Meeting Date:	May 2, 2017	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	5
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a request by applicant, Georgios Papamatheakis for a Series 12 Liquor License for Toast Café located at 17300 N. Sun Village Parkway, Surprise, AZ 85374 (License Number 1207A963).

Motion:

I move to approve a request by applicant, Georgios Papamatheakis for a Series 12 Liquor License for Toast Café located at 17300 N. Sun Village Parkway, Surprise, AZ. 85374 (License Number 1207A963).

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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MEMO

Date: 04/06/2017

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk
From: Stacie McQuarrie, Fiscal Support Specialist

RE: Liquor License Application – Toast Café, L.L.C.

Business License Status:

Application packet mailed on 4/7/17.

Mailing to:

Toast Cafe, L.L.C.
c/o Mr. Georgios Papamatheakis
17218 N. 35th Dr.
Glendale, AZ 85308



Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001



April 6, 2017

To: Sherry Ann Aguilar, City Clerk
From: Marvin Rose Fire Inspector
Subject: Liquor License Application
Applicant: Toast Café LLC

On April 15, 2017, the Surprise Fire-Medical Department conducted a fire inspection at the above referenced location to ensure compliance with the applicable fire codes within the tenant space. There are some minor outstanding fire code violations that the applicant is correcting that will not hold up the liquor license application. Therefore, we recommend approval of the liquor license. If you have any questions, feel free to contact me.

Marvin Rose Fire Inspector
Fire Prevention Division
Surprise Fire-Medical Department



COMMUNITY DEVELOPMENT DEPARTMENT

Date: April 13, 2017
To: Sherry Aguilar, City Clerk
From: Eric Fitzer, Community Development Director
By: James Stewart, Zoning Specialist
Re: Liquor License Application for:

**Toast Café, LLC.
Interim Permit / New License, LLC
17300 N. Sun Village Parkway
Surprise, Arizona 85374**

The number and series of licenses in close proximity to the subject site are:

1. Wal-Mart Supercenter #2777 (Series 9) – 13770 W. Bell Rd.
2. Applebee's (Series 12) – 13756 W. Bell Rd.
3. Uncle Bear's (Series 12) – 13752 W. Bell Rd. (Expired)
4. Caramba Fresh Mexican Food (Series 12) – 17239 N. Litchfield Rd.
5. Streets of New York #23 (Series 12) – 13736 W. Bell Rd.
6. Tom Yum (Series 12) – 13736 W. Bell Rd. #2
7. Rubio's Restaurant #102 (Series 12) – 13736 W. Bell Rd. #2 (Expired)
8. China Buffet #17119 (Series 12) – 17119 N. Litchfield Rd. #20
9. Mikes Kitchen (Series 12) – 17221 N. Litchfield Rd. #50 (Expired)
10. Mike's Greek and Italian Cuisine (Series 12) – 17191 N. Litchfield Rd. (Expired)
11. Buffalo Wild Wings Grill & Bar (Series 12) – 13882 W. Bell Rd.
12. Olive Garden #1627 (Series 12) – 13379 W. Grand Ave.
13. Red Lobster #6288 (Series 12) – 13709 W. Bell Rd.
14. Target #1335 (Series 10) – 13731 W. Bell Rd.
15. Sprouts Farmers Market # 12 (Series 10) – 13759 W. Bell Rd.
16. Chili's Grill & Bar #1153 (Series 12) – 13765 W. Bell Rd.
17. Daniel's Original Mexican Food (Series 12) – 13761 W. Bell Rd. (Expired)
18. Cobblestone Auto Spa & Market (Series 10) – 13811 W. Bell Rd.
19. Irish Wolfhound Restaurant (Series 6) – 16811 N. Litchfield Rd. #102-104
20. Rio Mirage Cafe (Series 12) – 13863 W. Bell Rd.
21. Chipotle Mexican Grill #0898 (Series 12) – 13869 W. Bell Rd. #107
22. Red Robin (Series 12) – 14015 W. Bell Rd.
23. Carrabba's Italian Grill (Series 12) – 14043 W. Bell Rd.
24. Frank-N-Steins (Series 12) – 14071 W. Bell Rd. (Expired)
25. Saigon Kitchen (Series 12) – 14071 W. Bell Rd.
26. Long Horn Steakhouse (Series 12) – 14127 W. Bell Rd.
27. Pei Wei Asian Diner (Series 12) – 14155 W. Bell Rd. #113
28. Diamond Shamrock #1641 (Series 10) – 13908 W. Bell Rd.
29. New York Pizza Dept. (Series 12) – 13980 W. Bell Rd.

30. Sun Village Community Association (Series 14) – 17300 N. Sun Village Pkwy. #A (Expired)

The immediate area is composed of commercial establishments. The property is zoned PAD which is consistent with the proposed use.

Residential population will most likely remain static. Commercial growth will likely remain static.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no affect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.

CC, C-2

TOAST CAFE, LLC.

UNINCORPORATED
MARICOPA COUNTY

RL-5. R1-5

RL-5. R1-5

SITE

PAD
KINGSWOOD PARK/
SUN VILLAGE

CR, C-3

PAD
WEST POINT TOWNE
CENTER

IP, I-1

PAD
SURPRISE CENTER

PAD
WEST POINT TOWNE CENTER



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	6
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a request by applicant, Arben Tafilica for a Series 12 Liquor License for N & B Pizza located at 14010 N. Litchfield Road, #212, Surprise, AZ. 85379 (License Number 1207A962).

Motion:

I move to approve a request by applicant, Arben Tafilica for a Series 12 Liquor License for N & B Pizza located at 14010 N. Litchfield Road, #212, Surprise, AZ 85379 (License Number 1207A962).

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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☐ [REPORTS](#)



MEMO

Date: 04/05/2017

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk
From: Stacie McQuarrie, Accounting Support Specialist

RE: Liquor License Application – Nick & Ben's Pizza LLC dba N & B Pizza

Business License Status:

License #1020129, current and valid for 2017.

S U R P R I S E P O L I C E D E P A R T M E N T
L I Q U O R L I C E N S E A P P L I C A T I O N R E V I E W

REFERENCE:

DATE: April 19th, 2017

LICENSE NUMBER- 1207A962
Series #12 – Interim Permit/New License, LLC

APPLICANT:

N & B Pizza

14010 N. Litchfield Road #212
Surprise, Arizona 85379

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***

Nick & Ben's Pizza is a restaurant that will serve alcohol as a secondary to its food income. It services patrons of all ages from the surrounding communities and general public.

- 2) ***Effect of vehicular traffic in close proximity.***

There is no anticipated impact on vehicle traffic in close proximity to this location.

- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.***

There have been no liquor violations reported at this location over the past five years. However, there have been four business burglaries from two locations at this shopping plaza, including two at current location when it was under the name of Nick's Diner 2. Nick's 2 was owned at the time by current part owner of N & B, Nikollas Arapi. Both were overnight forced entries. The other two burglaries were from a nearby cell phone store during overnight hours as well.

- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***

Nick & Ben's hours of operation are relatively consistent with those of its neighbors in the surrounding area.

- 5) ***Appropriateness of series license requested.***

The series 12 license is appropriate for this type of business.

Submitted by Officer C. E. Tovar #2059



Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001



April 6, 2017

To: Sherry Ann Aguilar, City Clerk
From: James Whitehead, Fire Inspector
Subject: Liquor License Application
Applicant: N & B Pizza
14010 N Litchfield Rd
Surprise, Arizona 85379

On April 6, 2017, the Surprise Fire-Medical Department conducted a fire inspection at the above referenced location to ensure compliance with the applicable fire codes within the tenant space. There are some minor outstanding fire code violations that the applicant is correcting that will not hold up the liquor license application. Therefore we recommend approval of the liquor license.

If you have any questions feel free to contact me.

A handwritten signature in black ink, appearing to read "J Whitehead", is written over a horizontal line.

James Whitehead, Fire Inspector
Fire Prevention Division
Surprise Fire-Medical Department



COMMUNITY DEVELOPMENT DEPARTMENT

Date: April 12, 2017

To: Sherry Aguilar, City Clerk

From: Eric Fitzer, Community Development Director
James Stewart, Zoning Specialist

Re: Liquor License Application for:

**N & B Pizza
Interim Permit/New License, LLC.
14010 N. Litchfield Road, #212
Surprise, Arizona 85379**

The number and series of licenses in close proximity to the subject site are:

1. Bronco Billy's Pizza (Series 12) – 13982 W. Waddell Rd. (Expired)
2. Nicks Diner II (Series 12) – 13765 N. Litchfield Rd. (Not Shown)
3. Fry's Marketplace #674 (Series 9) – 13982 W. Waddell Rd.
4. Safeway Food & Drug # 2699 (Series # 9) – 13828 W Waddell Rd.
5. Quiktrip #466 (Series 10) – 14057 W. Waddell Rd. (Expired)
6. Native New Yorker (Series 12) – 13929 W. Waddell Rd.
7. Walgreen's #12087 (Series 10) – 13723 N. Litchfield Rd.
8. Las Fuentes Mexican Bar & Grill (Series 12) – 13261 N. Litchfield Rd. #131
9. Uptown Alley II (Series 6) – 13525 N. Litchfield Rd.
10. Under Review Sports Grill, LLC (Series 12) – 13699 N. Litchfield Rd.
11. PT Noodles (Series 12) – 13749 N. Litchfield Rd.

The immediate area is comprised of commercial establishments. The property is zoned PAD C-2 which is consistent with the proposed use.

Commercial and residential growth is expected to remain static.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no affect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.

N & B PIZZA

PAD
ROYAL
RANCH

IG,
I-2RR,
R1-43

PAD
SIERRA VERDE

SITE

PAD
MARLEY PARK

RL-5, R1-5

PAD
ROSEVIEW

CC, C-2

PAD
SURPRISE
POINTE



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	5
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a request by applicant, Beqir Borici for a Series 12 Liquor License for Richi's Diner located at 15609 W. Bell Road, #100, Surprise, AZ 85379 (License Number 1207A975).

Motion:

I move to approve a request by applicant, Beqir Borici for a Series 12 Liquor License for Richi's Diner located at 15609 W. Bell Road, #100, Surprise, AZ. 85379 (License Number 1207A975).

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

☐ [REPORTS](#)



MEMO

Date: 04/07/2017

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk
From: Stacie McQuarrie, Accounting Support Specialist

RE: Liquor License Application – Richi's Diner LLC dba Richi's Diner

Business License Status:

Application packet mailed on 4/7/17.

Mailing to:

Richi's Diner, L.L.C.
dba Richi's Diner
Attn: Mr. Beqir Borici
15609 W. Bell Rd., Ste. 100
Surprise, AZ 85379



Surprise Fire-Medical Department

14250 W. Statler Plaza Ste. 101

Surprise, AZ 85374-7479

Phone: 623-222-5000

Fax: 623-222-5001



April 14, 2017

To: Sherry Ann Aguilar, City Clerk

From: Marvin Rose, Fire Inspector

Subject: Liquor License Application

Applicant: Richie's Cafe

On April 15, 2017, the Surprise Fire-Medical Department conducted a fire inspection at the above referenced location to ensure compliance with the applicable fire codes within the tenant space. There are some minor outstanding fire code violations that the applicant is correcting that will not hold up the liquor license application. Therefore, we recommend approval of the liquor license. If you have any questions, feel free to contact me.

Marvin Rose Fire Inspector
Fire Prevention Division
Surprise Fire-Medical Department



COMMUNITY DEVELOPMENT DEPARTMENT

Date: April 13, 2017
To: Sherry Aguilar, City Clerk
From: Eric Fitzer, Community Development Director
James Stewart, Zoning Specialist
Re: Liquor License Application for:

**Richi's Diner
Interim Permit/New License, LLC.
15609 W. Bell Road #100
Surprise, Arizona 85379**

The number and series of licenses in close proximity to the subject site are:

1. Booty's (Series 12) – 15557 W. Bell Rd. # 404, 405 & 406
2. Tailgaters Sports Grill (Series 12) – 15529 W. Bell Rd.
3. 4 Sons Food Store # 604 (Series 10) – 15505 W. Bell Rd.
4. Macayo's Mexican Kitchen (Series 12) – 15565 W. Bell Rd.
5. Fry's Marketplace #61 (Series 9) – 15510 W. Bell Rd.
6. Lucky's Pizza # 3 (Series # 12) – 15508 W. Bell Rd. # 107
7. Walgreens # 4620 (Series 10) – 15490 W. Bell Rd.
8. Red Line Grill (Series 12) – 15332 W. Bell Rd. # 101 & 102
9. Mom's Fixins (Series 12) – 15266 W. Bell Rd # 100
10. Luv 2 Play Az (Series) – 15495 W. Bell Rd. #104 (Not Shown – New Application)

The immediate area is comprised of commercial establishments. The property is zoned PAD C-2 which is consistent with the proposed use.

Commercial and residential growth is expected to remain static.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no affect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.

Richi's Diner

PAD - Sun City Grand

PAD - Kingswood Park / Sun Village

Luv 2 Play AZ
New Application

Site

PAD - Mountain Vista Ranch

PAD - The Orchards



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Tom Abbott, Fire Chief
Submitting Department:	Fire	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to authorizing the city to apply for grant funding from the Governor's office of Highway Safety (GOHS) for the occupant Safety and the Impaired Driving grant programs; Resolution # 2017-45.

Motion:

I move to approve Resolution # 2017-45.

Background:

The Surprise Fire - Medical Department (SFMD) is requesting funding to purchase 50 - 60 All In One Car Seats that will accommodate children ranging from 5 - 110 lbs. Estimates indicate that 50 All In One Car Seats will cost approximately \$8,086.19. The department will distribute the car seats and develop and print occupant protection safety brochures to distribute at various public events. Additionally, SFMD will also be applying for a FY18 Impaired Driving Mock Drill grant. This grant application is for \$8,327.00 to support the Surprise Fire-Medical Department's "2018 Impaired & Distracted Driving Mock Crash" to be executed at a local high school. SFMD and Surprise Police Department (SPD) personnel along with selected students from the host high school will participate.

Objective Analysis:

SFMD and the SPD collaborate on occupant safety efforts throughout the year and also share a volunteer car seat coordinator. The goal of the car seat grant is to further educate the public on proper restraint use to help decrease injuries and deaths to child passengers. SFMD frequently gets requests for car seats by citizens not only of the City of Surprise but also of neighboring communities. Providing new car seats and hosting car seat clinics for the public will garner a higher concentration of educated occupants to reduce injuries. SFMD received funding for a Distracted and Impaired Mock Drill that was hosted at Valley Vista High School in April 2017. This was the first drill in 5 years (since the recession). Previously the DUSD would host the drills with the SFMD participating. These drills are great opportunities to not only get the message out to the younger population on the long term effects of poor decisions while driving but also a great opportunity for first responders to test and apply their skills in a multi-casualty setting. The purpose of the mock crash is to convey the importance of safe, distraction-free, sober driving. If awarded this grant, the mock crash will take place in the spring of 2018 to

heighten awareness around prom and graduation to lessen the temptation to drink and drive.

Policy Compliant:

These grants are consistent with all city and council policies and will adhere to the same as well as state guidelines if awarded.

Financial Impact:

There is no financial impact at this time, this item is for approval to proceed with the grant application. If the grant is awarded, SFMD will return to council for approval to accept the award which will require a budget amendment in the amount of the final grant award. There is no grant match associated with this grant.

Budget Impact:

If the grant is awarded and following acceptance by council, a budget amendment will be completed that will move the final grant award amount from contingency to the SFMD's budget within the Grants Fund.

FTE Impact:

There is no FTE impact associated with this item.

ATTACHMENTS:

Click to download

- ☐ [SFMD GOHS Occupant Safety Grant Application](#)
 - ☐ [SFMD FY18 GOHS Impaired Driving Grant Application](#)
 - ☐ [RES 2017-45 SFMD FY18 GOHS Grants](#)
-



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY Grant Application for Law Enforcement Projects

Federal Fiscal Year : 2018

DUE DATE: March 3, 2017

Grant application decisions are reviewed and decided upon by GOHS and include consideration of the following: analysis of crash data, need for the project, past performance with highway safety grants (if applicable), and Federal funding availability. Please contact the Arizona Governor's Office of Highway Safety at (602) 255-3216, if you need assistance with this application.

SECTION A: Agency Application Information

Agency:
Agency Name: Surprise Fire-Medical Department
Address: 16000 North Civic Center Plaza
City, State, Zip: Surprise, AZ, 85374
Fax: (623) 222-5001
Phone: (623) 222-5000

Governmental Unit: Governmental Name:
Address:
City, State, Zip

Project Director:
Name: Tom Abbott
Title: Fire Chief
Address: 14250 W Statler Plaza, Suite 100
City, State, Zip: Surprise, AZ, 85374
Phone: (623) 222-5020
Email: Tom.Abbott@surpriseaz.gov

Project Admin:
Name: Kimberly Drabik
Title: Financial Management Analyst, Sr.
Address: 14250 W Statler Plaza, Suite 100
City, State, Zip: Surprise, AZ, 85374
Phone: (623) 222-5030
Email: Kimberly.Drabik@surpriseaz.gov

Financial Contact:
Name: Kimberly Drabik
Title: Financial Management Analyst, Sr.
Address: 14250 W Statler Plaza, Suite 100
City, State, Zip: Surprise, AZ, 85374
Phone: (623) 222-5030
Email: Kimberly.Drabik@surpriseaz.gov

Please attach a cover letter addressed to the Director of the Governor's Office of Highway Safety on agency letterhead. This cover letter **must be signed** by a representative of your agency authorized to commit your agency to conduct the grant should it be approved for funding.



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY **Grant Application for Law Enforcement Projects**

SECTION B-1: Agency Overview – LAW ENFORCEMENT PROJECTS

Fill in the information and statistics in this section for your jurisdiction.

Project Title: Surprise Fire-Medical Car Seat Program

Project Description: (1 or 2 paragraphs, brief overview)

The Surprise Fire - Medical Department (SFMD) is requesting funding to purchase 50 - 60 All In One Car Seats that will accommodate children ranging from 5 - 110 lbs. SFMD is identifying a range of 50-60 so that SFMD has room to hopefully garner efficiencies via the competitive procurement process and purchase as many car seats as possible. Estimates indicate that 50 All In One Car Seats will cost approximately \$8,086.19 with taxes and shipping (\$140.80 each/car seat). The department will be distributing car seats and developing and printing occupant protection safety brochures to distribute at various public events and at car seat inspections and events. The goal is to further educate the public on proper restraint use to help decrease injuries and deaths to child passengers.

Number of sworn officers: 136

Total Population in your city/town or county: 128,422

Total Road Mileage: Highway 39 Local 857 Total 896

Crash Data: Include all data for your jurisdiction, not crashes only worked by your agency.

	2016	2015	2014
Total Crashes	1973	1791	1661
Total Serious Injury Crashes	239	253	238
Total Fatal Crashes	3	0	0
Total Unrestrained Occupant Crashes	55	46	51
Total Unrestrained Serious Injuries	8	7	8
Total Unrestrained Occupant Fatalities	7	2	0

The data above represents: County ☐ City/Town ☒



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects

SECTION B-1: Agency Overview (Continued) – LAW ENFORCEMENT PROJECTS

Enforcement Data: Fill in the information and statistics below for your jurisdiction.

	2016	2015	2014
Total Contacts (Traffic Stops)	13717	14938	16458
Total Sober Designated Drivers Contacted	35	18	29
TOTAL DUI ARRESTS	207	220	329
Total DUI Aggravated	17	16	28
Total DUI Misdemeanor	190	204	320
Total DUI Extreme (.15 or Above)	103	110	118
Under 21 DUI Arrests	3	6	22
Average BAC	.177	.167	.149
Minor Consumption / Possession Citations	19	19	62
Total DUI Drug Arrests	15	17	18
30-Day Vehicle Impounds	663	688	801
Seat Belt Citations	174	108	105
Child Restraint Citations	24	30	44
Criminal Speed Citations	289	227	126
Aggressive Driving Citations	16	14	8
Civil Speed Citations	2049	2453	2431
Other Citations	3462	3717	4315
Other Arrests			
Participating Officer/Deputies (Cumulative)	1406	568	841



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY Grant Application for Law Enforcement Projects

SECTION B-2: Problem Identification

Provide a narrative of the highway safety problem in your community/jurisdiction. Describe the nature and magnitude of the problem using valid, up-to-date statistical data. Identify which program area(s) have the greatest need, (i.e., impaired driving, occupant protection, speeding and aggressive driving, pedestrian safety, etc.). Indicate what is happening, when it is happening, where it is happening, and the contributing factors.

The Surprise Fire-Medical Department is requesting \$8,503.20 in funding to purchase 50 -60 All-In-One child restraint car seats to enhance the department's car seat program. Currently, SFMD has a volunteer Car Seat Technician that works in conjunction with the Police Department to conduct car seat inspections and educate the public on how to properly install child restraint seats. Surprise Fire-Medical Department hosts inspections/training on the first and third Tuesday of every month when citizens request it and also one Saturday a month as requested. Frequently the department will receive calls or walk in requests from citizens asking if we have car seats available to which we do not. The department has not received supplemental funding in our budget to purchase car seats since prior to the recession.

Over the past few years, the occupant safety statistics in the City of Surprise have been increasing. In 2014, the City had 51 unrestrained occupant crashes which dropped in 2015 to 46 but then in 2016 it went up to 55 which was higher than 2014. The unrestrained occupant fatality count likewise, has increased annually from 0 in 2014, to 2 in 2015, to a high of 7 in 2016. The fatal crashes have also gone up to 3 from zero for the previous two years. The department car seat inspections have also increased by 27% from 2015 to 2016 and in the first quarter of 2017, SFMD is already seeing an estimated 13% increase in inspections. This trending upward in all categories is telling SFMD that the need is there for program enhancements. We have sat idle for too long and now is the time to act.

In the United States, auto accident injuries are the leading cause of what in some cases is considered preventable deaths among children. According to the Center for Disease Control's (CDC) National Center for Injury Prevention and Control, in 2014 (of children 12 and under) 602 died and over 121,000 were injured in motor vehicle accidents. Of those 602, 34% were not restrained (2016, August 16). The National Highway Traffic Safety Administration further reported in their 2014 Traffic Safety Facts that of those children that died in 2014, 47% aged 8-12 were not buckled up and 32% aged 4-7 were not buckled and another 22% under four years old were not restrained (NHTSA, 2016). Studies further demonstrate that if the driver doesn't use seat belts, the children will be unrestrained (CDC, 2016). The statistics are staggering and while the City of Surprise does not have numbers like above, those numbers are global. To have seven fatalities in 2016 and 55 unrestrained occupant safety crashes and the values increasing and not decreasing is something that cannot be ignored. The mission of the Surprise Fire-Medical Department is to protect and save life and property with the highest degree of safety, customer service, pride and professionalism. SFMD would like to provide our citizens with needed safety resources by distributing car seats to those in need and also conducting some public education campaigns to ensure that this message is being received.



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects

SECTION C: Goals and Objectives – Occupant Protection

Based on your problem identification stated in Section B-2, fill in the blanks for each agency Goal and Contract Objective outlined below.

Agency Goals:

To decrease unrestrained occupant fatalities 25 % from 7 in calendar year 2016 to 5 by December 31, 2018.

To decrease unrestrained occupant serious injuries 25 % from 8 in calendar year 2016 to 6 by December 31, 2018.

Contract Objectives:

To increase seatbelt citations % from during calendar year 2016 to during FFY 2018.

To increase child safety seat citations % from during calendar year 2016 to during FFY 2018.

Conduct/participate in 1 occupant restraint outreach/educational events each quarter during FFY 2018.

Additional Contract Objectives:

In addition to the required goals and objectives, create two additional contract objectives that your agency can achieve by the end of FFY 2018.

SFMD cannot do patrol services but we can do public educations. We will design, publish and distribute occupant safety brochures to citizens at 6 public events during the performance period of this grant.

Obtain 200 hits on Occupant Protection Safety Facts on the SFMD website.

SFMD will host 2 - 3 public Car Seat Events to distribute the purchased car seats (while supplies last).



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY Grant Application for Law Enforcement Projects

SECTION D: Project Strategies and Activities (Method of Procedure)

In the spaces below, list or describe specific planned activities that your agency will perform in order to achieve their project objectives on a quarterly basis. Activities should describe what will be done, who will do it, and when it will take place. Objectives and subsequent activities in your project should follow the SMART method:

S = Specific
M = Measurable
A = Action-Oriented
R = Realistic
T = Time-Framed

1st Quarter: 10/01/2017 - 12/31/2017

Estimated 1st Quarter Expenditures: \$ 0.00

By 11/01/17- SFMD will have accepted all award documents in compliance with the FOA.
SFMD will have the budget authority set and will begin researching child restraint car seats for procurement following the City of Surprise Procurement Policy.
By 11/27/18, SFMD will determine the selected vendor and issue PO for capital outlay.

2nd Quarter: 01/01/2018 - 03/31/2018

Estimated 2nd Quarter Expenditures: \$ 8,503.20

01/10/18 - SFMD will have a planning meeting with Community Services and the Car Seat Technician to outline public events, car seat events as well as initiate brochure design.
02/01/18 - Print the brochures for public events
02/15/18 - Pay for capital outlay.
By 3/15/18 - Host one car seat distribution event.



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects

SECTION D: Project Strategies and Activities (Continued)

3rd Quarter: 04/01/2018 - 06/30/2018

Estimated 3rd Quarter Expenditures: \$ 0.00

By 4/15/18 - Have website updated with Occupant Safety Facts and initiate tracking mechanism for counts.

By 6/30/18 - Attend 3 additional public events and host 1-2 additional car seat events while supplies last.

4th Quarter: 07/01/2018 - 09/30/2018

Estimated 4th Quarter Expenditures: \$ 0.00

By 8/15/18 - Attend remaining public events and hand out occupant protection safety brochures.

By 9/30/18 - Successfully close out grant.



**ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects**

SECTION E: Detailed Project Budget

Please fill in the budget category that relates to your agency's project proposal. Please note that GOHS only grants overtime projects at a maximum employee related expense (ERE) rate of 40%.

Personnel Services

Description:

Personnel Services: **Employee Related Expenses:**

Description	Requested Amount	Overtime Amount	ERE Amount	ERE %
				0.00%
				0.00%
				0.00%
				0.00%
				0.00%

Total:



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects

Professional & Outside Services

Description:

Professional & Outside Services:

Description	Requested Amount

Total:



**ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects**

Travel

Description:

Travel In-State:

Description	Transport	Lodging	Per Diem	Misc.	Amount

Total:

Travel Out-of-State:

Description	Transport	Lodging	Per Diem	Misc.	Amount

Total:



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects

Materials & Supplies
Capital Outlay

Description: *If a single piece of Capital Outlay equipment is over \$5,000, please submit a separate grant proposal.*

SFMD will purchase 50 - 60 All In One Car Seats. All-In-One Car Seats accommodate children ranging from 5-110 lbs. SFMD will ensure any car seats purchased meet the federal crash test standards. SFMD is requesting the All-In-One car seats to reach the target audience of those parents who would not normally transfer their children to a booster seat. This car seat will ensure a child's safety at all stages of development. According to the CDC, five states were studied and results demonstrated that increasing the age requirement to 7 or 8 years of age for booster seats would decrease injuries and increase a child's ability to sustain a fatal injury by 17%. SFMD is also requesting office supplies totaling \$300 for the brochures which will be approved by GOHS prior to printing.

Materials & Supplies:

Description	Quantity	Price Per Unit	Tax	Shipping	Amount
Laser jet toner cartridge (premium printer)	1	150.00			150.00
Paper for brochures (1 carton)	1	50.00			50.00

Total: \$ 200.00

Capital Outlay:

Description	Quantity	Price Per Unit	Tax	Shipping	Amount
3 in 1 car seats	50	140.80	563.20	700.00	8,303.20

Total: \$ 8,303.20



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects

Total Estimated Costs

Description	Requested Amount
Personnel Services	\$ 0.00
Employee Related Expenses	\$ 0.00
Professional & Outside Services	\$ 0.00
Travel In-State	\$ 0.00
Travel Out-of-State	\$ 0.00
Materials & Supplies	\$ 200.00
Capital Outlay	\$ 8,303.20

ERE: 0.00%

Total: \$ 8,503.20

SECTION F: Additional Proposal Information

If there is any additional information that your agency would like to attach to their proposal, please include a PDF attachment with your proposal. Additional information may include pictures, invoice estimates, City/Town/County resolutions, additional enforcement information, etc.



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY Grant Application for Law Enforcement Projects

Federal Fiscal Year: 2018

DUE DATE: March 3, 2017

Grant application decisions are reviewed and decided upon by GOHS and include consideration of the following: analysis of crash data, need for the project, past performance with highway safety grants (if applicable), and Federal funding availability. Please contact the Arizona Governor's Office of Highway Safety at (602) 255-3216, if you need assistance with this application.

SECTION A: Agency Application Information

Agency:
Agency Name: Surprise Fire-Medical Department
Address: 16000 North Civic Center Plaza
City, State, Zip: Surprise, AZ, 85374
Fax: (623) 222-5001
Phone: (623) 222-5000

Governmental Unit:
Governmental Name:
Address:
City, State, Zip

Project Director:
Name: Tom Abbott
Title: Fire Chief
Address: 14250 W Statler Plaza, Suite 100
City, State, Zip: Surprise, AZ, 85374
Phone: (623) 222-5020
Email: Tom.Abbott@surpriseaz.gov

Project Admin:
Name: Jenna Garcia
Title: Financial Specialist
Address: 14250 W Statler Plaza, Suite 100
City, State, Zip: Surprise, AZ, 85374
Phone: (623) 222-5012
Email: Jenna.Garcia@surpriseaz.gov

Financial Contact:
Name: Kimberly Drabik
Title: Financial Management Analyst, Sr
Address: 14250 W Statler Plaza, Suite 100
City, State, Zip: Surprise, AZ, 85374
Phone: (623) 222-5030
Email: Kimberly.Drabik@surpriseaz.gov

Please attach a cover letter addressed to the Director of the Governor's Office of Highway Safety on agency letterhead. This cover letter **must be signed** by a representative of your agency authorized to commit your agency to conduct the grant should it be approved for funding.



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY Grant Application for Law Enforcement Projects

SECTION B-1: Agency Overview – LAW ENFORCEMENT PROJECTS

Fill in the information and statistics in this section for your jurisdiction.

Project Title: 2018 Impaired/Distracted Driving Mock Crash

Project Description: (1 or 2 paragraphs, brief overview)

This grant application is for \$8,327.00 to support the Surprise Fire-Medical Department's "2018 Impaired & Distracted Driving Mock Crash" to be executed at a local high school. Surprise Fire-Medical Department (SFMD) and Surprise Police Department (SPD) personnel along with selected students from the host high school will participate.

The purpose of the mock crash is to convey the importance of safe, distraction-free, sober driving. The mock crash will take place in the spring of 2018 to heighten awareness around prom and graduation.

Number of sworn officers: 136

Total Population in your city/town or county: 128,422

Total Road Mileage: Highway 39 Local 857 Total 896

Crash Data: Include all data for your jurisdiction, not crashes only worked by your agency.

	2016	2015	2014
Total Crashes	1973	1791	1661
Total Injury Crashes	239	253	238
Total Fatal Crashes	3	0	0
Total Alcohol-related Crashes	20	37	34
Total Alcohol-related Serious Injuries	1	6	6
Total Alcohol-related Fatalities	3	0	0
Total Speed-related Crashes	348	306	270
Total Speed-related Serious Injuries	35	41	30
Total Speed-related Fatalities	2	0	0

The data above represents: County ☐ City/Town ☒



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects

SECTION B-1: Agency Overview (Continued) – LAW ENFORCEMENT PROJECTS

Enforcement Data: Fill in the information and statistics below for your jurisdiction.

	2016	2015	2014
Total Contacts (Traffic Stops)	13717	14938	16458
Total Sober Designated Drivers Contacted	35	18	29
TOTAL DUI ARRESTS	207	220	329
Total DUI Aggravated	17	16	28
Total DUI Misdemeanor	190	204	320
Total DUI Extreme (.15 or Above)	103	110	118
Under 21 DUI Arrests	3	6	22
Average BAC	.177	.167	.149
Minor Consumption / Possession Citations	19	19	62
Total DUI Drug Arrests	15	17	185
30-Day Vehicle Impounds	663	688	801
Seat Belt Citations	174	108	105
Child Restraint Citations	24	30	44
Criminal Speed Citations	289	227	126
Aggressive Driving Citations	16	14	8
Civil Speed Citations	2049	2453	2431
Other Citations (Except Speed)	3462	3717	4315
Other Arrests			
Participating Officer/Deputies (Cumulative)	1406	568	841



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY Grant Application for Law Enforcement Projects

SECTION B-2: Problem Identification

Provide a narrative of the highway/traffic safety problem in your community/jurisdiction. Describe the nature and magnitude of the problem using valid, up-to-date statistical data. Identify which program area(s) have the greatest need, (i.e., impaired driving, occupant protection, speeding and aggressive driving, pedestrian safety, etc.). Indicate what is happening, when it is happening, where it is happening, and the contributing factors.

The Surprise Fire-Medical Department (SFMD) is responsible for providing services to approximately 690 miles of roadway within the City of Surprise (COS). According to the City's FY16 Comprehensive Annual Financial Report, available on www.surpriseaz.gov, the 2016 population was 128,422 with a median resident age of 38.7. Over the past ten years, the City had experienced tremendous growth resulting in a 31% increase in population. Growth slowed during the recession but has since picked up. As of July 1, 2015, persons under the age of 18 represent 22.9% of the population and persons over the age of 65 represent 14.9% of the population of the City of Surprise (US Census Bureau).

SFMD's response area is home to four high schools within the Dysart Unified School District (DUSD) with a total student population of approximately 8,500. The city had increases in charter schools which have further increased the student population. Surprise is also home to several active adult communities, which has increased the amount of vehicle, bicycle, and pedestrian traffic in the city, especially during the winter months. The DUSD used to conduct mock drills annually until the recession hit. Since that time, the school district has been struggling with providing essential core education services to its students. No drills were conducted at any of the four high schools through the recession. The FFY17 GOHS grant funding has afforded SFMD the opportunity to re-establish this valuable program. The 2012 drill that was scheduled for Shadow Ridge High School was canceled due to an accident occurring that resulted in two student deaths. None of the students currently attending all of the four high schools in the DUSD or any of the newly established charter schools have witnessed or been a part any mock drills. According to ADOT's 2015 Motor Vehicle Crash Facts for the State of Arizona: Of 1,281 fatalities reported in 2015, 269 fatalities were caused by impaired drivers; 33 were caused by distracted driving (pages 32-33); Within the 15-19 age group, 12 people were killed and 215 people were in alcohol related crashes in 2015 (page 38). Impaired and distracted driving is a contributing factor to accidents today and SFMD considers it part of their mission to deter and help decrease these numbers. What better way to deter than to simulate a life like accident to send a message to the youth of our community to make wise choices when driving.

It should be known that in addition to coordinating and conducting an Impaired and Distracted Mock Drill to over 3,000 students at one of our local high schools, the city will perform due diligence in performing the appropriate public campaign to ensure citizens are aware of what is taking place as well. With the current use of social media, effective communication is a must both pre-and post-Drill for this large of a project.



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY Grant Application for Law Enforcement Projects

SECTION C: Goals and Objectives – IMPAIRED DRIVING

Based on your problem identification stated in Section B-2, fill in the blanks for each agency Goal and Contract Objective outlined below.

Agency Goals:

To decrease the number of impaired driving-related crashes 3 % from 20 during calendar year 2016 to 19 by December 31, 2018.

To decrease fatalities in impaired driving-related crashes 3 % from 3 in calendar year 2016 to 2 by December 31, 2018.

To decrease serious injuries in impaired driving-related crashes 3 % from 1 in calendar year 2016 to 0 by December 31, 2018.

Contract Objectives:

To participate in a minimum of DUI saturation patrols per quarter during FFY 2018.

To participate in a minimum of DUI task force operations per quarter during FFY 2018.

Additional Contract Objectives:

In addition to the required goals and objectives, create two additional contract objectives that your agency can achieve by the end of FFY 2018.

To receive impaired and distracted driving pledge sheets from 100% of high school students within the Dysart Unified School District.

To attain a minimum of 1,000 'likes' on the mock crash video production that will be posted to SFMD's facebook page.



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY Grant Application for Law Enforcement Projects

SECTION D: Project Strategies and Activities (Method of Procedure)

In the spaces below, list or describe specific planned activities that your agency will perform in order to achieve their project objectives on a quarterly basis. Activities should describe what will be done, who will do it, and when it will take place. Objectives and subsequent activities in your project should follow the SMART method:

S = Specific
M = Measurable
A = Action-Oriented
R = Realistic
T = Time-Framed

1st Quarter: 10/01/2017 - 12/31/2017

Estimated 1st Quarter Expenditures: \$ 0.00

By 11/01/17, SFMD will have accepted all award documents in compliance with the FOA. SFMD will have the budget authority set and will have designated a Mock Crash Coordinator to ensure the timeline is adhered to.

By 12/05/18, SFMD will determine the host high school, with assistance from the Director of Student Services at the DUSD.

2nd Quarter: 01/01/2018 - 03/31/2018

Estimated 2nd Quarter Expenditures: \$ 1,500.00

By 01/31/18, SFMD will host the first planning meeting with the DUSD, host high school, Surprise Fire-Medical, Surprise Police and Surprise Communications personnel that will be involved in the mock crash. 20% of the project will be accomplished.

By 02/28/18, a press release (to be approved by GOHS) will be completed with confirmation of the event date.

By 02/28/18, SFMD will host the second planning meeting. 40% of the project will be accomplished.

By 03/01/18, SFMD and the host high school will roll out contests to stimulate student involvement.

By 03/30/18, SFMD will host the third planning meeting. 60% of the project will be accomplished.

By 03/30/18, SFMD will have ordered all materials and supplies from vendors.



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY Grant Application for Law Enforcement Projects

SECTION D: Project Strategies and Activities (Continued)

3rd Quarter: 04/01/2018 - 06/30/2018

Estimated 3rd Quarter Expenditures: \$ 8,500.00

By 04/13/18, SFMD will host the fourth and final planning meeting. 80% of the project will be accomplished.

By 04/13/18, a practice run of the mock crash will take place at the host high school.

By 04/13/18, all contests will be concluded and winners announced.

By 04/30/18, SFMD will have hosted the mock crash and collected pledge sheets from all students at the host high school.

By 05/18/18, SFMD will distribute a hard copy of the video production to the non-host schools and post the video production to SFMD social media pages.

4th Quarter: 07/01/2018 - 09/30/2018

Estimated 4th Quarter Expenditures: \$ 0.00

By 08/31/18, SFMD will review its Facebook page and ascertain the number of 'likes' the video production has received.

By 09/28/18, SFMD will coordinate with the Police Department to run reports from PD's records management system to determine if the accident reduction goal of 3% was met.

By 09/28/18, the grant will be closed out within the stated performance period to ensure compliance with the grant guidelines.



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects

SECTION E: Detailed Project Budget

Please fill in the budget category that relates to your agency's project proposal. Please note that GOHS only grants overtime projects at a maximum employee related expense (ERE) rate of 40%.

Personnel Services

Description:

Overtime costs for the Surprise Fire-Medical Department will be needed to coordinate and host the event. Overtime will be used for planning meetings and for the day of the event.

Four (4) planning meetings, two (2) personnel, two (2) hours each = 16 hours

Day of mock crash, 15 personnel, four (4) hours each = 60 hours

76 hours @ \$55/hour = \$4,180.00 + ERE of 25%

Personnel Services:	Employee Related Expenses:
----------------------------	-----------------------------------

Description	Requested Amount	Overtime Amount	ERE Amount	ERE %
Overtime	5,225	4,180	1,045	25.00%
				0.00%
				0.00%
				0.00%
				0.00%

Total: \$ 5,225.00 \$ 4,180.00 \$ 1,045.00



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects

Professional & Outside Services

Description:

Design and printing services for eight (8) banners (two for each of the four DUSD high schools). The banners will contain the GOHS logo along with the logos of the Surprise Fire-Medical and Police Departments. The banners will be provided to GOHS prior to purchasing for design approval.

Additionally, the Communications Department has part-time contracted employees to assist with special projects. Any additional help would be outside of Communication's budget authority. The \$100 is to allow them to contract for 5 hours of video editing services.

Professional & Outside Services:

Description	Requested Amount
printing and print set up of eight (8) 3 x 8 banners @ \$200 each	1,600.00
Contracted help for Communications Department (\$100)	100.00

Total: \$ 1,700.00



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects

Travel

Description:

Travel In-State:

Description	Transport	Lodging	Per Diem	Misc.	Amount

Total:

Travel Out-of-State:

Description	Transport	Lodging	Per Diem	Misc.	Amount

Total:



**ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects**

**Materials & Supplies
Capital Outlay**

Description: *If a single piece of Capital Outlay equipment is over \$5,000, please submit a separate grant proposal.*

In order to effectively coordinate the Mock drill, the department will need to purchase some supplies. The department will need paper and toner to print the pledge sheets (\$200). A multiple casualty simulator kit will be needed to create real life like injuries on the student actors in the crash scenario (\$360). Water will need to be purchased to have at the practice drill and the actual event to ensure adequate hydration due to the unpredictability of Arizona's climate (\$42).

Additionally, the department will need two salvage vehicles towed to and from the event to simulate a life like crash scene. The department estimates \$400 each for the vehicles including towing services.

Materials & Supplies:

Description	Quantity	Price Per Unit	Tax	Shipping	Amount
Office supplies - Laser jet toner cartridge \$150, paper \$50	1	200.00			200.00
Multiple casualty simulator kit	1	360.00			360.00
7 cases water	7	6.00			42.00

Total: \$ 602.00

Capital Outlay:

Description	Quantity	Price Per Unit	Tax	Shipping	Amount
salvage vehicles 2 @ \$400 each	2	400.00			800.00

Total: \$ 800.00



ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY
Grant Application for Law Enforcement Projects

Total Estimated Costs

Description	Requested Amount
Personnel Services	\$ 4,180.00
Employee Related Expenses	\$ 1,045.00
Professional & Outside Services	\$ 1,700.00
Travel In-State	\$ 0.00
Travel Out-of-State	\$ 0.00
Materials & Supplies	\$ 602.00
Capital Outlay	\$ 800.00

ERE: 25.00%

Total: \$ 8,327.00

SECTION F: Additional Proposal Information

If there is any additional information that your agency would like to attach to their proposal, please include a PDF attachment with your proposal. Additional information may include: pictures, invoice estimates, City/Town/County resolutions, additional enforcement information, etc.

RESOLUTION # 2017-45

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA AUTHORIZING THE CITY TO APPLY FOR GRANT FUNDING FROM THE GOVERNOR'S OFFICE OF HIGHWAY SAFETY (GOHS) FOR THE OCCUPANT SAFETY AND THE IMPAIRED DRIVING GRANTS.

WHEREAS, Surprise Fire-Medical Department (SFMD) seeks to apply for two grant programs through the GOHS grant programs, one for occupant safety and one for impaired driving;

WHEREAS, SFMD seeks to further educate the public on both the proper restraint use to help decrease injuries and deaths to child passengers and to further convey the importance of safe, distraction-free, sober driving;

WHEREAS, GOHS requires Council approval to apply for the grants;

WHEREAS, the FY2017 budget was adopted by Council Resolution #2016-81 on June 21, 2016; and,

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for the application of grant funds of this nature.

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

Section 1. The City of Surprise is authorized to enter into two grant applications in the total amount of \$16,414 through GOHS grant programs for occupant safety and impaired driving.

Section 2. The City Manager, or his designees, is hereby authorized to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with these grant applications.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Karl Zook, Public Works Department
Submitting Department:		District:	3
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action accepting maintenance of the streets and public utility improvements at Sycamore Farms Parcel 12 North, Phase 1, generally located on the northwest corner of Cholla Street and 165th Drive; Resolution # 2017-39.

Motion:

I move to approve Resolution # 2017-39.

Background:

The Public Works Department conducted the final inspection of the public utility improvements for Sycamore Farms Parcel 12 North, Phase 1, on or about January 17, 2017 totaling 10,260 SY (approximately 1 ¼ lane miles) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement and wastewater lines. Domestic water lines are located within Epcor jurisdiction.

Objective Analysis:

The improvements for this property provide roadways for conveyance through the property and sewer lines to convey wastewater from the property to the City's public system. This action will accept the required infrastructure. The domestic water serving the property is within Epcor jurisdiction.

Policy Compliant:

City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

Financial Impact:

Acceptance of streets and sewer infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure improvements included with

this item is \$612,591.

Budget Impact:

Funding for infrastructure maintenance is included in street preservation and maintenance operational budgets. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated in future budgets.

FTE Impact:

This action does not change the full time equivalent count

ATTACHMENTS:

Click to download

- ☐ [Resolution 2017-39](#)
 - ☐ [MAP](#)
 - ☐ [Notice of Completion Letter](#)
 - ☐ [Inspector Sign off form](#)
-

RESOLUTION # 2017-39

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, CONDITIONALLY ACCEPTING MAINTENANCE OF THE STREET AND PUBLIC UTILITY IMPROVEMENTS AT SYCAMORE FARMS PARCEL 12 NORTH PHASE 1, GENERALLY LOCATED ON THE NORTHWEST CORNER OF CHOLLA STREET AND 165TH DRIVE.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Sycamore Farms, Parcel 12, Phase 1" on, October 6th, 2105;

WHEREAS, KB Home Phoenix Inc., an Arizona Corporation, the developer of Sycamore Farms, parcel 12, Phase 1, dedicated to the City the street and public utility improvements, generally located at the northwest corner of Cholla Street and 165th Drive;

WHEREAS, the City of Surprise Public Works Department Engineering Division conditionally accepted the improvements describes in this resolution on January 17, 2017;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, the City of Surprise will release the warranty and begin maintenance of the street and public utility improvements upon final acceptance.

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

Section 1. The City of Surprise conditionally accepts the street and public utility improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the street and public utility improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

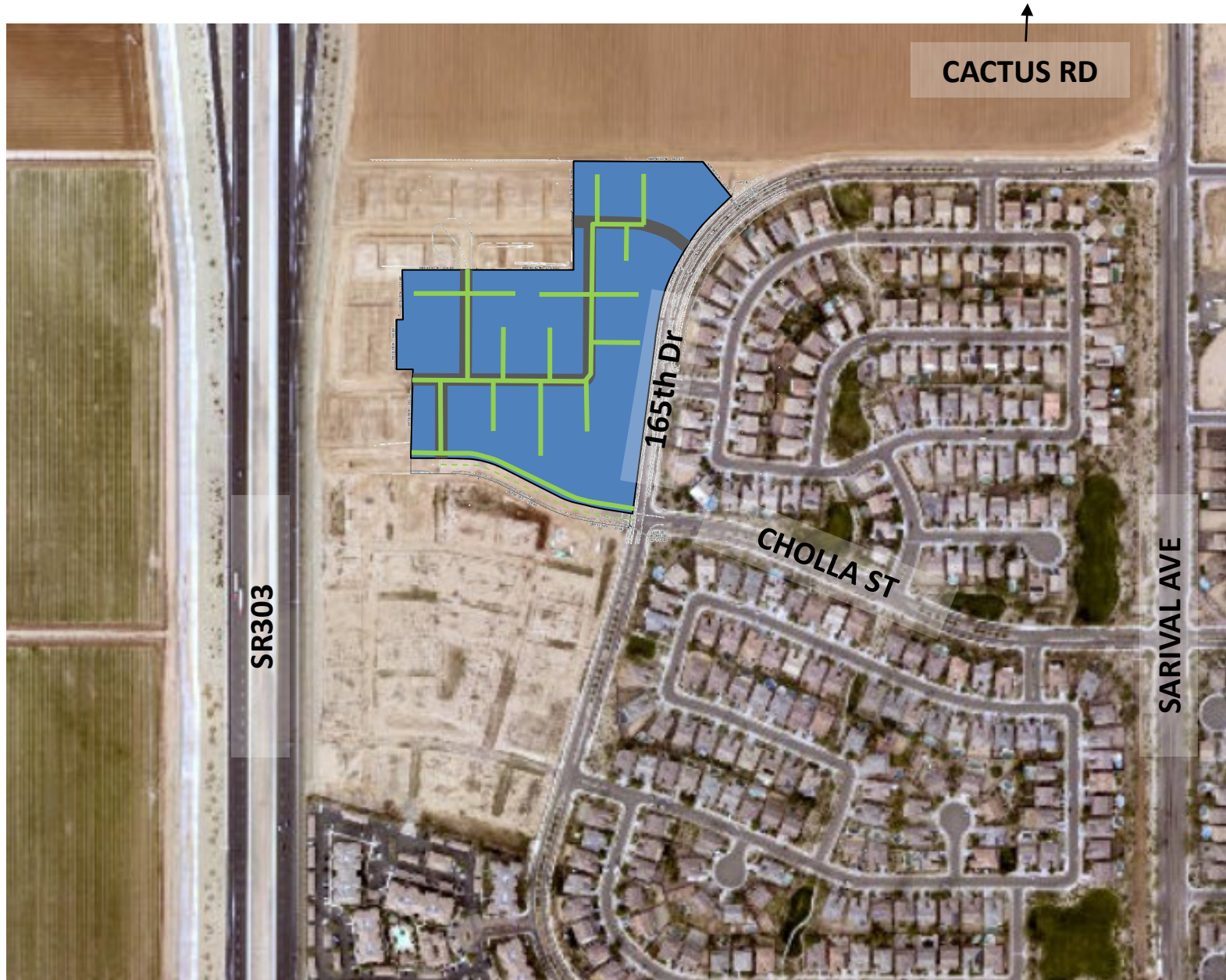
Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

SYCAMORE FARMS PARCEL 12 NORTH PHASE 1



SYCAMORE FARMS PARCEL 12 NORTH PHASE 1



ACCEPTANCE INFRASTRUCTURE

- ROAD (PAVEMENT AND CONCRETE IN RIGHT-OF-WAY)

- SEWER

(NOTE: WATER IS EPCOR JURISDICTION)



EXHIBIT B

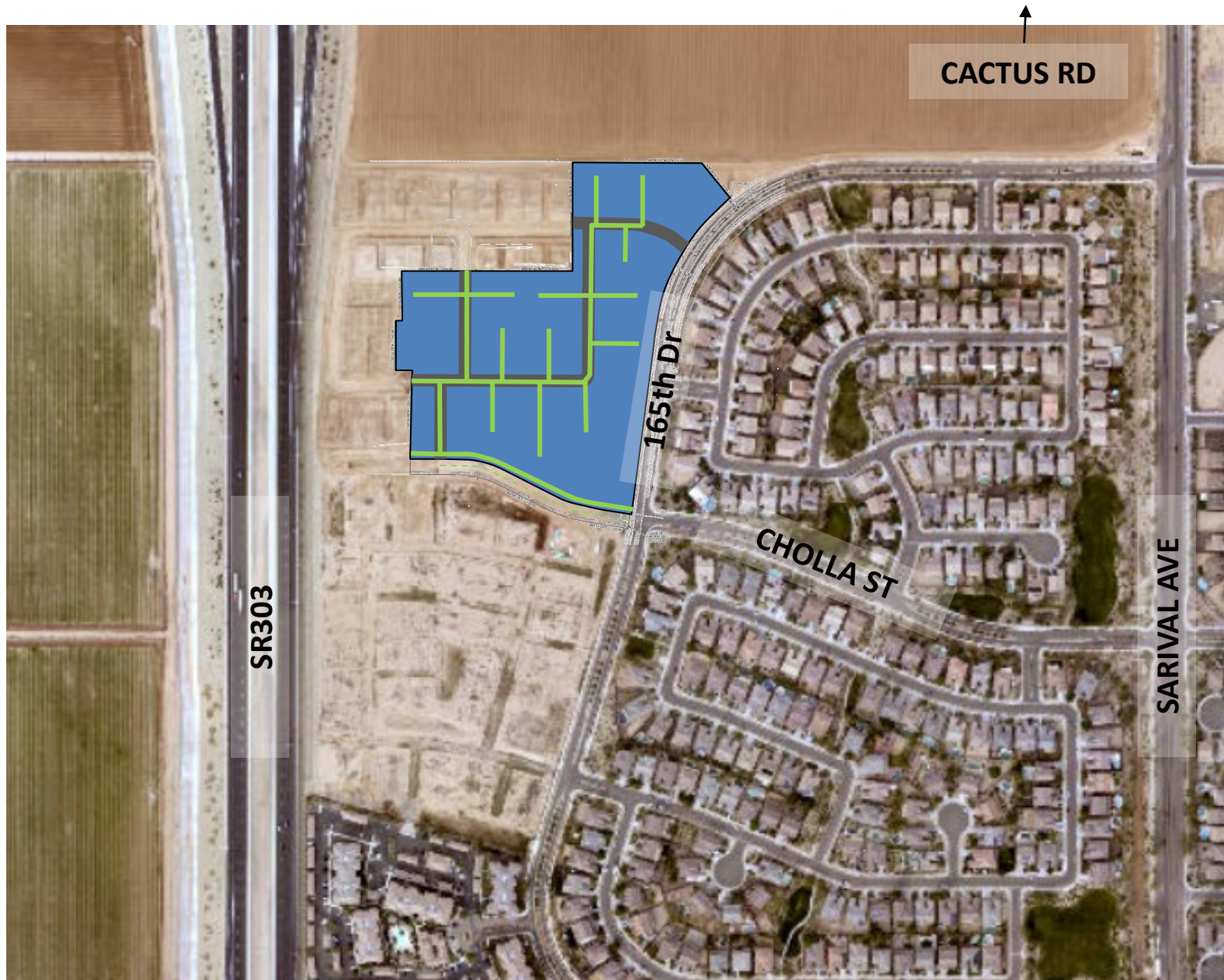
Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 3/29/17
Re: Sycamore Farms Parcel 12 North Phase 1 KB Homes Improvements and City Acceptance

The public improvements for the above project have been completed and are on the May 2, 2017 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting.

- City Sewer - \$171,285.30
- City Storm Drain - \$37,980.50
- City Paving - \$180,834.75
- City Concrete - \$222,490.05

SYCAMORE FARMS PARCEL 12 NORTH PHASE 1



SYCAMORE FARMS PARCEL 12 NORTH PHASE 1



ACCEPTANCE INFRASTRUCTURE

- ROAD (PAVEMENT AND CONCRETE IN RIGHT-OF-WAY)
- SEWER

(NOTE: WATER IS EPCOR JURISDICTION)



Public Works Department
Engineering Development Services
16000 North Civic Center Plaza
Surprise, Arizona 85374
Phone 623-222-6141
Fax 623-222-6006

February 02, 2017

KB Home Phoenix Inc.
10429 S 51st St. 100
Phoenix, AZ 85044

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR
SYCAMORE FARMS PARCEL 12 NORTH KB HOMES-FS15-191**

The City of Surprise Public Works Department has completed the inspection of the street and public utility improvements for the above referenced subdivision. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

A notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant. The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-6141.

Sincerely,

Kristin Tytler, P.E.
Development Engineering Manager

kt/jg

c: David Mobly, Civil Inspector
Mike Gent, Public Works
David Kohlbeck, Public Works
John McFarland, Public Works
Lee Lambert, Water Resources Management
Warren Bert, GIS

Lora Ingram, Finance
Antonio DeLaCruz, Public Works
Fermin Camacho, Public Works
Terry Lowe, Water Resources Management
Warren Dancer, Water Resources Management
File



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 1/30/2017 Commercial Commercial w/Offsite X Residential
X COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)
1/17/2016 Date of Punch-List Walk 1/27/2017 Date Punch-List Completed

FS Number: FS15-191 Permit Number(s): E15P-0224,0222,0225,0223,0219,0220,
Project Name: Sycamore Farms Project Description (Phase/Parcel): (1/12)
Project Developer/Builder: (Name, Address, and Phone #)
KB Home Phoenix Inc.
10429 S 51st 100, Phx AZ 85044

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
W. Cholla St	Local	N. 165 th Drive	N. 166 th Drove	1	¼	Half Street
166 th Drive	Local	W. Cholla St	W. Sierra St	2	¼	
W. Sierra St	Local	N. 166 th Drive	N. 165 th Lane	2	¼	
165 th Lane	Local	W. Sierra St	W Jenan Rd	2	¼	
W. Jenan Rd	Local	N. 165 th Lane	N. 165 th Drive	2	¼	

MATERIALS:

Asphalt: Vulcan Materials Supplier 1 1/4 Total Lane Miles 8148 Total Square Yards
Water: 8" PVC Size/Type 1609 Total Linear Feet Size/Type Total Linear Feet
 Size/Type Total Linear Feet Size/Type Total Linear Feet
Sewer: 8" PVC Size/Type 3161' Total Linear Feet Size/Type Total Linear Feet
 Size/Type Total Linear Feet Size/Type Total Linear Feet
Fire Ln: N/A Size/Type Total Linear Feet Size/Type Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

X Copy of Punch List
N/a Final Certification Letter from Engineer of N/A Asphalt Concrete Emulsion Fog Seal Cert.
X Complete Geotechnical Testing Packet X Asphalt Concrete Ticket w/ Name of Contractor
X Sewer Pressure Testing Results X Streetlight Energize Letter
X Sewer Manhole Vacuum Testing Certification X As built Documents (PDF copy on CD)
X Sewer Manhole Insecticide Certification X As Built Documents in PDF form Updated
X Sewer Videos with Operators Notes X Asbuilt CAD base files (copy on CD)
 Other (Specify)

APPROVAL:

Civil Inspector: [Signature]

Date: 1/30/17

Civil Engineering Supervisor: [Signature]

Date: 1/30/17



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Lindsey Duncan, Finance Director
Submitting Department:	Finance Dept	District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action accepting the right-of-way on north side of Cactus Rd between Cotton Ln and 175th Ave; Resolution #2017-50.

Motion:

I move to approve Resolution #2017-50.

Background:

The City of Surprise acquired right-of-way generally located on the north side of Cactus Rd between Cotton Ln and 175th Ave through annexation and development agreements. Ordinance #2015-17, approved on October 20, 2015, annexed a portion of the right-of-way from Maricopa County. On May 4, 2016, under Resolution #2016-68, the City of Surprise acquired the remaining portion of the right-of-way along the north side of Cactus and the east side of Cotton Ln through the approval of development agreements. A temporary roadway was constructed along Cactus Rd between 175th Ave and Cotton Ln and the deeds have been accepted by the City of Surprise as stated in Development Agreement Regarding Cactus Road Right-of-Way and Development Agreement Regarding Cactus Road Right-of-Way and Cotton Lane Right-of-Way. This action will finalize the acceptance of the right-of-way and its value to increase the city's asset base according to standard accounting practice.

Objective Analysis:

To accept the right-of-way located on the north side of Cactus Rd between Cotton Ln and 175th Ave as a city capital asset.

Policy Compliant:

Surprise Municipal Code subsection 122-118(7)(b) requires the approval of the City Engineer for the acceptance of dedicated public areas. It is standard accounting practice for the City to increase its asset base through Council resolution for acquired capital assets of this nature.

Financial Impact:

The acceptance of right-of-way increases the City's asset base and adds to future maintenance

commitments. The total acceptance value of the right-of-way included with this item is \$130,856.

Budget Impact:

Funding for right-of-way maintenance is included in street maintenance operational budget. The anticipated incremental additional maintenance expense associated with the acceptance of the right-of-way will be incorporated in future budgets.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this item.

ATTACHMENTS:

Click to download

- ☐ [Resolution # 2017-50](#)
 - ☐ [Acceptance Memo](#)
 - ☐ [Ordinance #2015-17](#)
 - ☐ [Development Agreement-Cactus Rd ROW](#)
 - ☐ [Development Agreement-Cactus Rd & Cotton Ln ROW](#)
-

RESOLUTION # 2017-50

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, ACCEPTING RIGHT-OF-WAY AS A CITY ASSET, GENERALLY LOCATED ON THE NORTH SIDE OF CACTUS RD BETWEEN 175TH AVE AND COTTON LN.

WHEREAS, the Mayor and City Council of the City of Surprise approved the annexation of right-of-way located in Maricopa County into the City of Surprise on October 20, 2015 with Ordinance #2015-17;

WHEREAS, the Mayor and City Council of the City of Surprise approved Development Agreement Regarding Cactus Road Right of Way and Cotton Lane Right of Way on May 4, 2016 with Resolution #2016-68;

WHEREAS, under the approved development agreements, right-of-way generally located on the north side of Cactus Rd between 175th Ave and Cotton Ln and right-of-way generally located on the west side of Cotton Ln north of Cactus, has been deeded to the City of Surprise;

WHEREAS, the temporary roadway project located at Cactus Rd between 175th Ave and Cotton Ln has been constructed;

WHEREAS, Surprise Municipal Code subsection 122-118(a)(6)(b) provides that the City may accept dedication of improved land and streets, easements and other public areas, only after the City Engineer has approved the construction and installation of such improvements, and only by separate resolution of the City Council;

WHEREAS, right-of-way owned by the City of Surprise qualifies as a capital asset and increases the city's asset base.

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

Section 1. It is hereby determined that right-of-way is for public and necessary purpose and is in the best interest of the citizens of the City of Surprise.

Section 2. The City of Surprise accepts the right-of-way land valuation, as approved by the City Engineer.

SIGNATURES TO FOLLOW ON THE NEXT PAGE

APPROVED AND ADOPTED this __day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



Public Works Department
Engineering Division
16000 North Civic Center Plaza
Surprise, Arizona 85374
Phone 623-222-6000

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 03/03/2017
Re: Right-of-Way located on north side Cactus Rd between 175th Ave and Cotton Ln

Engineering is required to review and approve costs for public areas.

The City of Surprise has constructed a temporary roadway on Cactus Rd between 175th Ave and Cotton Ln. The City of Surprise has acquired approximately 2.18 acres of right-of-way along the north side of Cactus Rd between 175th Ave and Cotton Ln and along the east side of Cotton Lane north of Cactus Rd. The city acquired right-of-way through annexation under Ordinance 2015-17 and through development agreements under Resolution #2016-68

- The fair market value for the acquired right-of-way is valued at \$130,856.



CITY OF SURPRISE
Regular City Council Meeting

October 20, 2015 @ 6:00:00 PM

Back Print

Council Meeting Date: October 20, 2015

Contact Person: Eric Fitzer, Community Development

Submitting Department: CD

District: 3

Staff Recommendations: None

Consent

Regular

Public Hearing

Report/Discussion

CIP#21304

Agenda Wording:

Consideration and action to annex 1.06 Acres along the Cactus Road alignment between 171st Avenue and Cotton Lane; Ordinance 2015-17.

Motion:

I move to approve Ordinance 2015-17.

Background:

Staff in an effort to improve safety and connectivity in the community attempted to obtain Rights-of-Way donations for Cactus Road between Cotton Lane and 175th Avenue. The reason for this request is that currently this section of Cactus Road is unpaved. The City has budgeted \$500,000 to pave two lanes within this section of Cactus Road. Staff has been able to obtain Rights-of-Way donations from all but two property owners; which have been unwilling to grant such right-of-way. As such staff through research has determined that Right-of-Way does exist on Cactus road.

Pursuant to A.R.S. Section 9-471(H) (1), the proposed annexation territory conforms with contiguity requirements. Pursuant to A.R.S Section 9-471(A) (6), it has been determined that no part of the territory for which filing shall be made is already subject to an earlier filing

Objective Analysis:

The proposed annexation will provide a safe transportation option and improve connectivity.

Policy Compliant:

The proposal is policy compliant by providing safe transportation connectivity within the community.

Financial Impact:

The financial impact associated with the annexation process is expected to be minimal. However, the annexation would allow for the continuation of the Cactus Road (175th Avenue to Cotton Lane) capital improvement project within the Transportation Improvement Fund. The total phase I project cost is anticipated to be \$295,000. Ongoing operating costs are expected to be minimal.

Budget Impact:

Any expenses related to the annexation process would be budgeted in the operating budget of the Community Development Department within the General Fund. The amended FY2016 budget for the Cactus Road (175th Avenue to Cotton Lane) capital improvement project is \$272,300. Any additional operating costs related to the Cactus Road project are expected to be absorbed by the Public Works Department once the project has been completed.

FTE Impact:

This item will not have any impact on current staff levels.

ATTACHMENTS:

Click to download

-
- ☐ [FS15-366 - Cactus Road - ROW Annexation - Staff Report](#)
 - ☐ [FS15-366 - Cactus Road - ROW Annexation - Legal Description](#)
 - ☐ [FS15-366 - Cactus Road - ROW Annexation - Plat](#)
 - ☐ [FS15-366 - Cactus Road - ROW Annexation - Presentation](#)
 - ☐ [Annexation Impact Analysis](#)
 - ☐ [Ordinance 2015-17 Revised](#)
-



ANNEXATION

REPORT TO THE CITY COUNCIL

Case: FS15-366

Project Name: Cactus Road Public Roadway Annexation Ordinance# 2015-17

Council District: 3 – Mesquite

Meeting Date: October 20, 2015

Planner: Eric Fitzer

Owner: Maricopa County

Applicant: City of Surprise

Request: The City of Surprise Community Development Department requests consideration and action of the annexation of a County Public Roadway into the City of Surprise pursuant to A.R.S § 9-471 (N).

Site Location: East of 171st Avenue and West of Cotton Lane within Maricopa County

Site Size: 1.06 acres (approx.)

Density: N/A

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

Support/Opposition: None known

Staff Recommendation: Staff recommends the City Council **approve** FS15-366 Cactus Road Public Roadway Annexation Ordinance# 2015-17.

33 **PROJECT DESCRIPTION:**

34
35 Pursuant to A.R.S. § 9-471(N), which is as follows:

36
37 *As an alternative to the procedures established in this section, a county right-of-way*
38 *or roadway may be transferred to an adjacent city or town by mutual consent of the*
39 *governing bodies of the county and city or town if the property transferred is*
40 *adjacent to the receiving city or town and if the city or town and county each*
41 *approve the proposed transfer as a published agenda item at a regular public*
42 *meeting of their governing bodies. A transfer of property made pursuant to this*
43 *subsection shall be treated by the receiving city or town as if the transferred property*
44 *was newly annexed territory.*
45

46 Therefore the City of Surprise as an alternative to the standard procedures established for
47 annexation, is proposing to annex Cactus Road a county roadway, established by the 1936 Ramola
48 Plat. Per the statute no taxable real property may be annexed to an adjacent city or town by mutual
49 consent of the governing bodies of the county and city. The property proposed to be annexed is
50 adjacent to the City of Surprise corporate limits for the entire length of the annexation.
51

52 **BACKGROUND:**

53
54 Staff in an effort to improve safety and connectivity in the community attempted to obtain Rights-
55 of-Way donations for Cactus Road between Cotton Land and 175th Avenue. The reason for this
56 request is that currently this section of Cactus Road is unpaved. The City has budgeted \$500,000 to
57 pave two lanes within this section of Cactus Road. Staff has been able to obtain Rights-of-Way
58 donations from all but two property owners; which have been unwilling to grant such right-of-way.
59 As such staff through research has determined that Right-of-Way does exist on Cactus road.
60

61 Pursuant to A.R.S. Section 9-471(H) (1), the proposed annexation territory conforms with contiguity
62 requirements. Pursuant to A.R.S. Section 9-471(A) (6), it has been determined that no part of the
63 territory for which filing shall be made is already subject to an earlier filing
64

65 Staff recommends that Cactus Road between 175th Avenue and Cotton Lane that is Maricopa
66 County roadway, per ARS Section 9-471 N., be annexed into the city to facilitate the construction
67 and maintenance of the same. The ordinance will also be placed on a Maricopa County Board of
68 Supervisors agenda for the County Board approval of the ROW annexation.
69

70 **RECOMMENDATION:**

71
72 Based on the information above, staff recommends the City Council **approve** FS15-366 Annexation
73 of the Cactus Road Public roadway Ordinance 2015-17.
74

75 **Attachments:**

76
77 01 – Ordinance 2015-17
78 03 – Annexation Legal Description
79 02 – 1936 Ramola Plat
80
81

EXHIBIT "A"

DESCRIPTION

ANNEXATION: CACTUS ROAD

ANNEXATION PARCEL #1

A portion of the Southeast quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at the southeast corner of said Section 14 from which the south quarter corner of said Section 14 lies South 89°49'03" West 2645.36 feet;

Thence along the south line of said southeast quarter South 89°49'03" West 16.50 feet to the southwest corner of that real property as described in the City of Surprise Annexation Ordinance # 08-21 as recorded in Book 2008-0498462, Records of said Maricopa County being also on the northerly line of that real property as described in the City of Surprise Annexation Ordinance # 06-42 as recorded in Book 2006-1354327, Records of said Maricopa County, being the POINT OF BEGINNING;

Thence continuing along said south line and said northerly line of Annexation Ordinance # 06-42 South 89°49'03" West 316.50 feet to the most southerly southeast corner of that real property as described in the City of Surprise Annexation Ordinance # 10-12 as recorded in Book 2010-0568578, Records of said Maricopa County, said corner also being designated as POINT "A" for the purposes of this description;

Thence along an east line of said Annexation Ordinance # 10-12 North 00°10'50" East 33.00 feet;

Thence North 89°49'03" East 316.50 feet to the westerly line of said Annexation Ordinance # 08-21;

Thence along said westerly line South 00°10'54" West 33.00 feet to the POINT OF BEGINNING.

Containing 10,444 square feet, more or less.

TOGETHER WITH

(description continued on page 2 of 2)



EXPIRES 09-30-2017

DESCRIPTION (continued from page 1 of 2)

ANNEXATION PARCEL #2

COMMENCING at the aforesaid POINT "A";

Thence along said south line of the southeast quarter, the south line of said Annexation Ordinance #10-12 and the northerly line of said Annexation Ordinance # 06-42 South 89°49'03" West 1223.07 feet to the most southerly southwest corner of said Annexation Ordinance # 10-12 and the POINT OF BEGINNING;

Thence continuing along said south line and said northerly line of Annexation Ordinance # 06-42 South 89°49'03" West 1089.29 feet to said south quarter corner and the southeast corner of that real property as described in the City of Surprise Annexation Ordinance # 03-15 as recorded in Book 2003-0920269, Records of said Maricopa County;

Thence along the east line of said Annexation Ordinance #03-15 North 00°12'41" East 33.00 feet;

Thence North 89°49'03" East 1089.06 feet to the west line of said Annexation Ordinance #10-12;

Thence along said west line South 00°10'57" East 33.00 feet to the POINT OF BEGINNING.

Containing 35,943 square feet, more or less.

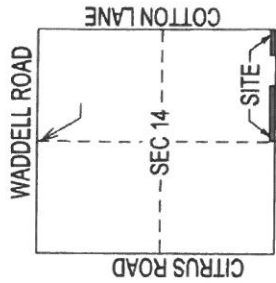
Attached is Exhibit "B" and by this reference is made a part hereof.

End of description



EXPIRES 09-30-2017

EXHIBIT "B"



SCALE: 1"=300'

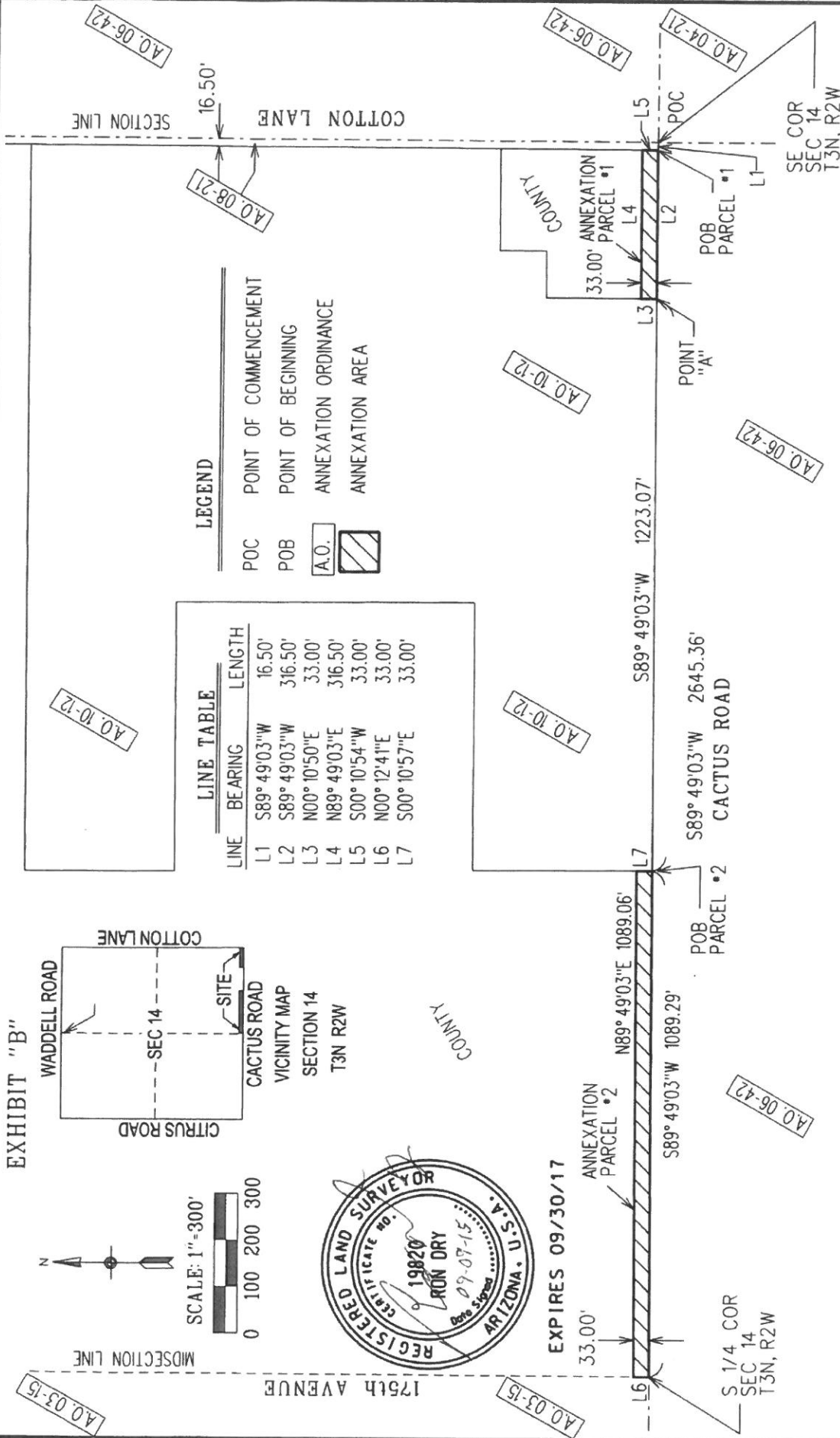


EXPIRES 09/30/17

LINE	BEARING	LENGTH
L1	S89°49'03"W	16.50'
L2	S89°49'03"W	316.50'
L3	N00°10'50"E	33.00'
L4	N89°49'03"E	316.50'
L5	S00°10'54"W	33.00'
L6	N00°12'41"E	33.00'
L7	S00°10'57"E	33.00'

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- A.O. ANNEXATION ORDINANCE
- ANNEXATION AREA



BASIS OF BEARINGS

Maricopa County Low Distortion Projection
 Linear unit: International foot
 Geodetic Datum: NAD 1983
 Projection type: Lambert Conformal Conic (single parallel)
 Latitude of origin: 33°15'00"N
 Central meridian: 112°15'00" W
 False northing: 1,500,000.000 ift
 False easting: 2,500,000.000 ift
 Standard parallels: 1.000045 (exact)



CITY OF SURPRISE
 LAND SURVEY DEPARTMENT
 16000 N. CIVIC CENTER PLAZA
 SURPRISE AZ. 85374

ANNEXATION: CACTUS ROAD

PROJECT # 15028

DRAWN BY RCD

DATE 09-09-15

SHEET 1 OF 1



Memorandum

To: Eric Fitzer, Community Development Director
From: Matt Schilz, Sr. Financial Analyst
Date: October 8, 2015
Re: FS15-366 Cactus Road Annexation Impact Analysis

Per the Annexation Policy Manual - 2008 Revision, an annexation impact analysis has been conducted utilizing the data provided by the Community Development Department. The data provided assumes annexation of approximately 1.06 acres of right-of-way and approximately 0.25 lane miles at Cactus Road from 175th Avenue to approximately 1,100 feet east of 175th Avenue and at Cactus Road from approximately 50 feet west of Cotton Lane to approximately 300 feet west of Cotton Lane. Based on this information, the net financial impact to the city of Surprise is negative. Expenditures are estimated to be greater than revenue by approximately \$21,600 over twenty years, an average of approximately \$1,100 annually.

ORDINANCE 2015-17

AN ORDINANCE OF THE CITY OF SURPRISE, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA MARICOPA COUNTY, STATE OF ARIZONA PURSUANT TO THE PROVISIONS OF ARIZONA REVISED STATUTES § 9-471 AND AMENDMENTS THERETO, BY ANNEXING CERTAIN ROADWAY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF SURPRISE.

WHEREAS, Arizona law establishes a simplified procedure for annexing roadway in A.R.S. § 9-471 (N);

WHEREAS, the real property described in Exhibit A, attached hereto and incorporated herein by reference, and as illustrated on the map attached hereto as Exhibit B, which is likewise incorporated herein, is right-of-way (hereafter "right-of-way") dedicated to the public and located in Maricopa County; and

WHEREAS, the City of Surprise, Arizona is desirous of extending and increasing the corporate limits of the City of Surprise, Arizona to include the right-of-way; and

WHEREAS, the right-of-way is adjacent to the existing corporate limits of the City of Surprise, Arizona for the entire length of the proposed annexation; and

WHEREAS, through this Ordinance, the Mayor and Council is requesting the governing body of Maricopa County, Arizona to give its mutual consent to the annexation of this right-of-way located within Maricopa County, Arizona; and

WHEREAS, by adoption of this ordinance, it is the intent and desire of the Mayor and Council of the City of Surprise, Arizona, to annex the right-of-way to the City of Surprise, Arizona, and to give their mutual consent thereto;

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

SECTION 1. That, subject to the concurrence of the Board of Supervisors of Maricopa County, Arizona, the territory in the Maricopa County right-of-way as described in Exhibits A and B attached hereto is hereby annexed to the City of Surprise, Arizona, and that the present corporate limits of the City of Surprise, Arizona are hereby extended and increased to include the Maricopa County right-of-way described in Exhibits A and B attached hereto, all of which such right-of-way is contiguous for the entire length thereof to the present corporate limits of the City of Surprise, Arizona.

SECTION 2. That a copy of this Ordinance, together with an accurate map of the territory hereby annexed, be forthwith filed and recorded in the office of the County Recorder of Maricopa County, Arizona.

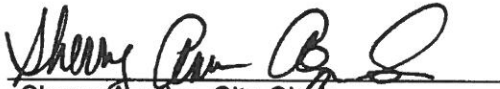
SECTION 3. The annexation herein provided for shall become effective upon the last of the following to occur:

1. The effective date of this Ordinance, in the manner prescribed by law, or
2. The date that the consent of the governing body of Maricopa County, Arizona consenting the annexation herein enacted shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Surprise, Arizona this 3rd day of November, 2015.


Sharon R. Wolcott, Mayor

Attest:


Sherry Aguilar, City Clerk

Approved as to form:

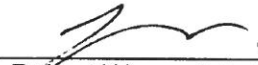

Robert Wingo, Interim City Attorney

EXHIBIT "A"

DESCRIPTION

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Containing 10,444 square feet, more or less.

TOGETHER WITH

(description continued on page 2 of 2)



EXPIRES 09-30-2017

DESCRIPTION (continued from page 1 of 2)

ANNEXATION PARCEL #2

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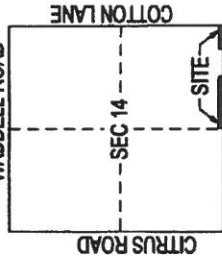
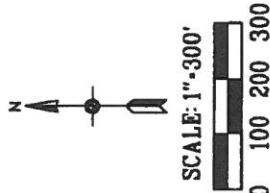
Attached is Exhibit "B" and by this reference is made a part hereof.

End of description



EXPIRES 09-30-2017

EXHIBIT "B"



176th AVENUE



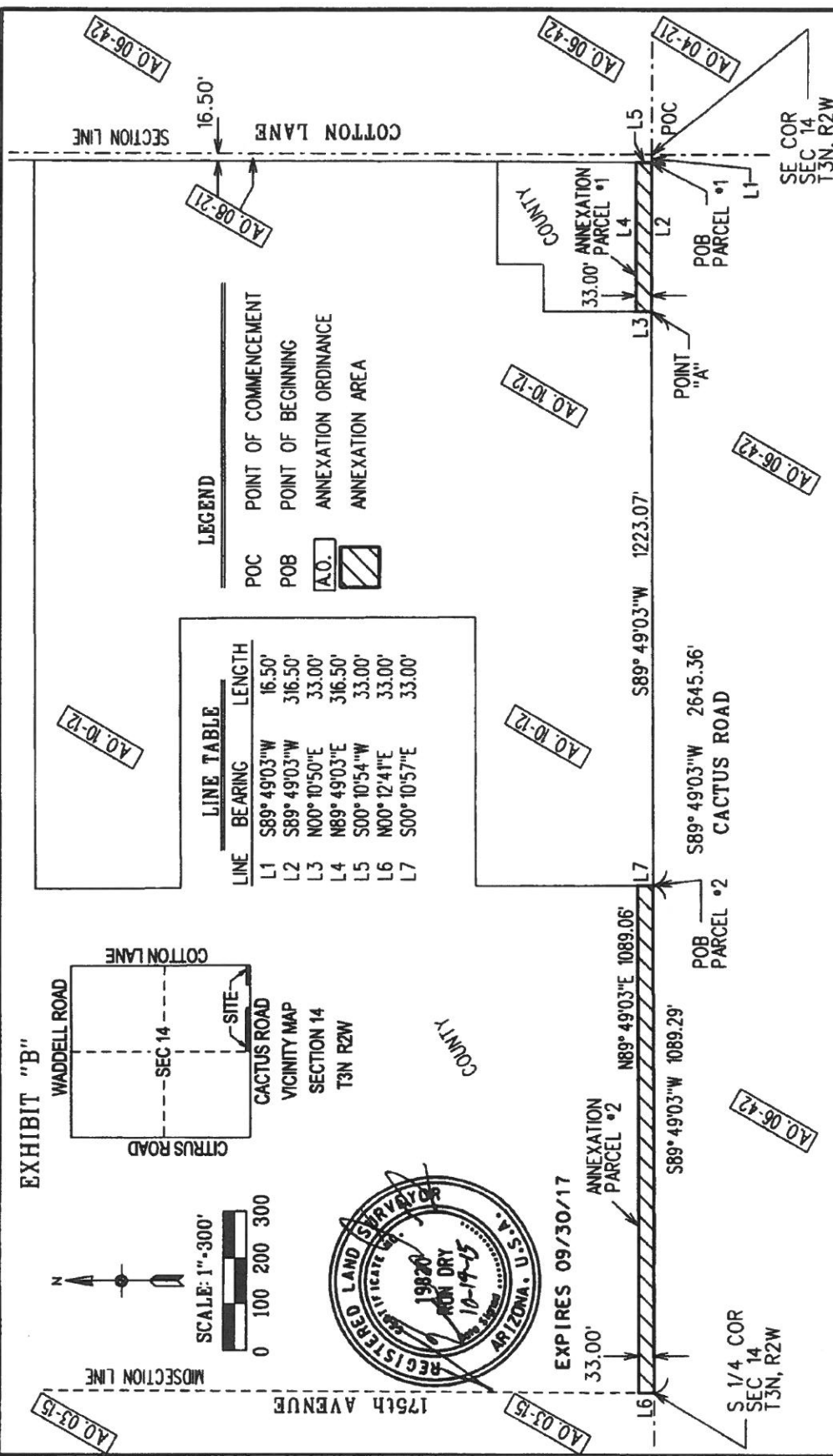
EXPIRES 09/30/17

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- AO ANNEXATION ORDINANCE
- ANNEXATION AREA

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°49'03"W	16.50'
L2	S89°49'03"W	316.50'
L3	N00°10'50"E	33.00'
L4	N89°49'03"E	316.50'
L5	S00°10'54"W	33.00'
L6	N00°12'41"E	33.00'
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BASIS OF BEARINGS

Maricopa County Low Distortion Projection
 Linear unit: International foot
 Geodetic Datum: NAD 1983
 Projection type: Lambert Conformal Conic (single parallel)
 Latitude of origin: 33°15'00"N
 Central meridian: 112°15'00" W
 False northing: 1,500,000.000 ift
 False easting: 2,500,000.000 ift
 Standard parallel scale: 1.000045 (exact)



CITY OF SURPRISE
 LAND SURVEY DEPARTMENT
 16000 N. CIVIC CENTER PLAZA
 SURPRISE AZ. 85374

ANNEXATION: CACTUS ROAD

PROJECT # 15028

DRAWN BY RCD

DATE 09-09-15

SHEET 1 OF 1

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER

HELEN PURCELL

20160328246,05/13/2016 09:38

ELECTRONIC RECORDING

DACactusROW-18-1-1-- ,N

WHEN RECORDED RETURN TO:

SURPRISE Clerk, City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374-74470

DEVELOPMENT AGREEMENT REGARDING CACTUS ROAD RIGHT OF WAY

THIS DEVELOPMENT AGREEMENT (this "Agreement") is entered into on this 12 day of May, 2016, by and between JM at CCL, L.L.C., an Arizona limited liability company ("JM") and the CITY OF SURPRISE, an Arizona municipal corporation ("SURPRISE"). JM and SURPRISE are collectively referred to herein as the "Parties," or individually as the "Party."

RECITALS:

- A. JM owns property on the north side of the Cactus Road alignment, located generally between Cotton Lane on the east and extending west approximately three hundred thirty-three feet (333') along said alignment in the City of Surprise, more particularly described on Exhibit A-1 and depicted on Exhibit A-2 attached to this Agreement and incorporated herein (the "JM Property").
- B. Surprise intends to construct a road along the Cactus Road alignment between Cotton Lane and 175th Avenue. The Parties disagree as to the ownership of the property which is being conveyed pursuant to this Agreement. The property being conveyed by JM is legally described on Exhibit B and depicted on a map labeled Exhibit C, attached to this Agreement and incorporated by this reference, hereinafter ("JM Transferred Property"). No Party makes any admissions regarding ownership of the JM Transferred Property.
- C. At the request of Surprise, JM has agreed to transfer and assign to Surprise whatever respective right, title and interest it has in the JM Transferred Property to facilitate the construction of a temporary road extending along Cactus Road to enhance the traffic flow in the area.
- D. The Parties intend this document to be a "Development Agreement" within the meaning of A. R. S. § 9-500.05.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and the mutual promises set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby

acknowledged, the Parties state, confirm and agree as follows:

1.0 JM's Duties and Obligations. JM agrees to execute a deed with a possibility of reverter in substantially the same form as that attached to this Agreement as Exhibit D (the "JM Deed"). Surprise acknowledges that once the JM Deed is delivered to Surprise, JM shall have no further obligations hereunder. JM agrees to deliver the JM Deed to Surprise contemporaneously with three executed copies of this Agreement; two of which shall be returned to JM upon execution by Surprise.

2.0 Surprise's Duties and Obligations.

2.1 Surprise intends to construct a temporary road to connect the previously installed portions of Cactus Road, west of Cotton Lane and east of 175th Avenue ("Temporary Roadway"). This construction is not intended to provide the permanent improvements that will be required as part of the ultimate development in the area, but is intended to assist the immediate traffic flows and facilitate current traffic needs until the surrounding property is developed and permanent road improvements can be made as part of future development. While Surprise has no duty to build a road on the JM Transferred Property, the Parties agree that in the event Surprise does not substantially complete the Temporary Roadway pursuant to plans prepared by HilgartWilson L.L.C., more particularly described on Exhibit E and incorporated herein (the "Plans"), on or before April 20, 2017, title to the JM Transferred Property will automatically revert to JM pursuant to the terms of the JM Deed.

3.0 Termination, Default and Remedies. The Parties agree that this Agreement may terminate upon the occurrence of any of the following events:

3.1 Termination: Upon notice of Default from any Party and upon failure of Defaulting Party to cure this default within fifteen (15) days of receipt of notice pursuant to Section 4.10 of this Agreement, the Non-Defaulting Party may terminate this Agreement. Any notice of an Event of Default will specify the nature of the alleged breach and the manner in which said breach may be satisfactorily cured, if possible. The obligations of the Parties under this Agreement are several obligations, and not joint and several obligations.

3.2 Default. "Default" means any one of the following:

3.2.1. Failure or unreasonable delay by any Party to perform or otherwise act in accordance with any term or provision of this Agreement.

3.2.2. The issuance of an order of a court having jurisdiction over any of the parties for relief in any involuntary case commenced against the applicable Party as debtor under the Federal Bankruptcy Code or the entry of a court decree or order appointing a custodian, receiver, liquidator, assignee, trustee, or other similar official.

- 3.3 Remedies. Upon the occurrence of an "Event of Default," the non-defaulting party: (1) will have the remedy of specific performance; and (2) will have the right to terminate this Agreement.

4.0 General Provisions.

- 4.1 Choice of Law, Venue and Attorneys' Fees. The laws of the State of Arizona will govern any dispute, controversy, claim, or cause of action arising out of or related to this Agreement. The venue for any such dispute will be the Maricopa County Superior Court, Northwest Regional Center located in Surprise, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. The prevailing Party will be entitled to recover its reasonable attorneys' fees and other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, otherwise each Party will bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise.

4.2 Arbitration.

- 4.2.1 JURISDICTION. Surprise and JM acknowledge and agree that as between Surprise and JM only, all claims, disputes and other matters in question hereunder, including those subject to mandatory arbitration pursuant to A.R.S. § 12-133, shall be subject to arbitration as set forth below; provided, however, that the arbitrators shall have no power to change any of the provisions of this Agreement in any respect nor shall they have any power to make an award of reformation and the jurisdiction of the arbitrators is hereby expressly limited accordingly. In addition, this Section shall not be effective until such time as Surprise and JM have exhausted any administrative remedies which are available to them.
- 4.2.2 REQUEST. Either Surprise or JM may serve the other with a written request for arbitration which shall also specify the name and address of one person designated to act as arbitrator on behalf of that party. Within fifteen (15) days after the service of such request, the other party shall give to the first party written notice specifying the name and address of the person designated to act as arbitrator on its behalf. If the other party fails to so notify the first party within the time above specified, then the appointment of the second arbitrator shall be made by the American Arbitration Association ("AAA") pursuant to the AAA's Commercial Arbitration Rules (the "Rules") then in effect. The arbitrators chosen shall meet within ten (10) days after the second arbitrator is appointed and shall appoint a third arbitrator who shall be a competent, impartial person, and in the event of their being unable to agree upon such appointment within ten (10) days after the time aforesaid, the said

arbitrator shall be selected by JM and Surprise themselves if they can agree thereon within a further period of fifteen (15) days. If JM and Surprise do not so agree, then either JM or Surprise on behalf of both parties may request the AAA to appoint such third arbitrator. The person appointed shall be the third arbitrator. Each of the arbitrators chosen or appointed pursuant to this Article must be recognized in the Phoenix metropolitan area as having competence in the field of real estate development.

4.2.3 RULES. Said arbitration shall be conducted at a location in Surprise, Arizona.

4.2.4 DECISION. The arbitrators shall render their decision upon the concurrence of at least two arbitrators within thirty (30) days after the appointment of the third arbitrator. Their decision shall be in writing and counterpart copies shall be delivered to each of Surprise and JM. A decision of the arbitrators may be appealed directly to the Superior Court of Maricopa County within sixty (60) days of the date of the decision. Such appeal shall be de novo as to any issues of law. Unless so appealed, such decision shall in all cases be final, binding and conclusive upon the parties and judgment upon the decision may be entered by any court having jurisdiction thereof.

4.2.5 FEES. Unless otherwise required by the decision of the arbitrators, each of Surprise and JM shall pay the fees and expenses of the original arbitrator appointed by such party or in whose stead, as above provided, such arbitrator was appointed, and the fees and expenses of the third arbitrator, if any, shall be borne equally by Surprise and JM. Each Party shall bear the expense of its own counsel, experts and preparation and presentation of proof.

4.3 Conflict of Interest. Pursuant to A.R.S. § 38-503 and § 38-511, no member, official, or employee of Surprise will have any personal interest, direct or indirect, in this Agreement, nor will any such member, official, or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any company, partnership, or association in which he or she is, directly or indirectly, interested. This Agreement is subject to cancellation pursuant to the terms of A.R.S. § 38-511.

4.4 Entire Agreement. This Agreement, together with the following Exhibits attached hereto and incorporated herein by this reference, constitutes the entire agreement between the Parties.

Exhibit A-1: Legal Description of the JM Property

Exhibit A-2: Depiction of JM Property

Exhibit B: Legal Description of the JM Transferred Property

Exhibit C: Depiction of JM Transferred Property

Exhibit D: JM Deed
Exhibit E: HilgartWilson Plans

- 4.5 All prior and contemporaneous agreements, representations and understandings of the Parties, oral or written are superseded by and merged in this Agreement.
- 4.6 Fair Interpretation. The Parties have been represented by counsel in the negotiation and drafting of this Agreement and this Agreement will be construed according to the fair meaning of its language. The rule of construction that ambiguities will be resolved against the Party who drafted a provision will not be employed in interpreting this Agreement.
- 4.7 Force Majeure. Except for payment for sums due, neither party will be liable to the other nor deemed in default under this Contract if and to the extent that such party's performance of this Contract is prevented by reason of force majeure. The term "*force majeure*" means an occurrence that is beyond the control of the party affected and occurs without its fault or negligence. Without limiting the foregoing, force majeure includes acts of God; acts of the public enemy; war; acts of terror, hate crimes affecting public order; riots; strikes; mobilization; labor disputes; civil disorders; fire; floods; lockouts, injunctions-intervention-acts, or failures or refusals to act by any government authority other than Surprise; events or obstacles resulting from a governmental authority's response to the foregoing; and other similar occurrences beyond the control of the party declaring force majeure which such party is unable to prevent by exercising reasonable diligence. The *force majeure* will be deemed to commence when the party declaring *force majeure* notifies, in writing, the other party of the existence of the *force majeure* and will be deemed to continue as long as the results or effects of the *force majeure* prevent the party from resuming performance in accordance with this Contract.
- 4.8 Further Documentation. The Parties agree in good faith to execute such further or additional instruments and documents and to take such further acts as may be reasonably necessary or appropriate to fully carry out the intent and purpose of this Agreement.
- 4.9 Good Standing; Authority. Each Party represents and warrants that it is a duly formed and legally valid existing entity under the laws of the State of Arizona with respect to JM, or a municipal corporation within Arizona with respect to Surprise, and that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each such individual is signing.
- 4.10 Notices and Filings. All notices specifically required by this Agreement, excluding approvals, notices, or other communications made as part of the customary development processes of Surprise, must be given in writing and delivered personally or sent by United States Mail, postage pre-paid, return

receipt requested, to:

SURPRISE:

City of Surprise, Arizona
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470
Attn: City Manager

JM:

JM at CCL, L.L.C., an Arizona Limited
Liability Company
1110 E. Missouri, #700
Phoenix, AZ 85014
Attn: Gary Davidson

With copy
to:

City Attorney
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470

With copy to:

Paul E. Gilbert, Esq.
Beus Gilbert PLLC
701 North 44th Street
Phoenix, AZ 85008

Any party may change the address or designated recipient by providing notice of such change in writing by notice duly given pursuant to this Section. Notices will be deemed received (A) when delivered to the party, (B) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage, or (C) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party will mean and refer to the date on which the party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice. In no event shall notices be transmitted electronically such as by text message, by facsimile or by email.

- 4.11 Proposition 207 Waiver. JM hereby waives and releases Surprise from any and all claims under A.R.S. § 12-1134 et seq., including any right to compensation for reduction to the fair market value of their respective properties as a result of Surprise's approval of this Agreement. The terms of this waiver will run with the land and will be binding upon all subsequent land owners and will survive the expiration or earlier termination of this Agreement.
- 4.12 Recordation. This Agreement must be recorded in its entirety in the Official Records of Maricopa County, Arizona, not later than ten (10) days after its full execution by Surprise and JM. The JM Deed shall not be recorded prior to recordation of this Agreement.
- 4.13 Term. This Agreement shall remain in effect until the first occurrence of one of the following events:

- 4.13.1 The reversion of Surprise's interest in land pursuant to the Deed recorded in conformance with Section 1.0 of this Agreement.
- 4.13.2 Termination of this Agreement pursuant to Section 3.0 of this Agreement.
- 4.13.3 May 3, 2026.

4.13 Time of the Essence. Time is of the essence in this Agreement and with respect to the performance required by each Party hereunder.

4.14 Waiver. No delay in exercising any right or remedy will constitute a waiver thereof, and no waiver of any breach will be construed as a waiver of any preceding or succeeding breach of the same or any other covenant, or condition of this Agreement. No waiver will be effective unless it is in writing and is signed by the Party asserted to have granted such waiver.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first set forth above:

"SURPRISE"

CITY OF SURPRISE, an Arizona municipal company

By: 
Sharon Wolcott, Mayor

ATTEST:


Sherry Aguilar, SURPRISE Clerk

APPROVED AS TO FORM AND CONTENT


Donna Bronski, Deputy City Attorney

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 12 day of May, 2016, by Sharon Wolcott, the Mayor of the CITY OF SURPRISE, an Arizona municipal corporation.

Linda Broyles-Stevens
Notary Public

My Commission Expires:

Feb. 7, 2020

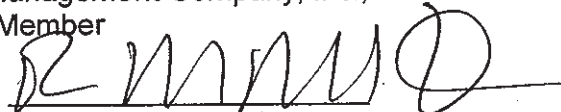


"JM"

JM at CCL, L.L.C., an Arizona limited liability company

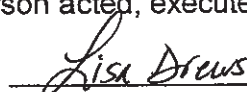
By: J.M. Management Company, Inc., an Arizona corporation, Member

By:


R. Michael McQuaid
President

STATE OF ARIZONA)
) ss.
County of Maricopa)

On the 14th day of May, 2016, before me, Lisa Drews,
a Notary Public in and for said State, personally appeared R. Michael McQuaid, personally
known to me (or proved to me on the basis of satisfactory evidence) to be the person
whose name is subscribed to the within instrument and acknowledged to me that he
executed the same in his authorized capacity, and that by his signature on the instrument,
the person, or the entity upon behalf of which the person acted, executed the instrument.


Notary Public in and for said State

My Commission Expires:

12/31/17



LISA DREWS
Notary Public - Arizona
Maricopa County
Expires 12/31/2017

EXHIBIT A-1
Legal Description of the JM Property

CACTUS ROAD PARCEL

That part of the Southeast quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 14;

Thence North 89 degrees 59 minutes 50 seconds West along the South line of said Section 14, a distance of 83.00 feet to the POINT OF BEGINNING;

Thence continuing North 89 degrees 59 minutes 50 seconds West along said line, a distance of 250.01 feet;

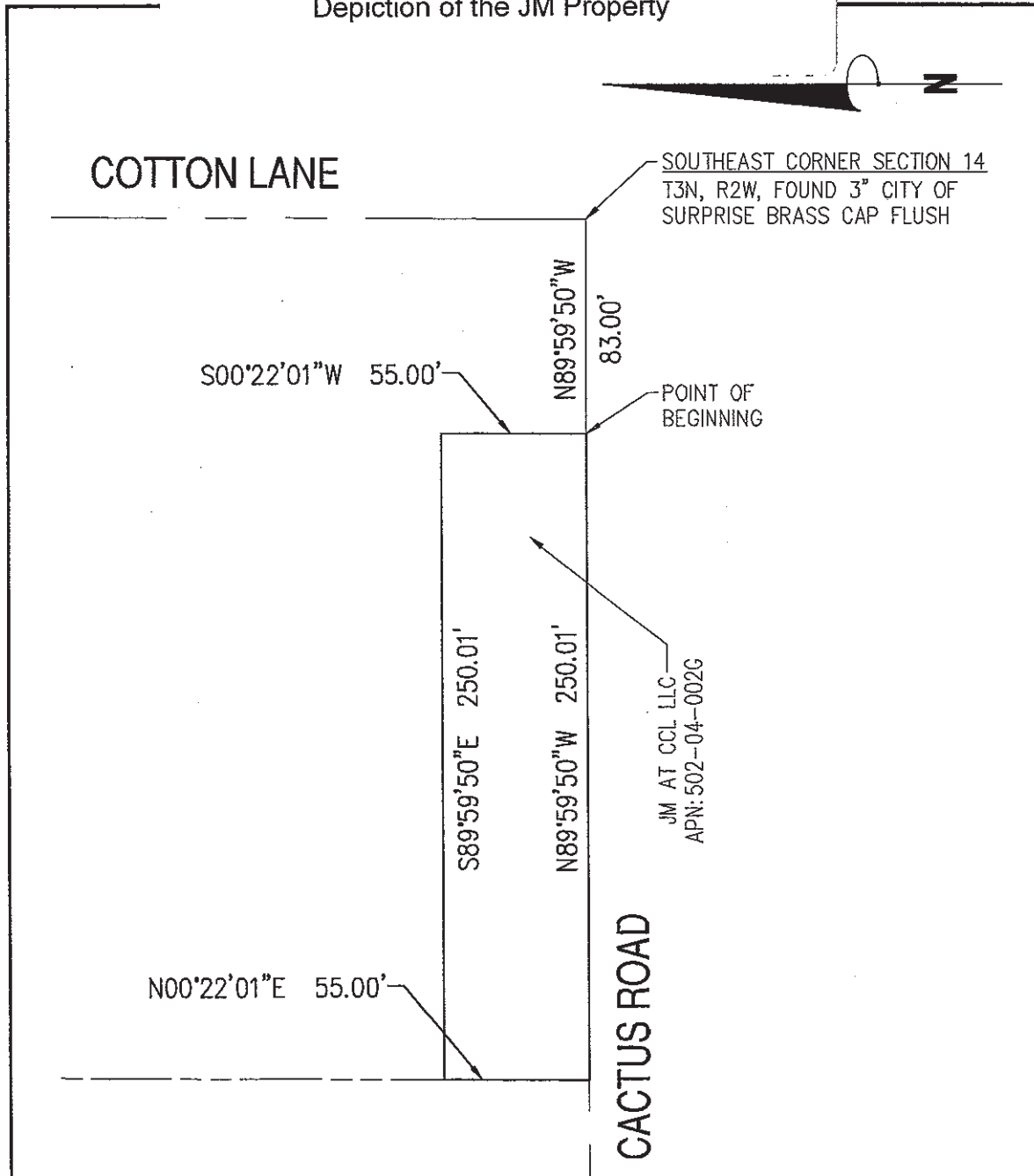
Thence North 0 degrees 22 minutes 01 seconds East along a line 333 feet West of the East line of said Section 14, a distance of 55.00 feet;

Thence South 89 degrees 59 minutes 50 seconds East along a line 55 feet north of the South line of said Section 14, a distance of 250.01 feet;

Thence South 0 degrees 22 minutes 01 seconds West along a line 83 feet west of the East line of said Section 14, a distance of 55.00 feet to the POINT OF BEGINNING.

Except therefrom one-half of all the oil, gas and minerals in, on, or under the surface of said land, and all the rights of ownership therein.

EXHIBIT A-2
Depiction of the JM Property



NOTE: EXHIBIT FOR REFERENCE PURPOSES ONLY.

Bowman CONSULTING 1295 West Washington Ste 108 Phone: (480) 629-8830 Tempe, Arizona 85281 www.bowmanconsulting.com	JM CACTUS PARCEL		JOB # 9547
	SURPRISE, ARIZONA		DATE 5-2-16
	EXHIBIT		SCALE 1"=60'
			DRAWN CDA
			SHT 1 OF 1

EXHIBIT B
Legal Description of JM Transferred Property

DESCRIPTION

The following describes a strip of land, parallel to Cactus Road, which Grantor is severing from the parent parcel described in Special Warranty Deed 20090902671, Records of Maricopa County, Arizona.

A portion of the southeast quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at the southeast corner of said Section 14;

Thence North 89°59'50" West along the south line of said Section 14, a distance of 83.00 feet to the southeast corner of said real property and the POINT OF BEGINNING;

Thence continuing along said south line North 89°59'50" West 250.01 feet to the southwest corner of said real property;

Thence departing said south line along the west line of said real property North 00°22'01" East 33.00 feet;

Thence departing said west line South 89°59'50" East 250.01 feet to the east line of said real property;

Thence along said east line South 00°22'01" West 33.00 feet to the POINT OF BEGINNING.

End of description



EXPIRES 09-30-2017

EXHIBIT C
Depiction of JM Transferred Property

LEGEND

POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 M.C.R. MARICOPA COUNTY RECORDER
 APN ASSESSORS PARCEL NUMBER
 RIGHT OF WAY ACQUISITION AREA

LINE TABLE

LINE	BEARING	LENGTH
L1	N00° 22'01"E	33.00'
L2	S00° 22'01"W	33.00'

SCALE: 1"=60'

0 10 30 60

VICINITY MAP
 SECTION 14
 T3N, R2W

WADDELL ROAD
 175TH AVE
 CACTUS ROAD
 COTTON LANE

REGISTERED LAND SURVEYOR
 CERTIFICATE NO. 19820
 RON DRY
 04-04-16
 ARIZONA, U.S.A.
 EXPIRES 09/30/17

SPECIAL WARRANTY DEED 2009-0902671 M.C.R.
PARCEL No. 4
APN 502-04-002G

S89° 59'50"E 250.01'
 AREA: 8,250 SQ. FT.
 N89° 59'50"W 250.01'
 CACTUS ROAD

L1
 L2

POB
 POC SE COR SEC 14 T3N, R2W

50.00' 33.00'

COTTON LANE

S LINE SECTION 14

COTTON LANE

EXPIRES 09/30/17

RIGHT OF WAY ACQUISITION
SWD 20090902671 M.C.R.



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

PROJECT # 14010

DRAWN BY RCD

DATE 10-22-14

SHEET 1 OF 1

EXHIBIT D
JM DEED

When recorded return to:
City Clerk
City of Surprise, Arizona
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470

Exempt from filing an
Affidavit of legal value
A.R.S. §11-1134(A)(3)

DEED WITH POSSIBILITY OF REVERTER

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JM at CCL, L.L.C., an Arizona limited liability company ("Grantor"), hereby transfers and assigns to the CITY OF SURPRISE, an Arizona municipal corporation ("Grantee"), all of its right, title and interest in and to the following real property situated in Maricopa County, Arizona (the "Property"):

See Exhibit A attached hereto and by this reference made a part hereof;

including any and all water rights and all other rights, easements and privileges appurtenant to such Property.

Subject to all taxes and other assessments, patent reservations, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, declarations, obligations, liabilities or other matters of record or to which reference is made in the public record and any and all conditions, easements, encroachments, rights of way, or other restrictions which a physical inspection, or accurate survey of the Property would reveal.

Grantee, by its acceptance of this Deed, on its own behalf and on behalf of Grantee's successors and assigns, hereby acknowledges and agrees that the transfer and assignment evidenced by this Deed is subject to the existence of a Reversion (herein so-called) contained in this Deed.

It is the intent of Grantor to hereby transfer and assign to Grantee a determinable interest in and to the Property, subject to the following conditions. The property transfer made hereunder, and the estate of Grantee in and to the

Property, are subject to the "Condition Subsequent" (herein so called) that Grantee shall "substantially complete" construction of a temporary roadway to connect the previously installed portions of Cactus Road west of Cotton Lane and east of 175th Avenue (the "Temporary Roadway") on the Property pursuant to plans prepared by HilgartWilson LLC and sealed February 12, 2015 (the "Roadway Plans"), on or before April 20, 2017 (the "Completion Date"). For purposes of this Deed, "substantially complete" shall mean that both the City of Surprise Town Engineer and Ron Hilgart with HilgartWilson LLC certify to Grantor and Grantee that the Temporary Roadway has been completed in substantial conformance with the Roadway Plans. If the Temporary Roadway is not substantially complete on or before the Completion Date, this Deed shall be null and void and the Property and all of Grantee's right, title and interest transferred and assigned hereby will automatically revert to Grantor, effective as of April 21, 2017, without further action of any party (the "Reversion"). Title shall revert in Grantor in the manner in which title was originally transferred and assigned by Grantor, without and free of any intervening liens or interests of any kind, type or nature. If, however, Grantee substantially completes the Temporary Roadway pursuant to the Roadway Plans, on or before the Completion Date, then, upon the date of such substantial completion, Grantor's contingent future interest in the Property will immediately and automatically terminate and Grantee will hold title to the Property, without the possibility of Reversion to Grantor.

The foregoing to the contrary notwithstanding, Grantee, by its acceptance of this Deed, agrees to execute, acknowledge and deliver to Grantor, at the time of the Reversion if the same shall come to pass, such documents as shall be deemed reasonably necessary by Grantor or Grantor's then title insurer of the Property to evidence the revesting of title in and to Grantor as provided in this Deed. However, such obligation of Grantee shall not affect the Reversion held by Grantor which shall, to the fullest extent permitted by law, cause title to the Property to revert to and revert in Grantor without further action of any party if the Condition Subsequent is not timely satisfied.

Similarly, if the Condition Subsequent is timely satisfied, Grantor, at no cost or expense to Grantee, shall execute such other and further reasonable documents so as to clear title to the Property of the effect of the Reversion.

Time is of the essence of this Deed. Grantor warrants that all persons necessary to bind Grantor to this Deed have joined in the execution of this Deed.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed
this ____ day of May, 2016.

GRANTOR:

JM at CCL, L.L.C., an Arizona limited
liability company

By: J.M. Management Company, Inc.,
an Arizona corporation, Member

By: _____
R. Michael McQuaid
President

STATE OF ARIZONA)
) ss.
County of Maricopa)

On the ____ day of May, 2016, before me,
_____, a Notary Public in and for said
State, personally appeared R. Michael McQuaid, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person whose name
is subscribed to the within instrument and acknowledged to me that he executed
the same in his authorized capacity, and that by his signature on the instrument,
the person, or the entity upon behalf of which the person acted, executed the
instrument.

Notary Public in and for said State

My Commission Expires:

EXHIBIT "A"

DESCRIPTION

The following describes a strip of land, parallel to Cactus Road, which Grantor is severing from the parent parcel described in Special Warranty Deed 20090902671, Records of Maricopa County, Arizona.

A portion of the southeast quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at the southeast corner of said Section 14;

Thence North 89°59'50" West along the south line of said Section 14, a distance of 83.00 feet to the southeast corner of said real property and the POINT OF BEGINNING;

Thence continuing along said south line North 89°59'50" West 250.01 feet to the southwest corner of said real property;

Thence departing said south line along the west line of said real property North 00°22'01" East 33.00 feet;

Thence departing said west line South 89°59'50" East 250.01 feet to the east line of said real property;

Thence along said east line South 00°22'01" West 33.00 feet to the POINT OF BEGINNING.

End of description



EXPIRES 09-30-2017

EXHIBIT E
HilgartWilson Plans

TEMPORARY ROADWAY IMPROVEMENTS
City of Surprise – Cactus Road
CIP #21304

Prepared By	Description	Seal Date	Sheet No.
HilgartWilson, LLC	Cover Sheet	3/19/2015	PV01
HilgartWilson, LLC	Notes and Details	3/19/2015	PV02
HilgartWilson, LLC	Notes and Details	3/19/2015	PV03
HilgartWilson, LLC	Notes and Details	3/19/2015	PV04
HilgartWilson, LLC	Paving Plan and Profiles	3/19/2015	PV05
HilgartWilson, LLC	Paving Plan and Profiles	3/19/2015	PV06
HilgartWilson, LLC	Paving Plan and Profiles	3/19/2015	PV07
HilgartWilson, LLC	Notes	3/19/2015	ST08
HilgartWilson, LLC	Details	3/19/2015	ST09
HilgartWilson, LLC	Signage & Striping Plans	3/19/2015	ST10
HilgartWilson, LLC	Notes	3/19/2015	ST11
HilgartWilson, LLC	SWPPP Plan & Details	3/19/2015	SW12

WHEN RECORDED RETURN TO:

SURPRISE Clerk, City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374-74470

DAcactusCottonROW-39-1-1--,N

**DEVELOPMENT AGREEMENT REGARDING CACTUS ROAD RIGHT OF WAY AND
COTTON LANE RIGHT OF WAY**

THIS DEVELOPMENT AGREEMENT (this "Agreement") is entered into on this 12 day of May, 2016, by and between NWC COTTON LANE & CACTUS L.L.C. an Arizona limited liability company ("NWC"), JM at CCL, L.L.C., an Arizona limited liability company ("JM") and the CITY OF SURPRISE, an Arizona municipal corporation ("SURPRISE"). NWC, JM and SURPRISE are collectively referred to herein as the "Parties," or individually as the "Party."

RECITALS:

- A. NWC owns property on the north side of the Cactus Road alignment, located generally beginning approximately three hundred thirty-three feet (333') west of Cotton Lane and extending west approximately one thousand two hundred twenty-three feet (1,223') along said alignment in the City of Surprise, more particularly described on Exhibit A-1 and depicted on Exhibit A-2 attached to this Agreement and incorporated herein (the "NWC Property").
- B. JM owns property on the west side of Cotton Lane, located generally beginning approximately three hundred thirty-three feet (333') north of the Cactus Road alignment and extending north approximately one thousand feet (1,000') along Cotton Lane in the City of Surprise, more particularly described on Exhibit B-1 and depicted on Exhibit B-2 attached to this Agreement and incorporated herein (the "JM Property").
- C. Surprise intends to construct a road along the Cactus Road alignment between Cotton Lane and 175th Avenue. The Parties disagree as to the ownership of the properties which are being conveyed pursuant to this Agreement. The property being conveyed by NWC is legally described on Exhibit C and depicted on a map labeled Exhibit D, attached to this Agreement and incorporated by this reference, hereinafter ("NWC Transferred Property") and the property being conveyed by JM is legally described on Exhibit E and depicted on a map labeled Exhibit F (the "JM Transferred Property"). The NWC Transferred Property and the JM Transferred Property are collectively referred to as the "Transferred Properties." No Party makes any admissions regarding ownership of the Transferred Properties.

- D. At the request of Surprise, NWC and JM have agreed to transfer and assign to Surprise whatever respective right, title and interest they have in the Transferred Properties to facilitate the construction of a temporary road extending along Cactus Road to enhance the traffic flow in the area.
- E. The Parties intend this document to be a "Development Agreement" within the meaning of A. R. S. § 9-500.05.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and the mutual promises set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties state, confirm and agree as follows:

- 1.0 NWC's and JM's Duties and Obligations. NWC and JM agree to execute the respective deeds with a possibility of reverter in substantially the same form as that attached to this Agreement as Exhibit G-1 (the "NWC Deed") and G-2 (the "JM Deed") (collectively the "Deeds"). Surprise acknowledges that once the Deeds are delivered to Surprise, NWC and JM shall have no further obligations hereunder. NWC and JM agree to deliver the Deeds to Surprise contemporaneously with three executed copies of this Agreement; two of which shall be returned to NWC and JM upon execution by Surprise.
- 2.0 Surprise's Duties and Obligations.
- 2.1 Surprise intends to construct a temporary road to connect the previously installed portions of Cactus Road, west of Cotton Lane and east of 175th Avenue ("Temporary Roadway"). This construction is not intended to provide the permanent improvements that will be required as part of the ultimate development in the area, but is intended to assist the immediate traffic flows and facilitate current traffic needs until the surrounding property is developed and permanent road improvements can be made as part of future development. While Surprise has no duty to build a road on the NWC Transferred Property, the Parties agree that in the event Surprise does not substantially complete the Temporary Roadway pursuant to plans prepared by HilgartWilson L.L.C., more particularly described on Exhibit H and incorporated herein (the "Plans"), on or before April 20, 2017, title to the Transferred Properties will automatically revert to NWC and JM pursuant to the terms of their respective Deeds.
- 2.2 Surprise will remove the temporary roadway pavement layer described above at its own expense within thirty (30) days of receipt of written notice from NWC or its successor in interest, that it has submitted plans to Surprise for the development of all or a portion of the NWC Property, including a statement of its then concurrent intent to install the permanent roadway improvements. Prior to submitting such notice, NWC will submit its construction documents to Surprise

that includes plans for permanent improvements to Cactus Road as required in association with the proposed development adjacent to the NWC Property. The intent of this Section 2.2 is to have Surprise remove the Temporary Roadway immediately prior to NWC or its successor commencing its permanent improvements to Cactus Road as required in association with the proposed development adjacent to the NWC Property to minimize any traffic disruption caused by the construction of the permanent improvements. The City Engineer assigned to oversee removal of the temporary pavement layer will coordinate directly with the NWC general contractor before removal of existing paving.

2.3. Surprise acknowledges and affirms that the zoning classifications and regulations applicable to the NWC Property and the JM Property as described in Exhibit I, attached to this Agreement and incorporated by this reference, are excerpts from Surprise Ordinance 2010-13 (the "Ordinance") and are permanently and contractually vested with no further conditions required to be satisfied. There shall be no modifications to any of the provisions set forth in Exhibit I, which shall remain permanently and contractually vested upon execution and recording of this Agreement. This Section 2.3 regarding vesting shall survive the termination of this Agreement.

3.0 Termination, Default and Remedies. The Parties agree that this Agreement may terminate upon the occurrence of any of the following events:

3.1 Termination: Upon notice of Default from any Party and upon failure of Defaulting Party to cure this default within fifteen (15) days of receipt of notice pursuant to Section 4.10 of this Agreement, the Non-Defaulting Party may terminate this Agreement. Any notice of an Event of Default will specify the nature of the alleged breach and the manner in which said breach may be satisfactorily cured, if possible. The obligations of the Parties under this Agreement are several obligations, and not joint and several obligations.

3.2 Default. "Default" means any one of the following:

3.2.1. Failure or unreasonable delay by any Party to perform or otherwise act in accordance with any term or provision of this Agreement.

3.2.2. The issuance of an order of a court having jurisdiction over any of the parties for relief in any involuntary case commenced against the applicable Party as debtor under the Federal Bankruptcy Code or the entry of a court decree or order appointing a custodian, receiver, liquidator, assignee, trustee, or other similar official.

3.3 Remedies. Upon the occurrence of an "Event of Default," the non-defaulting party: (1) will have the remedy of specific performance; and (2) will have the right to terminate this Agreement. Notwithstanding the forgoing, in the event of any termination of this Agreement, the vesting of the provisions of the Ordinance set

forth in Exhibit I shall remain permanently and contractually vested.

4.0 General Provisions.

4.1 Choice of Law, Venue and Attorneys' Fees. The laws of the State of Arizona will govern any dispute, controversy, claim, or cause of action arising out of or related to this Agreement. The venue for any such dispute will be the Maricopa County Superior Court, Northwest Regional Center located in Surprise, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. The prevailing Party will be entitled to recover its reasonable attorneys' fees and other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, otherwise each Party will bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise.

4.2 Arbitration.

4.2.1 JURISDICTION. Surprise, NWC and JM acknowledge and agree that as between Surprise and NWC only, and between Surprise and JM only, all claims, disputes and other matters in question hereunder, including those subject to mandatory arbitration pursuant to A.R.S. § 12-133, shall be subject to arbitration as set forth below; provided, however, that the arbitrators shall have no power to change any of the provisions of this Agreement in any respect nor shall they have any power to make an award of reformation and the jurisdiction of the arbitrators is hereby expressly limited accordingly. In addition, this Section shall not be effective until such time as Surprise and NWC or Surprise and JM have exhausted any administrative remedies which are available to them.

4.2.2 REQUEST. Either Surprise or NWC, or either Surprise or JM may serve the other with a written request for arbitration which shall also specify the name and address of one person designated to act as arbitrator on behalf of that party. Within fifteen (15) days after the service of such request, the other party shall give to the first party written notice specifying the name and address of the person designated to act as arbitrator on its behalf. If the other party fails to so notify the first party within the time above specified, then the appointment of the second arbitrator shall be made by the American Arbitration Association ("AAA") pursuant to the AAA's Commercial Arbitration Rules (the "Rules") then in effect. The arbitrators chosen shall meet within ten (10) days after the second arbitrator is appointed and shall appoint a third arbitrator who shall be a competent, impartial person, and in the event of their being unable to agree upon such appointment within ten (10) days after the time aforesaid, the said arbitrator shall be selected by NWC and Surprise or JM and Surprise themselves if they can agree

thereon within a further period of fifteen (15) days. If NWC and Surprise or JM and Surprise do not so agree, then either NWC or Surprise, or JM or Surprise on behalf of both parties may request the AAA to appoint such third arbitrator. The person appointed shall be the third arbitrator. Each of the arbitrators chosen or appointed pursuant to this Article must be recognized in the Phoenix metropolitan area as having competence in the field of real estate development.

4.2.3 RULES. Said arbitration shall be conducted at a location in Surprise, Arizona.

4.2.4 DECISION. The arbitrators shall render their decision upon the concurrence of at least two arbitrators within thirty (30) days after the appointment of the third arbitrator. Their decision shall be in writing and counterpart copies shall be delivered to each of Surprise and NWC or each of Surprise and JM. A decision of the arbitrators may be appealed directly to the Superior Court of Maricopa County within sixty (60) days of the date of the decision. Such appeal shall be de novo as to any issues of law. Unless so appealed, such decision shall in all cases be final, binding and conclusive upon the parties and judgment upon the decision may be entered by any court having jurisdiction thereof.

4.2.5 FEES. Unless otherwise required by the decision of the arbitrators, each of Surprise and NWC or each of Surprise and JM shall pay the fees and expenses of the original arbitrator appointed by such party or in whose stead, as above provided, such arbitrator was appointed, and the fees and expenses of the third arbitrator, if any, shall be borne equally by Surprise and NWC or Surprise and JM. Each Party shall bear the expense of its own counsel, experts and preparation and presentation of proof.

4.3 Conflict of Interest. Pursuant to A.R.S. § 38-503 and § 38-511, no member, official, or employee of Surprise will have any personal interest, direct or indirect, in this Agreement, nor will any such member, official, or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any company, partnership, or association in which he or she is, directly or indirectly, interested. This Agreement is subject to cancellation pursuant to the terms of A.R.S. § 38-511.

4.4 Entire Agreement. This Agreement, together with the following Exhibits attached hereto and incorporated herein by this reference, constitutes the entire agreement between the Parties.

Exhibit A-1: Legal Description of the NWC Property

Exhibit A-2: Depiction of NWC Property

Exhibit B-1: Legal Description of JM Property

Exhibit B-2: Depiction of JM Property

<u>Exhibit C:</u>	Legal Description of the NWC Transferred Property
<u>Exhibit D:</u>	Depiction of NWC Transferred Property
<u>Exhibit E:</u>	Legal Description of JM Transferred Property
<u>Exhibit F:</u>	Depiction of JM Transferred Property
<u>Exhibit G-1:</u>	NWC Deed
<u>Exhibit G-2:</u>	JM Deed
<u>Exhibit H:</u>	HilgartWilson Plans
<u>Exhibit I:</u>	Zoning classifications and regulations applicable to the Property

- 4.5 All prior and contemporaneous agreements, representations and understandings of the Parties, oral or written are superseded by and merged in this Agreement.
- 4.6 Fair Interpretation. The Parties have been represented by counsel in the negotiation and drafting of this Agreement and this Agreement will be construed according to the fair meaning of its language. The rule of construction that ambiguities will be resolved against the Party who drafted a provision will not be employed in interpreting this Agreement.
- 4.7 Force Majeure. Except for payment for sums due, neither party will be liable to the other nor deemed in default under this Contract if and to the extent that such party's performance of this Contract is prevented by reason of force majeure. The term "*force majeure*" means an occurrence that is beyond the control of the party affected and occurs without its fault or negligence. Without limiting the foregoing, force majeure includes acts of God; acts of the public enemy; war; acts of terror, hate crimes affecting public order; riots; strikes; mobilization; labor disputes; civil disorders; fire; floods; lockouts, injunctions-intervention-acts, or failures or refusals to act by any government authority other than Surprise; events or obstacles resulting from a governmental authority's response to the foregoing; and other similar occurrences beyond the control of the party declaring force majeure which such party is unable to prevent by exercising reasonable diligence. The *force majeure* will be deemed to commence when the party declaring *force majeure* notifies, in writing, the other party of the existence of the *force majeure* and will be deemed to continue as long as the results or effects of the *force majeure* prevent the party from resuming performance in accordance with this Contract.
- 4.8 Further Documentation. The Parties agree in good faith to execute such further or additional instruments and documents and to take such further acts as may be reasonably necessary or appropriate to fully carry out the intent and purpose of this Agreement.
- 4.9 Good Standing; Authority. Each Party represents and warrants that it is a duly formed and legally valid existing entity under the laws of the State of Arizona with respect to NWC or JM, or a municipal corporation within Arizona with respect to Surprise, and that the individuals executing this Agreement on behalf

of their respective Party are authorized and empowered to bind the Party on whose behalf each such individual is signing.

- 4.10 Notices and Filings. All notices specifically required by this Agreement, excluding approvals, notices, or other communications made as part of the customary development processes of Surprise, must be given in writing and delivered personally or sent by United States Mail, postage pre-paid, return receipt requested, to:

SURPRISE:

City of Surprise, Arizona
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470
Attn: City Manager

NWC:

NWC COTTON LANE &
CACTUS, L.L.C., an Arizona
Limited Liability Company
1110 E. Missouri, #700
Phoenix, AZ 85014
Attn: Gary Davidson

JM

JM at CCL, L.L.C., an Arizona Limited
Liability Company
1110 E. Missouri, #700
Phoenix, AZ 85014
Attn: Gary Davidson

With copy
to:

City Attorney
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470

With copy to:

Paul E. Gilbert, Esq.
Beus Gilbert PLLC
701 North 44th Street
Phoenix, AZ 85008

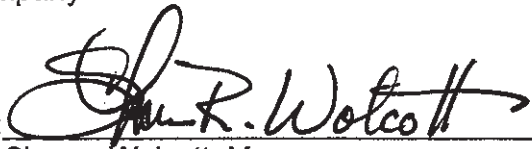
Any party may change the address or designated recipient by providing notice of such change in writing by notice duly given pursuant to this Section. Notices will be deemed received (A) when delivered to the party, (B) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage, or (C) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party will mean and refer to the date on which the party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice. In no event shall notices be transmitted electronically such as by text message, by facsimile or by email.

- 4.11 Proposition 207 Waiver. NWC and JM hereby waive and release Surprise from any and all claims under A.R.S. § 12-1134 et seq., including any right to compensation for reduction to the fair market value of their respective properties as a result of Surprise's approval of this Agreement. The terms of this waiver will run with the land and will be binding upon all subsequent land owners and will survive the expiration or earlier termination of this Agreement.
- 4.12 Recordation. This Agreement must be recorded in its entirety in the Official Records of Maricopa County, Arizona, not later than ten (10) days after its full execution by Surprise, NWC and JM. The Deeds shall not be recorded prior to recordation of this Agreement.
- 4.13 Term. With the exception of the permanently and contractually vesting of zoning pursuant to this Agreement, which shall survive the termination of this Agreement, this Agreement shall remain in effect until the first occurrence of one of the following events:
- 4.13.1 The reversion of Surprise's interest in land pursuant to either of the Deeds recorded in conformance with Section 1.0 of this Agreement.
 - 4.13.2 Termination of this Agreement pursuant to Section 3.0 of this Agreement.
 - 4.13.3 The Temporary Roadway is removed in accordance with Section 2.2 of this Agreement.
 - 4.13.4 May 3, 2026.
- 4.13 Time of the Essence. Time is of the essence in this Agreement and with respect to the performance required by each Party hereunder.
- 4.14 Waiver. No delay in exercising any right or remedy will constitute a waiver thereof, and no waiver of any breach will be construed as a waiver of any preceding or succeeding breach of the same or any other covenant, or condition of this Agreement. No waiver will be effective unless it is in writing and is signed by the Party asserted to have granted such waiver.

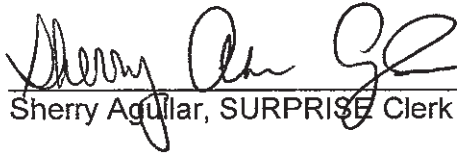
IN WITNESS WHEREOF, the parties have executed this Agreement on the date first set forth above:

"SURPRISE"

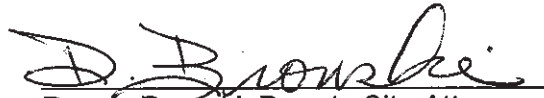
CITY OF SURPRISE, an Arizona municipal
company

By: 
Sharon Wolcott, Mayor

ATTEST:


Sherry Aguilar, SURPRISE Clerk

APPROVED AS TO FORM AND CONTENT


Donna Bronski, Deputy City Attorney

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 12 day of May, 2016, by Sharon Wolcott, the Mayor of the CITY OF SURPRISE, an Arizona municipal corporation.

Linda Broyles Stevens
Notary Public

My Commission Expires:

Feb. 7, 2020



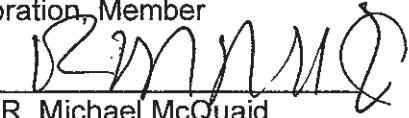
"NWC"

NWC Cotton Lane & Cactus, L.L.C., an Arizona limited liability company

By: JM Cactus and Cotton Lane, L.L.C., an Arizona limited liability company, Member

By: J.M. Management Company, Inc., an Arizona corporation, Member

By:


R. Michael McQuaid
President

By: G&D Cactus – C.L., L.L.C., an Arizona limited liability company, Member

By: Car-Del Limited Partnership, an Arizona limited partnership, Member

By: Germann-GFB II, L.L.C., an Arizona limited liability company, general partner

By:

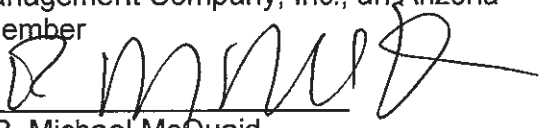

Gary D. Davidson, a married man dealing with his sole and separate property, Member

"JM"

JM at CCL, L.L.C., an Arizona limited liability company

By: J.M. Management Company, Inc., an Arizona corporation, Member

By:


R. Michael McQuaid
President

STATE OF ARIZONA)
) ss.
County of Maricopa)

On, the 11th day of May, 2016, before me,
Lisa Drews, a Notary Public in and for said State,
personally appeared R. Michael McQuaid, personally known to me (or proved to me on the
basis of satisfactory evidence) to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his authorized capacity,
and that by his signature on the instrument, the person, or the entity upon behalf of which
the person acted, executed the instrument.

Lisa Drews
Notary Public in and for said State

My Commission Expires:

12/31/17



LISA DREWS
Notary Public - Arizona
Maricopa County
Expires 12/31/2017

STATE OF ARIZONA)
) ss.
County of Maricopa)

On the 11th day of May, 2016, before me,
Lisa Drews, a Notary Public in and for said State,
personally appeared Gary D. Davidson, personally known to me (or proved to me on the
basis of satisfactory evidence) to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his authorized capacity,
and that by his signature on the instrument, the person, or the entity upon behalf of which
the person acted, executed the instrument.

Lisa Drews
Notary Public in and for said State

My Commission Expires:

12/31/17



LISA DREWS
Notary Public - Arizona
Maricopa County
Expires 12/31/2017

EXHIBIT A-1
Legal Description of the NWC Property

That part of the Southeast quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 14;

Thence North 89 degrees 59 minutes 50 seconds West, along the South line of said Section 14, a distance of 333.01 feet to the Point of Beginning;

Thence continuing North 89 degrees 59 minutes 50 seconds West, along said line, a distance of 1223.09 feet to a point that lies 1089.24 feet Easterly of the South quarter corner of said Section 14;

Thence North 0 degrees 00 minutes 10 seconds East, a distance of 381.90 feet;

Thence South 89 degrees 59 minutes 50 seconds East, a distance of 573.52 feet;

Thence North 0 degrees 59 minutes 10 seconds East, a distance of 633.80 feet;

Thence North 89 degrees 59 minutes 50 seconds West, a distance of 573.97 feet;

Thence North 0 degrees 00 minutes 10 seconds East, a distance of 316.90 feet;

Thence South 89 degrees 59 minutes 50 seconds East, a distance of 1484.01 feet;

Thence South 0 degrees 22 minutes 01 seconds West, along a line which lies 83 feet West of the East line of said Section 14, a distance of 999.62 feet;

Thence North 89 degrees 59 minutes 50 seconds West, a distance of 150.00 feet;

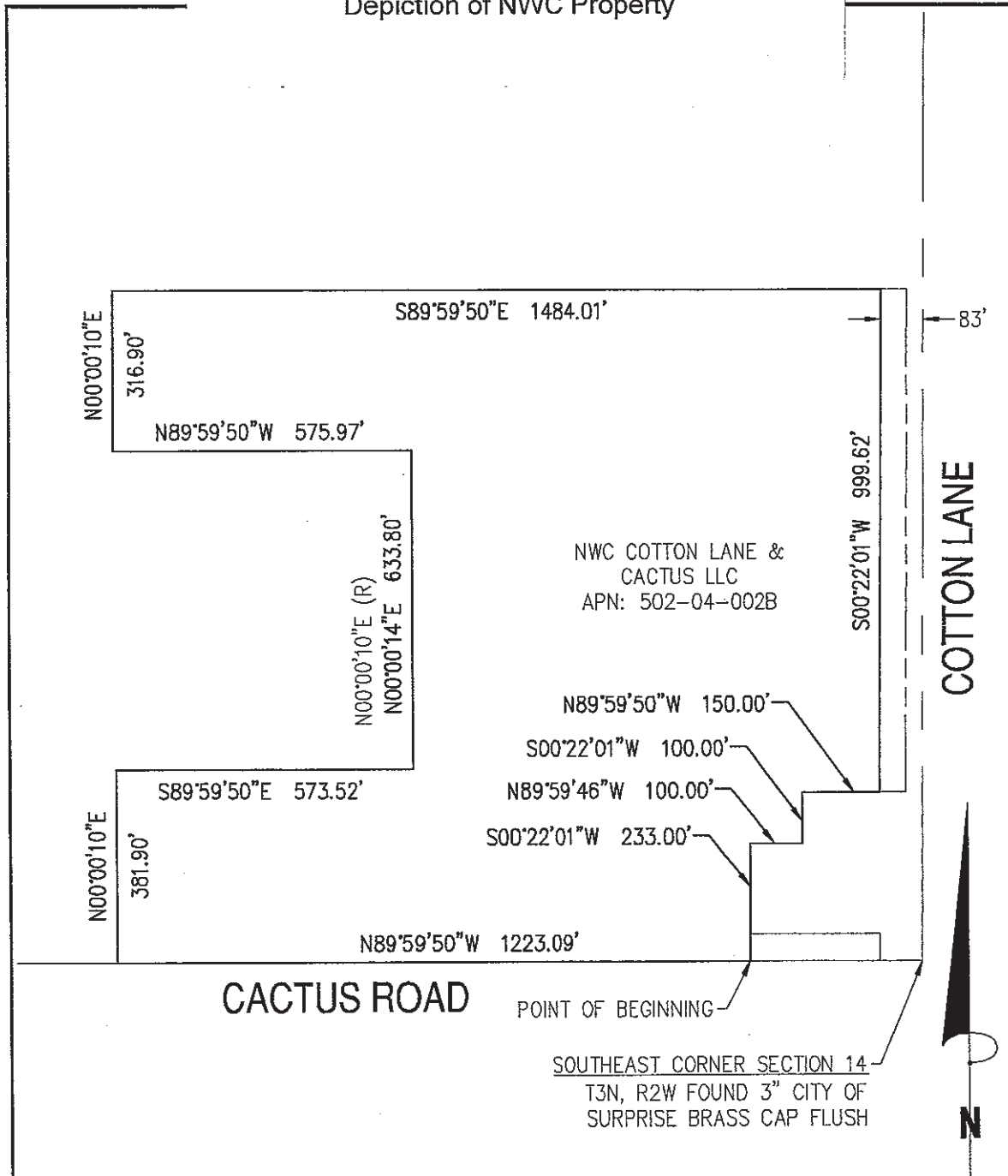
Thence South 0 degrees 22 minutes 01 seconds West, a distance of 100.00 feet;

Thence North 89 degrees 59 minutes 50 seconds West, a distance of 100.00 feet;

Thence South 0 degrees 22 minutes 01 seconds West, a distance of 233.00 feet to the Point of Beginning;

Except therefrom one-half of all the oil, gas and minerals in, on, or under the surface of said land, and all the rights of ownership therein.

EXHIBIT A-2
Depiction of NWC Property



NOTE: EXHIBIT FOR REFERENCE PURPOSES ONLY.

Bowman
CONSULTING

1295 West Washington Ste 108 Phone: (480) 629-8830
Tempe, Arizona 85281 www.bowmanconsulting.com

NWC PARCEL
SURPRISE, ARIZONA
EXHIBIT

JOB #	9547
DATE	5-2-16
SCALE	1"=200'
DRAWN	CDA
SHT	1 OF 1

EXHIBIT B-1
Legal Description of the JM Property

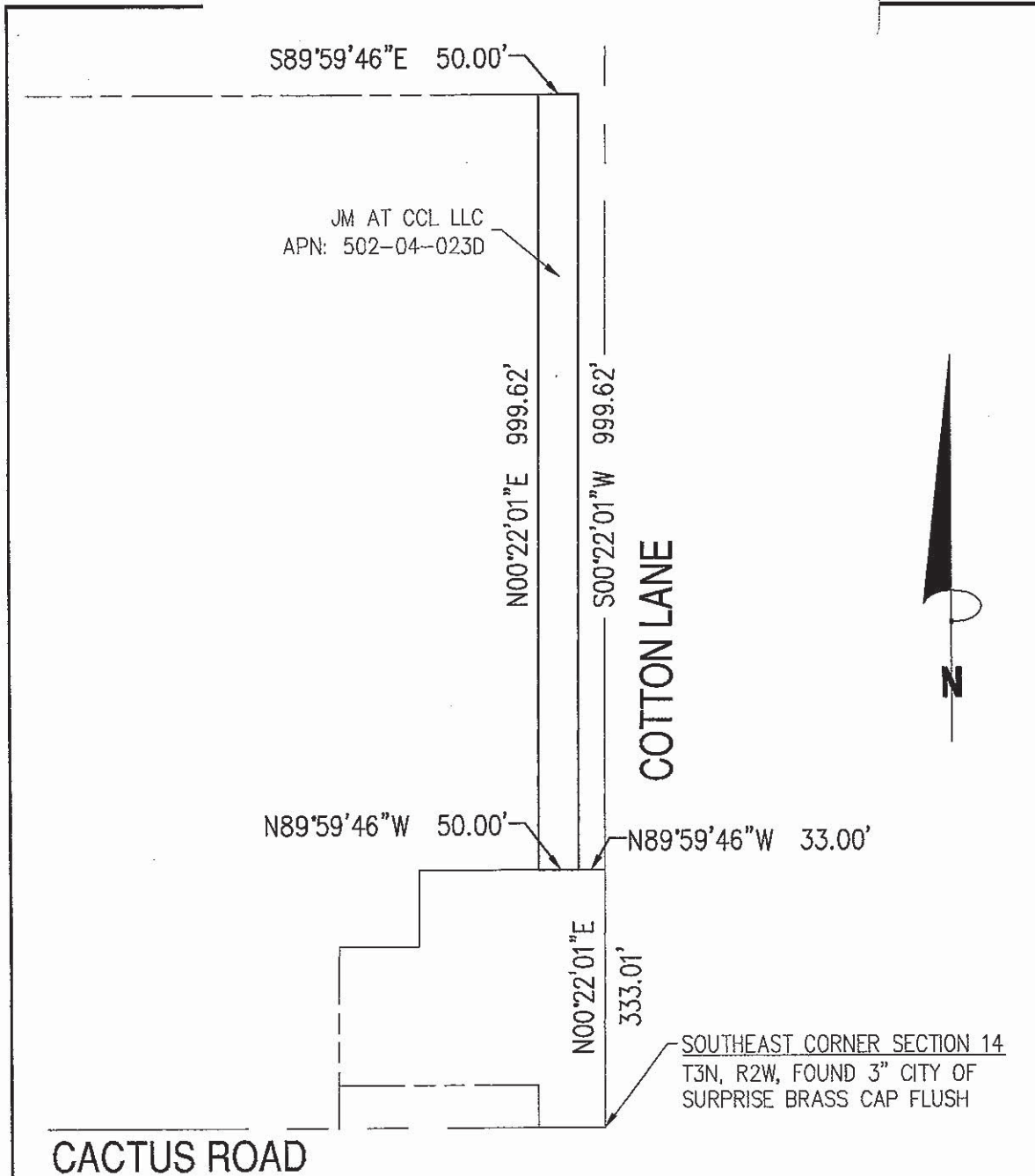
That portion of that certain 50.0 foot wide strip of land situated in the Southeast quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being that portion of that certain Parcel No. 1 described in Warranty Deed from Beardsley Land and Investment Company to the California, Arizona, and Santa Fe Railway Company recorded October 27, 1927, in Book No. 215 of Deeds, page 133 in and for said County;

Bounded on the North by the South line of that certain parcel of land described in Deed dated December 4, 2007 from Wiser Investments, LLC, an Arizona limited liability company, to Surp 77 LLC, an Arizona limited liability company, recorded December 7, 2007, as Document No. 20071291701, Official Records of Maricopa County, Arizona; and

Bounded on the South by the North line of that certain parcel of land described in Deed dated June 20, 2005 from BNSF Railway Company to I and I Development, LLC, recorded August 24, 2005 as Document No. 2005-1220904, Official Records of Maricopa County, Arizona; and

Except all coal, oil, gas, casing-head gas and all ores and minerals of every kind and nature including sand and gravel underlying the surface of the property, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structure on the surface of the property herein conveyed, provided, however, that Grantor expressly waives any right to use the surface of the first one hundred (100) feet of the subsurface of the property to explore for the minerals reserved.

EXHIBIT B-2
Depiction of the JM Property



NOTE: EXHIBIT FOR REFERENCE PURPOSES ONLY.

Bowman
CONSULTING
1295 West Washington Ste 108 Phone: (480) 629-8830
Tempe, Arizona 85281 www.bowmanconsulting.com

JM COTTON PARCEL
SURPRISE, ARIZONA
EXHIBIT

JOB #	9547
DATE	5-2-16
SCALE	1"=200'
DRAWN	CDA
SHT	1 OF 1

EXHIBIT C
Legal Description of NWC Transferred Property

DESCRIPTION

The following describes a strip of land, parallel to Cactus Road, which Grantor is severing from the parent parcel described in Special Warranty Deed 20090552092, Records of Maricopa County, Arizona.

A portion of the southeast quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at the southeast corner of said Section 14;

Thence North 89°59'50" West along the south line of said Section 14, a distance of 333.01 feet to the southeast corner of said real property and the POINT OF BEGINNING;

Thence continuing along said south line North 89°59'50" West 1223.09 feet to the southwest corner of said real property;

Thence departing said south line along the most southerly west line of said real property North 00°00'10" East 33.00 feet;

Thence departing said west line South 89°59'50" East 1223.30 feet to the most southerly east line of said real property;

Thence along said east line South 00°22'01" West 33.00 feet to the POINT OF BEGINNING.

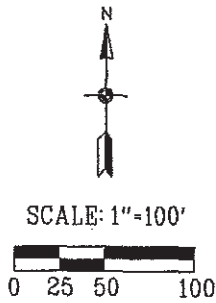
End of description



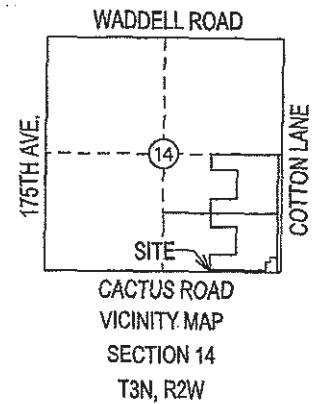
EXPIRES 09-30-2017

EXHIBIT D

Depiction of NWC Transferred Property



SPECIAL WARRANTY DEED
20090552092 M.C.R.
APN 502-04-002B



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00° 00'10"E	33.00'
L2	S00° 22'01"W	33.00'

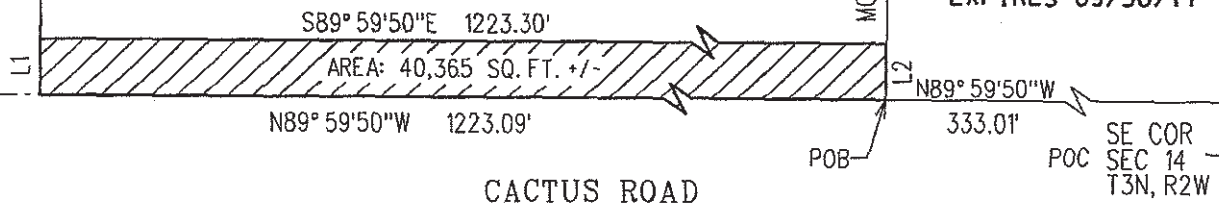
LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- M.C.R. MARICOPA COUNTY RECORDER
- APN ASSESSORS PARCEL NUMBER
-  RIGHT OF WAY AREA

MOST SOUTHERLY WEST PROPERTY LINE

MOST SOUTHERLY EAST PROPERTY LINE

COTTON LANE



RIGHT OF WAY
SWD 20090552092 M.C.R.



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

PROJECT # 14010

DRAWN BY RCD

DATE 10-22-14

SHEET 1 OF 1

EXHIBIT E
Legal Description of JM Transferred Property

DESCRIPTION

The East 33 feet of the South 1332.63 feet of the Southeast Quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, City of Surprise, Maricopa County, Arizona.

EXCEPT the south 333 feet.

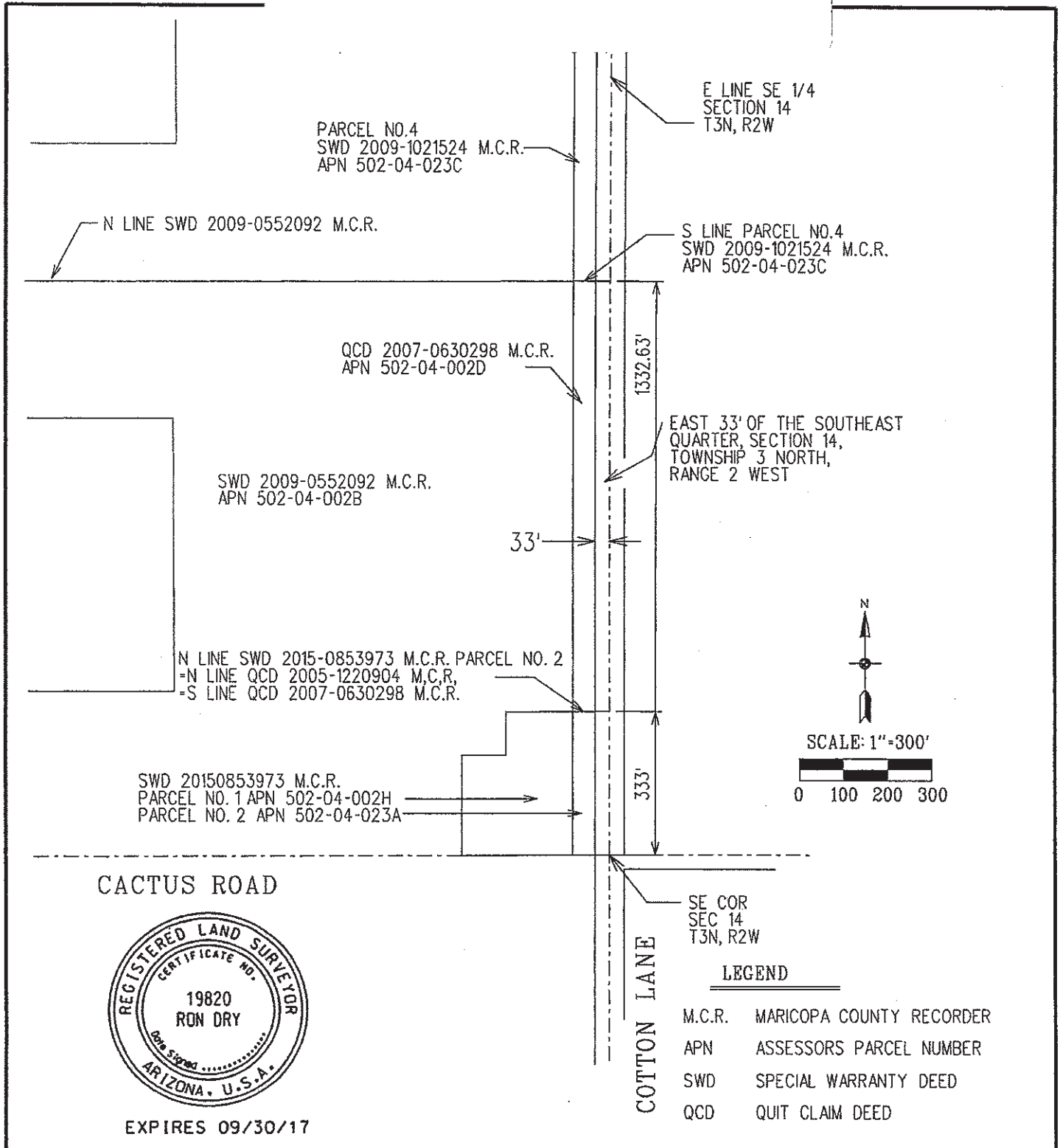
End of description



EXPIRES 09-30-2017

EXHIBIT F

Depiction of JM Transferred Property



			CITY OF SURPRISE LAND SURVEY DEPARTMENT	
PROJECT # 14010	DRAWN BY RCD	DATE 05-10-16	SHEET 1 OF 1	

EXHIBIT G-1
NWC Deed

When recorded return to:
City Clerk
City of Surprise, Arizona
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470

Exempt from filing an
Affidavit of legal value
A.R.S. §11-1134(A)(3)

DEED WITH POSSIBILITY OF REVERTER

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NWC COTTON LANE & CACTUS, L.L.C., an Arizona limited liability company ("**Grantor**"), hereby transfers and assigns to the CITY OF SURPRISE, an Arizona municipal corporation ("**Grantee**"), all of its right, title and interest in and to the following real property situated in Maricopa County, Arizona (the "**Property**"):

See **Exhibit A** attached hereto and by this reference made a part hereof;

including any and all water rights and all other rights, easements and privileges appurtenant to such Property.

Subject to all taxes and other assessments, patent reservations, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, declarations, obligations, liabilities or other matters of record or to which reference is made in the public record and any and all conditions, easements, encroachments, rights of way, or other restrictions which a physical inspection, or accurate survey of the Property would reveal.

Grantee, by its acceptance of this Deed, on its own behalf and on behalf of Grantee's successors and assigns, hereby acknowledges and agrees that the transfer and assignment evidenced by this Deed is subject to the existence of a Reversion (herein so-called) contained in this Deed.

It is the intent of Grantor to hereby transfer and assign to Grantee a determinable interest in and to the Property, subject to the following conditions. The property transfer made hereunder, and the estate of Grantee in and to the Property, are subject to the "**Condition Subsequent**" (herein so called) that Grantee shall "**substantially complete**" construction of a temporary roadway to connect the previously installed portions of Cactus Roads, west of Cotton Lane and east of 175th Avenue (the "Temporary Roadway") on the Property

pursuant to plans prepared by HilgartWilson LLC and sealed February 12, 2015 (the "**Roadway Plans**"), on or before April 20, 2017 (the "**Completion Date**"). For purposes of this Deed, "**substantially complete**" shall mean that both the City of Surprise Town Engineer and Ron Hilgart with HilgartWilson LLC certify to Grantor and Grantee that the Temporary Roadway has been completed in substantial conformance with the Roadway Plans. If the Temporary Roadway is not substantially complete on or before the Completion Date, this Deed shall be null and void and the Property and all of Grantee's right, title and interest transferred and assigned hereby will automatically revert to Grantor, effective as of April 21, 2017, without further action of any party (the "**Reversion**"). Title shall revert in Grantor in the manner in which title was originally transferred and assigned by Grantor, without and free of any intervening liens or interests of any kind, type or nature. If, however, Grantee substantially completes a Temporary Roadway pursuant to the Roadway Plans, on or before the Completion Date, then, upon the date of such substantial completion, Grantor's contingent future interest in the Property will immediately and automatically terminate and Grantee will hold title to the Property, without the possibility of Reversion to Grantor.

The foregoing to the contrary notwithstanding, Grantee, by its acceptance of this Deed, agrees to execute, acknowledge and deliver to Grantor, at the time of the Reversion if the same shall come to pass, such documents as shall be deemed reasonably necessary by Grantor or Grantor's then title insurer of the Property to evidence the reversioning of title in and to Grantor as provided in this Deed. However, such obligation of Grantee shall not affect the Reversion held by Grantor which shall, to the fullest extent permitted by law, cause title to the Property to revert to and revert in Grantor without further action of any party if the Condition Subsequent is not timely satisfied.

Similarly, if the Condition Subsequent is timely satisfied, Grantor, at no cost or expense to Grantee, shall execute such other and further reasonable documents so as to clear title to the Property of the effect of the Reversion.

Time is of the essence of this Deed. Grantor warrants that all persons necessary to bind Grantor to this Deed have joined in the execution of this Deed.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this
____ day of May, 2016.

GRANTOR:

NWC Cotton Lane & Cactus, L.L.C., an Arizona
limited liability company

By: JM Cactus and Cotton Lane, L.L.C., an
Arizona limited liability company, Member

By: J.M. Management Company, Inc., an
Arizona corporation, Member

By: _____
R. Michael McQuaid
President

By: G&D Cactus – C.L., L.L.C., an Arizona
limited liability company, Member

By: Car-Del Limited Partnership, an
Arizona limited partnership, Member

By: Germann-GFB II, L.L.C., an
Arizona limited liability
company, general partner

By: _____
Gary D. Davidson, a
married man dealing
with his sole and
separate property,
Member

STATE OF ARIZONA)
) ss.

County of Maricopa)

On the _____ day of May, 2016, before me,
_____, a Notary Public in and for said State,
personally appeared R. Michael McQuaid, personally known to me (or proved to me on
the basis of satisfactory evidence) to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his authorized capacity,
and that by his signature on the instrument, the person, or the entity upon behalf of which
the person acted, executed the instrument.

Notary Public in and for said State

My Commission Expires:

STATE OF ARIZONA)
) ss.

County of Maricopa)

On the _____ day of May, 2016, before me,
_____, a Notary Public in and for said State,
personally appeared Gary D. Davidson, personally known to me (or proved to me on the
basis of satisfactory evidence) to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his authorized capacity,
and that by his signature on the instrument, the person, or the entity upon behalf of which
the person acted, executed the instrument.

Notary Public in and for said State

My Commission Expires:

EXHIBIT "A"

DESCRIPTION

The following describes a strip of land, parallel to Cactus Road, which Grantor is severing from the parent parcel described in Special Warranty Deed 20090552092, Records of Maricopa County, Arizona.

A portion of the southeast quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at the southeast corner of said Section 14;

Thence North $89^{\circ}59'50''$ West along the south line of said Section 14, a distance of 333.01 feet to the southeast corner of said real property and the POINT OF BEGINNING;

Thence continuing along said south line North $89^{\circ}59'50''$ West 1223.09 feet to the southwest corner of said real property;

Thence departing said south line along the most southerly west line of said real property North $00^{\circ}00'10''$ East 33.00 feet;

Thence departing said west line South $89^{\circ}59'50''$ East 1223.30 feet to the most southerly east line of said real property;

Thence along said east line South $00^{\circ}22'01''$ West 33.00 feet to the POINT OF BEGINNING.

End of description



EXPIRES 09-30-2017

EXHIBIT G-2
JM DEED

When recorded return to:
City Clerk
City of Surprise, Arizona
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470

Exempt from filing an
Affidavit of legal value
A.R.S. §11-1134(A)(3)

DEED WITH POSSIBILITY OF REVERTER

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JM at CCL, L.L.C., an Arizona limited liability company ("Grantor"), hereby transfers and assigns to the CITY OF SURPRISE, an Arizona municipal corporation ("Grantee"), all of its right, title and interest in and to the following real property situated in Maricopa County, Arizona (the "Property"):

See Exhibit A attached hereto and by this reference made a part hereof;

including any and all water rights and all other rights, easements and privileges appurtenant to such Property.

Subject to all taxes and other assessments, patent reservations, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, declarations, obligations, liabilities or other matters of record or to which reference is made in the public record and any and all conditions, easements, encroachments, rights of way, or other restrictions which a physical inspection, or accurate survey of the Property would reveal.

Grantee, by its acceptance of this Deed, on its own behalf and on behalf of Grantee's successors and assigns, hereby acknowledges and agrees that the transfer and assignment evidenced by this Deed is subject to the existence of a Reversion (herein so-called) contained in this Deed.

It is the intent of Grantor to hereby transfer and assign to Grantee a determinable interest in and to the Property, subject to the following conditions. The property transfer made hereunder, and the estate of Grantee in and to the Property, are subject to the "Condition Subsequent" (herein so called) that Grantee shall "substantially complete" construction of a temporary roadway on Cactus Road west of Cotton Lane and east of

175th Avenue ("Temporary Roadway") pursuant to plans prepared by HilgartWilson LLC and sealed February 12, 2015 (the "Roadway Plans"), on or before April 20, 2017 (the "Completion Date"). For purposes of this Deed, "substantially complete" shall mean that both the City of Surprise Town Engineer and Ron Hilgart with HilgartWilson LLC certify to Grantor and Grantee that the Temporary Roadway has been completed in substantial conformance with the Roadway Plans. If the Temporary Roadway is not substantially complete on or before the Completion Date, this Deed shall be null and void and the Property and all of Grantee's right, title and interest transferred and assigned hereby will automatically revert to Grantor, effective as of April 21, 2017, without further action of any party (the "Reversion"). Title shall revert in Grantor in the manner in which title was originally transferred and assigned by Grantor, without and free of any intervening liens or interests of any kind, type or nature. If, however, Grantee substantially completes the Temporary Roadway pursuant to the Roadway Plans, on or before the Completion Date, then, upon the date of such substantial completion, Grantor's contingent future interest in the Property will immediately and automatically terminate and Grantee will hold title to the Property, without the possibility of Reversion to Grantor.

The foregoing notwithstanding, Grantee, by its acceptance of this Deed, agrees to execute, acknowledge and deliver to Grantor, at the time of the Reversion if the same shall come to pass, such documents as shall be deemed reasonably necessary by Grantor or Grantor's then title insurer of the Property to evidence the reversioning of title in and to Grantor as provided in this Deed. However, such obligation of Grantee shall not affect the Reversion held by Grantor which shall, to the fullest extent permitted by law, cause title to the Property to revert to and revert in Grantor without further action of any party if the Condition Subsequent is not timely satisfied.

Similarly, if the Condition Subsequent is timely satisfied, Grantor, at no cost or expense to Grantee, shall execute such other and further reasonable documents so as to clear title to the Property of the effect of the Reversion.

Time is of the essence of this Deed. Grantor warrants that all persons necessary to bind Grantor to this Deed have joined in the execution of this Deed.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this
____ day of May, 2016.

GRANTOR:

JM at CCL, L.L.C., an Arizona limited
liability company

By: J.M. Management Company, Inc., an
Arizona corporation, Member

By: _____
R. Michael McQuaid
President

STATE OF ARIZONA)
) ss.
County of Maricopa)

On the ____ day of May, 2016, before me, _____,
a Notary Public in and for said State, personally appeared R. Michael McQuaid,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person whose name is subscribed to the within instrument and acknowledged to me that
he executed the same in his authorized capacity, and that by his signature on the
instrument, the person, or the entity upon behalf of which the person acted, executed the
instrument.

Notary Public in and for said State

My Commission Expires:

DESCRIPTION

The East 33 feet of the South 1332.63 feet of the Southeast Quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, City of Surprise, Maricopa County, Arizona.

EXCEPT the south 333 feet.

End of description



EXPIRES 09-30-2017

EXHIBIT H
HilgartWilson Plans

TEMPORARY ROADWAY IMPROVEMENTS
City of Surprise – Cactus Road
CIP #21304

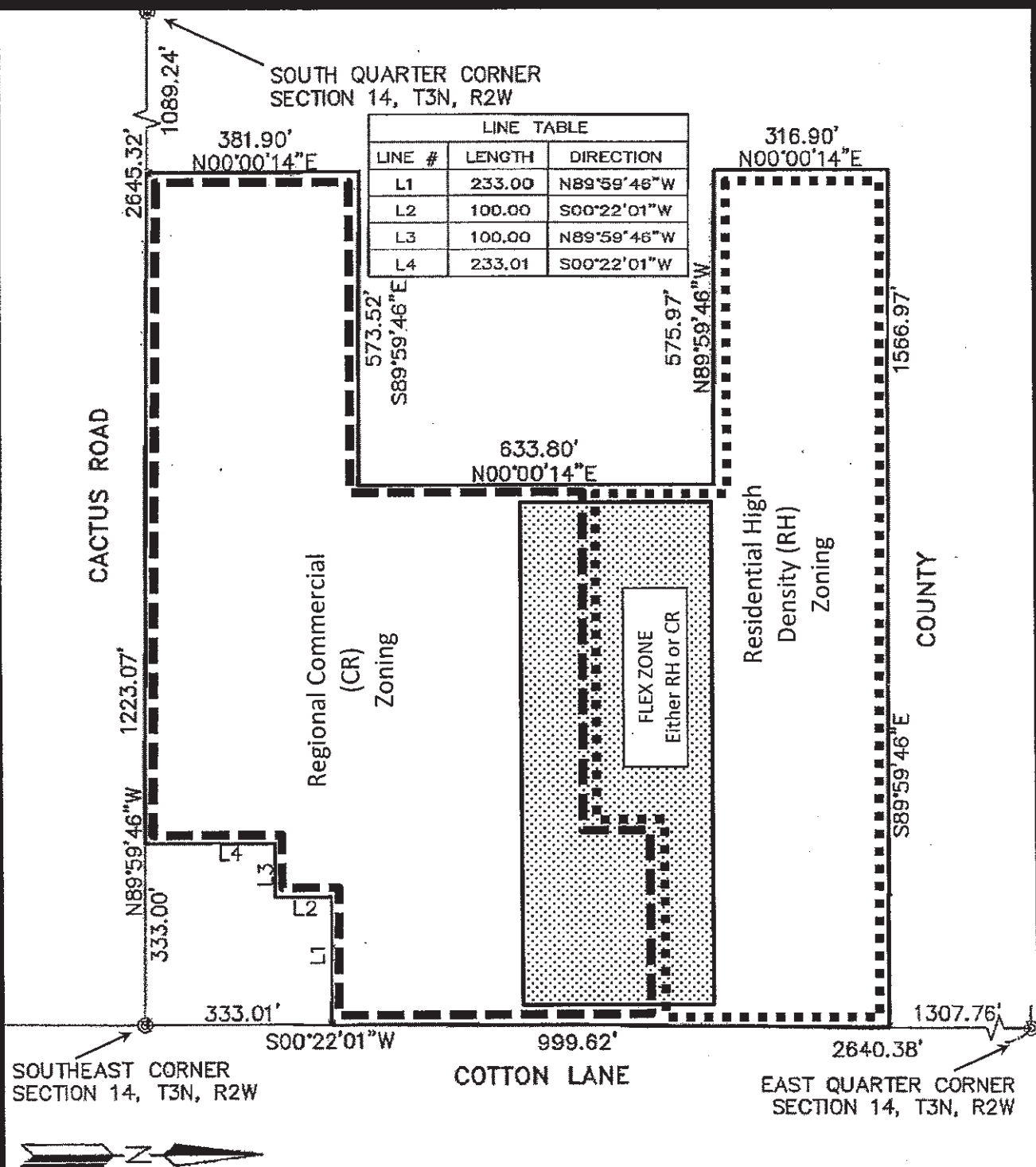
Prepared By	Description	Seal Date	Sheet No.
HilgartWilson, LLC	Cover Sheet	3/19/2015	PV01
HilgartWilson, LLC	Notes and Details	3/19/2015	PV02
HilgartWilson, LLC	Notes and Details	3/19/2015	PV03
HilgartWilson, LLC	Notes and Details	3/19/2015	PV04
HilgartWilson, LLC	Paving Plan and Profiles	3/19/2015	PV05
HilgartWilson, LLC	Paving Plan and Profiles	3/19/2015	PV06
HilgartWilson, LLC	Paving Plan and Profiles	3/19/2015	PV07
HilgartWilson, LLC	Notes	3/19/2015	ST08
HilgartWilson, LLC	Details	3/19/2015	ST09
HilgartWilson, LLC	Signage & Striping Plans	3/19/2015	ST10
HilgartWilson, LLC	Notes	3/19/2015	ST11
HilgartWilson, LLC	SWPPP Plan & Details	3/19/2015	SW12

EXHIBIT I
VESTED ZONING CLASSIFICATIONS AND REGULATIONS
APPLICABLE TO THE NWC PROPERTY AND THE JM PROPERTY

The following provisions from Ordinance 2010-13 shall be permanently and contractually vested pursuant to this Agreement.

Land Use Designation

As shown within the Land Use Plan, on the following page, the subject property is to be developed with a mix of commercial and high density residential. The southern 21.5 acres fall under the Regional Commercial (CR) Use District while the northern 15.5 acres fall under the Residential High Density (RH) Use District. As part of the PUD overlay, flexibility of the zoning boundaries is expected. The 7.25 acre area between the two zoning districts, as shown on the Land Use Plan, shall be designated a flex zone, where the proposed zoning boundaries can be finalized at the time of Site Plan Approval. As such, any modifications to the zoning boundaries that is within the designated flex zone shall be reviewed and approved by the Community Development Director. However, any increase to the area of land within the Residential High Density (RH) Use District shall not permit an increase to the maximum number of dwelling units beyond a total of 384 dwelling units.



NWC CACTUS ROAD AND COTTON LANE PUD
LAND USE PLAN

Development Standards

The below categories and values demonstrate the standards at which the subject property is entitled to be developed, with no further restrictions. For example, the residential may contain 384 units and the commercial may have buildings 45 feet in height. Neither Ordinance 2010-13, nor the Surprise Zoning Code in effect at the time of its adoption, contains regulations regarding lot coverage; therefore, there is no maximum lot coverage requirement.

Regional Commercial (CR)					
Minimum Lot Area	Minimum Lot Width	Minimum Front or Street Side Setback _{(1) (2)}	Minimum Side & Rear Setback ₍₁₎	Maximum Building Height	
N/A	N/A	20'	0' ₍₃₎₍₄₎	45' ₍₄₎	
Residential High Density (RH) ₍₅₎					
Maximum Number of Dwelling Units	Maximum Gross Density	Minimum Front or Street Side Setback _{(1) (2)}	Minimum Side & Rear Setback ₍₁₎	Maximum Building Height	Minimum Recreational Space per D/U
384	30	20'	15' ₍₄₎	72' _{(6 stories)₍₄₎}	30%

- (1) All setbacks are subject to the applicable adopted Building Codes.
- (2) Build-to-Lines are not required to be established for projects within this PUD. Minimum front and street side setbacks will be traditional and follow the table above.
- (3) A 20' minimum building setback is required for Commercial uses next to Multi-Family or Single-Family Attached Residential Zoning. A 45' minimum building setback is required for Commercial uses next to Single-Family Detached Residential Zoning.
- (4) When directly adjacent to Single-Family Detached Residential Zoning, for any commercial or residential building that exceeds a height of 35', the side and/or rear minimum setback shall have an additional distance of 1' for each 1' of building height above 35'.
- (5) These High Density Residential Development standards assume the property will develop as multi-family apartments. If a single-family attached product is developed, the minimum lot dimensions and setbacks shall be determined at the time of Preliminary Plat and/or Final Plat approval whichever comes first and shall be consistent with the Marketplace Character Pattern as described in Chapter 122 of the Surprise Municipal Code.

Land Uses

REGIONAL COMMERCIAL (CR) LAND USES As of the adoption of Ordinance 2010-13 on June 24, 2010		
USES	Permitted	Conditional Use Permit Required
Animal Hospitals, Clinic, and Boarding Facilities	Yes	
Equestrian Center, Stables, and Riding Academies	Yes	
Parks, Recreation, and Open Lands	Yes	
Hotels, Timeshares	Yes	
Model Home Complex	Yes	
Alcohol—Bar and/or Tavern, Microbrewery	Yes	
Alcohol—Beverage Retail Sales	Yes	
Ambulance Service	Yes	
Ammunition and Firearms Sales	Yes	
Animal Hotel/Overnight stay	Yes	
Banks	Yes	
Cemetery—Pets (limited to small animals)		Yes
Day Care Center—Child and/or Adult Care		Yes
Drive-Through Facilities	Yes	
Funeral Home, Mortuary	Yes	
Gunsmith		Yes
Home Improvement Center	Yes	
Linen/Uniform/Diaper Service (Pickup and Supply Only)	Yes	
Manufactured Home, Oversized Vehicle Sales, Service, or Storage		Yes
Massage—Therapeutic	Yes	

Medical Clinic or Laboratory	Yes	
Medical Hospital or Outpatient Facility	Yes	
Medical Office	Yes	
Mobile Vending	Yes	
Nursery (Growing, display, or sale of plant stock, seeds, or other horticultural items)	Yes	
Pawn Shop/Resale Stores	Yes	
Personal Services Establishment (A facility for the sale of personal services. Typical personal service uses include arts and craft studios, banks, barber/beauty shops, locksmith, shoe repair, tailors, photo studios, laundry, cleaning pickup and receiving station, safe deposit boxes, travel agencies, printing or copy shops, savings and loan, appliance repair)	Yes	
Restaurant—Sit-down (Principally for the sale and consumption of food on the premises)	Yes	
Restaurant, Convenience (Sale and consumption of food which has direct window service allowing customers to pick up food for off-premise consumption)	Yes	
Retail Shopping Establishment (Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, food, floor covering, home décor, toys, furniture, antiques, hardware, appliances, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. Food store uses include grocery, delicatessen, catering, and convenience and specialty foods stores. The retail shopping establishment use does not include other uses in this article that are specifically listed)	Yes	
Tattoo and/or Body Piercing Establishment	Yes	
Vehicle Fueling Stations	Yes	
Vehicle Service—Minor or Major Repair		Yes
Vehicle Washing Facilities	Yes	
Vehicle Sales—Large Scale (Facility for the display, service, and retail sale of new or used automobiles, boats, trucks, motorcycles,		Yes

motor scooters, recreational vehicles, or trailers)		
Vehicle Storage for Recreational Vehicles		Yes
Wholesale Shopping Establishment (Uses Listed Above in Retail Shopping Establishment)	Yes	
Wireless Communication Systems		Yes
Call Center	Yes	
Office	Yes	
Office/Warehouse—(Front Office Flex Space)	Yes	
Animal Shelter		Yes
Clubhouse, Private including Lodges	Yes	
Community Facilities or Public Meeting Hall	Yes	
Convention Facilities	Yes	
Fairground and/or Stadium		Yes
Library	Yes	
Post Office	Yes	
State Vehicle Inspection Station	Yes	
Utility Equipment Infrastructure	Yes	
Places of Worship	Yes	
Places of Worship (Less than 5,000 sq. ft.)	Yes	
School—University or College		Yes
School—Specialty or Trade		Yes
Amusement and/or Theme Park, Circus (permanent)		Yes
Athletic or Fitness Club, Commercial Recreation Facilities	Yes	
Athletic Fields—Non-commercial	Yes	
Archery Range-Indoor	Yes	
Bingo Parlor	Yes	

Bowling Alley, Dance Hall, Pool Hall	Yes	
Galleries, Auditoriums, Museums	Yes	
Golf Course, Driving Range, and Miniature Golf Facilities, Batting Cages	Yes	
Rifle and Pistol Range—Indoor Only	Yes	
Skateboard Track—Outdoor Commercial, Go-Cart Track, Driver Training		Yes
Skating Rink—Ice or Roller Skating	Yes	
Theater—Indoor including Dinner Theatres	Yes	
Theater—Outdoor including Drive-In and Amphitheaters		Yes
Video Games—Commercial	Yes	
Zoos, Exotic Animal Keeping		Yes
Bus Terminal	Yes	
Heliport		Yes
Passenger Depot		Yes
Retail—Office	Yes	
Retail—Residential/Office		Yes
Live-Work/Work-Live		Yes
Recycling—Indoor Collection Station-No Shredding		Yes
Warehousing—Mini		Yes

RESIDENTIAL HIGH DENSITY (RH) LAND USES As of the adoption of Ordinance 2010-13 on June 24, 2010		
USES	Permitted	Conditional Use Permit Required
Parks, Recreation, and Open Lands	Yes	
Assisted Living Facility	Yes	
Congregate Care Facility	Yes	
Bed and Breakfast Establishments		Yes
Group Home	Yes	
High Density Dwellings	Yes	
Model Home Complex	Yes	
Residential Setting Care Facility	Yes	
Cemetery or Mausoleum		Yes
Day Care Center—Child and/or Adult Care		Yes
Wireless Communication Systems		Yes
Community Facilities or Public Meeting Hall	Yes	
Library	Yes	
Places of Worship	Yes	
School—Pre-K through 12		Yes
Athletic or Fitness Club, Commercial Recreation Facilities	Yes	
Athletic Fields—Non-commercial	Yes	
Retail—Residential/Office—Residential/Retail	Yes	
Live-Work/Work-Live	Yes	



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Lindsey Duncan, Finance Director
Submitting Department:	Finance Dept	District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action accepting the right-of-way on north side of Greenway Rd between Litchfield Rd and Bullard Ave; Resolution #2017-52.

Motion:

I move to approve Resolution #2017-52.

Background:

The City of Surprise acquired right-of-way generally located on the north side of Greenway Rd between Litchfield Rd and Bullard Ave through a donation from the land owner. Prior to the donation, a perpetual non-exclusive easement was accepted by Resolution #2016-58 on April 5, 2016 which was then superseded by the conveyance of right-of-way through the settlement agreement with Surprise Center Development Company (SCDC) on May 5, 2016. This action will finalize the acceptance of the right-of-way and its value to increase the city's asset base according to standard accounting practice.

Objective Analysis:

To accept the right-of-way generally located on the north side of Greenway Rd between Litchfield Rd and Bullard Ave as a city capital asset.

Policy Compliant:

Surprise Municipal Code subsection 122-118(7)(b) requires the approval of the City Engineer for the acceptance of dedicated public areas. It is standard accounting practice for the City to increase its asset base through Council resolution for acquired capital assets of this nature.

Financial Impact:

The acceptance of right-of-way increases the City's asset base and adds to future maintenance commitments. The total acceptance value of the right-of-way included with this item is \$1,905,030.

Budget Impact:

Funding for right-of-way maintenance is included in street maintenance operational budget. The anticipated incremental additional maintenance expense associated with the acceptance of the right-of-way will be incorporated in future budgets.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this item.

ATTACHMENTS:

Click to download

- ☐ [Resolution # 2017-52](#)
 - ☐ [Acceptance Memo](#)
-

RESOLUTION # 2017-52

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, ACCEPTING RIGHT-OF-WAY AS A CITY ASSET, GENERALLY LOCATED ON THE NORTH SIDE OF GREENWAY ROAD BETWEEN LITCHFIELD ROAD AND BULLARD AVENUE.

WHEREAS, the Mayor and City Council of the City of Surprise approved Resolution #2016-58, accepting a drainage easement north of Greenway Road between Bullard Avenue and Litchfield Road on April 5, 2016;

WHEREAS, the drainage easement was superseded with the conveyance of 6.94 acres of right-of-way north of Greenway Road between Bullard Avenue and Litchfield Road through the settlement agreement with Surprise Center Development Company (SCDC), approved by Mayor and City Council of the City of Surprise on May 5, 2016;

WHEREAS, the deeds for the 6.94 acres of right-of-way have been conveyed to the City of Surprise through donation by SCDC;

WHEREAS, Surprise Municipal Code subsection 122-118(a)(6)(b) provides that the City may accept dedication of improved land and streets, easements and other public areas, only after the City Engineer has approved the construction and installation of such improvements, and only by separate resolution of the City Council;

WHEREAS, right-of-way owned by the City of Surprise qualifies as a capital asset and increases the city's asset base.

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

Section 1. It is hereby determined that right-of-way is for public and necessary purpose and is in the best interest of the citizens of the City of Surprise.

Section 2. The City of Surprise accepts the right-of-way land valuation, as approved by the City Engineer.

SIGNATURES TO FOLLOW ON THE NEXT PAGE

APPROVED AND ADOPTED this __day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



Public Works Department
Engineering Division
16000 North Civic Center Plaza
Surprise, Arizona 85374
Phone 623-222-6000

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 03/07/2017
Re: Right-of-Way located on north side Greenway Rd between Litchfield Rd and Bullard Ave

Engineering is required to review and approve costs for public areas.

The city has received 6.94 acres of right-of-way generally located on the north side of Greenway Ave between Litchfield Rd and Bullard Ave. The right-of-way was conveyed to the city by SCDC as a donation.

- The fair market value of the right-of-way has been determined to be \$1,905,030.



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Lindsey Duncan, Finance Director
Submitting Department:	Finance Dept	District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action accepting the right-of-way on south side of Peoria Avenue between Reems Road and Sarival Avenue; Resolution #2017-53.

Motion:

I move to approve Resolution #2017-53.

Background:

The City of Surprise entered into Intergovernmental Agreement (IGA) #C-91-11-229-M-00 with Maricopa County on April 12, 2011, under Resolution #2011-33, for roadway improvements on Peoria Ave from Sarival to Reems Rd. On February 21, 2017, the City of Surprise acquired right-of-way generally located on the south side of Peoria Ave between Sarival and Reems Rd through annexation under Ordinance #2017-06. This action will finalize the acceptance of the right-of-way and its value to increase the city's asset base according to standard accounting practice.

Objective Analysis:

To accept the right-of-way generally located on the south side of Peoria Ave between Reems Rd and Sarival Ave as a city capital asset.

Policy Compliant:

Surprise Municipal Code subsection 122-118(7)(b) requires the approval of the City Engineer for the acceptance of dedicated public areas. It is standard accounting practice for the City to increase its asset base through Council resolution for acquired capital assets of this nature.

Financial Impact:

The acceptance of right-of-way increases the City's asset base and adds to future maintenance commitments. The total acceptance value of the right-of-way included with this item is \$727,452.

Budget Impact:

Funding for right-of-way maintenance is included in street maintenance operational budget. The anticipated incremental additional maintenance expense associated with the acceptance of the right-of-way will be incorporated in future budgets.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this item.

ATTACHMENTS:

Click to download

- ☐ [Resolution #2017-53](#)
 - ☐ [Acceptance Memo](#)
 - ☐ [IGA](#)
 - ☐ [Ordinance](#)
-

RESOLUTION # 2017-53

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, ACCEPTING RIGHT-OF-WAY AS A CITY ASSET, GENERALLY LOCATED ON THE SOUTH SIDE OF PEORIA AVE BETWEEN REEMS ROAD AND SARIVAL AVENUE

WHEREAS, the Mayor and City Council of the City of Surprise approved Intergovernmental Agreement (IGA) #C-91-11-229-M-00 with Maricopa County for improvements to Peoria Ave from Sarival Avenue to Reems Road on April 12, 2011 with Resolution #2011-33;

WHEREAS, IGA #C-91-11-229-M-00 supports the widening of Peoria Ave from Sarival Avenue to Reems Road;

WHEREAS, under IGA #C-91-11-229-M-00 the City of Surprise is responsible for the annexation of right-of-way generally located on the south side of Peoria Ave between Reems Road and Sarival Avenue;

WHEREAS, the Mayor and City Council of the City of Surprise approved the right-of-way located in Maricopa County and dedicated to the public on February 21, 2017 with Ordinance #2017-06;

WHEREAS, through Ordinance #2017-06, the annexed right-of-way transferred ownership and maintenance to the City of Surprise;

WHEREAS, Surprise Municipal Code subsection 122-118(a)(6)(b) provides that the City may accept dedication of improved land and streets, easements and other public areas, only after the City Engineer has approved the construction and installation of such improvements, and only by separate resolution of the City Council;

WHEREAS, right-of-way owned by the City of Surprise qualifies as a capital asset and increases the city's asset base.

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

Section 1. It is hereby determined that right-of-way is for public and necessary purpose and is in the best interest of the citizens of the City of Surprise.

Section 2. The City of Surprise accepts the right-of-way land valuation, as approved by the City Engineer.

APPROVED AND ADOPTED this __ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



Public Works Department
Engineering Division
16000 North Civic Center Plaza
Surprise, Arizona 85374
Phone 623-222-6000

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 03/02/2017
Re: Right-of-Way located on south side Peoria Ave between Sarival and Reems

Engineering is required to review and approve costs for public areas.

The City has annexed 3.34 acres of right-of-way generally located on the south side of Peoria Ave between Reems Rd and Sarival Ave through Ordinance 2017-06 and agreed upon in IGA #C-91-11-229-M-00.

- The fair market value of the right-of-way has been determined to be \$727,452.

**OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER**

HELEN PURCELL

2011-0575204 07/12/2011 10:49a

C_91_11_229-7 -1-1- Hoyp

WHEN RECORDED RETURN TO:
Maricopa County Department of Transportation
Engineering and Planning Division

**INTERGOVERNMENTAL AGREEMENT
C-91-11-229-M-00**

**Between Maricopa County and City of Surprise
for
Improvements to Peoria Avenue from
Sarival Avenue to Reems Road**

**Approved by the Maricopa County Board of Supervisors
On the 8th Day of June, 2011**

**DO NOT REMOVE
This is part of the official document**

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

INTERGOVERNMENTAL AGREEMENT
BETWEEN MARICOPA COUNTY AND THE CITY OF SURPRISE
FOR IMPROVEMENTS TO PEORIA AVENUE
FROM SARIVAL AVENUE TO REEMS ROAD

(TT 003)

(C-91-11- 229-M-00)

This Intergovernmental Agreement (**Agreement**) is between the County of Maricopa, a political subdivision of the State, acting through the Maricopa County Department of Transportation, (**County**) and the City of Surprise, a municipal corporation (**City**). The County and City are collectively referred to as the **Parties** or individually as a **Party**.

This Agreement shall become effective as of the date it is approved by the Maricopa County Board of Supervisors and may be filed with the Maricopa County Recorder pursuant to Arizona Revised Statutes (A.R.S.) §11-952, as amended.

STATUTORY AUTHORIZATION

1. A.R.S. §11-251 and §§28-6701 et seq. authorize the County to layout, maintain, control and manage public roads within the County.
2. A.R.S. §§11-951 et seq. authorize public agencies to enter into Intergovernmental Agreements for the provision of services or for joint or cooperative action.

BACKGROUND

3. On July 29, 2010 the City made application to the Maricopa County Transportation Advisory Board for funding through the Special Project Fund in support of the widening of Peoria Avenue from Sarival Avenue to Reems Road.
4. Peoria Avenue is a major arterial road and is improved in certain sections as a

minor arterial.

5. The City plans to improve the north side of Peoria Avenue as part of a separate City-funded project. These planned improvements do not include improvements to the south side of Peoria Avenue from Greer Ranch Parkway to Reems Road.
6. The City requested \$360,000 in Special Project Fund monies for the design and construction of improvements to the south side of Peoria Avenue which will complete the roadway's minor arterial improvements (Project).
7. On September 21, 2010 the Transportation Advisory Board recommended to the County Board of Supervisors that funding from the Special Project Fund be provided in FY2011 in the amount of \$360,000 to support the project in the City.

PURPOSE OF THE AGREEMENT

8. The purpose of this Agreement is to identify and define the responsibilities of the County and City for the cost sharing, design, construction, construction management, rights-of-way acquisition, utility relocation, and annexation of the roadway.

TERMS OF THE AGREEMENT

9. Responsibilities of the County:

- 9.1 The County shall cooperate with the City in the completion of the Project.
- 9.2 The County shall remit payment to the City within 30 days of receipt of an invoice from the city for \$360,000.
- 9.3 The County shall issue permits at no cost to the City for work done on the Project within County jurisdiction.

10. Responsibilities of the City:

- 10.1 The City shall act as the lead agency for the Project consistent with City standards and complete any required utility coordination.
- 10.2 The City shall, upon completion of the Project, annex into the City's corporate limits all of that portion of Section 30 of T3N, R1W, Maricopa County, Arizona, lying between Surprise Ordinance No. 02-15 and Glendale Ordinance No. 1020.

10.3 The City shall, pursuant to A.R.S. §9-471, within sixty days after adoption of the annexation ordinance, deliver a copy of the adopted annexation ordinance to the Clerk of the County Board of Supervisors and to MCDOT c/o Public Works Real Estate Division, 2801 West Durango Street, Phoenix, 85009.

10.4 The City shall invoice the County for \$360,000 upon approval of the agreement by the County Board of Supervisors.

10.5 The City shall deliver a copy of the project bid award, when issued, to MCDOT c/o Intergovernmental Relations Branch, 2901 West Durango Street, Phoenix, 85009.

10.6 The City shall provide for the County a final accounting of all funds upon completion of the Project.

10.7 The City shall return any remaining funds upon completion of the Project.

GENERAL TERMS AND CONDITIONS

11. By entering into this Agreement, the Parties agree that to the extent permitted by law, each Party will indemnify and save the other Parties harmless, including any of the Parties' departments, agencies, officers, employees, elected officials or agents, from and against all loss, expense, damage or claim of any nature whatsoever which is caused by any activity, condition or event arising out of the performance or nonperformance by the indemnifying Party of any of the provisions of this Agreement. By entering into this Agreement, each Party indemnifies the other against all liability, losses and damages of any nature for or on account of any injuries or death of persons or damages to or destruction of property arising out of or in any way connected with the performance or nonperformance of this Agreement, except such injury or damage as shall have been occasioned by the negligence of that other Party. The damages which are the subject of this indemnity shall include but not be limited to the damages incurred by any Party, its departments, agencies, officers, employees, elected officials or agents. In the event of an action, the damages which are the subject of this indemnity shall include costs, expenses of litigation and reasonable attorney's fees.
12. This Agreement shall become effective as of the date it is approved by the Maricopa County Board of Supervisors and may be recorded with the Maricopa County Recorder, and remain in full force and effect until all stipulations previously indicated have been satisfied except that it may be amended upon written Agreement by all Parties. Any Party may terminate this Agreement upon furnishing the other Parties with a written notice at least thirty (30) days prior to the effective termination date.

13. This Agreement shall be subject to the provisions of A.R.S. § 38-511.
14. The Parties warrant that they are in compliance with A.R.S. § 41-4401 and further acknowledge that:
 - 14.1 Any contractor or subcontractor who is contracted by a Party to perform work on the Project shall warrant their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with A.R.S. § 23-214(A), and shall keep a record of the verification for the duration of the employee's employment or at least three years, whichever is longer;
 - 14.2 Any breach of the warranty, shall be deemed a material breach of the contract that is subject to penalties up to and including termination of the contract;
 - 14.3 The Parties retain the legal right to inspect the papers of any contractor or subcontractor employee who works on the Project to ensure that the contractor or subcontractor is complying with the warranty above and that the contractor agrees to make all papers and employment records of said employee available during normal working hours in order to facilitate such an inspection;
 - 14.4 Nothing in this Agreement shall make any contractor or subcontractor an agent or employee of the Parties to this Agreement.
15. The Parties warrant that they do not have scrutinized business operations in Sudan or Iran, as prohibited by ARS § 35-391.06 and § 35-393.06, and further acknowledge that any contractor or subcontractor who is contracted by a party to perform work on the Project shall warrant that they do not have scrutinized business operations in Sudan or Iran.
16. Each Party in this Agreement warrants that neither it nor any contractor or vendor under contract with the Party to provide goods or services toward the accomplishment of the objectives of this Agreement are suspended or debarred by any federal agency which has provided funding that will be used in the Project described in this Agreement.
17. This Agreement does not imply authority to perform any tasks, or accept any responsibility, not expressly stated in this Agreement.
18. This Agreement does not create a duty or responsibility unless the intention to do so is clearly and unambiguously stated in this Agreement.
19. This Agreement shall not be modified or extended except by written instrument adopted under the requirements for adopting a new agreement.

20. This Agreement does not grant authority to control the subject roadway, except to the extent necessary to perform the tasks expressly undertaken pursuant to this Agreement.
21. Any funding provided for in this Agreement, other than in the current fiscal year, is contingent upon being budgeted and appropriated by the Maricopa County Board of Supervisors and the Surprise City Council in such fiscal year.
22. This Agreement has been arrived at by negotiation and shall not be construed against any Party or against the Party who prepared the last draft.
23. Unless otherwise lawfully terminated by the Parties, this Agreement shall expire upon the completion and acceptance of the Project and the fulfillment of all terms of the Agreement.

End of Agreement - Signature Pages Follow

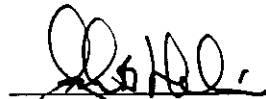
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement.

MARICOPA COUNTY

CITY OF SURPRISE

Recommended by:

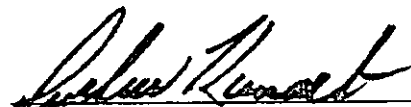
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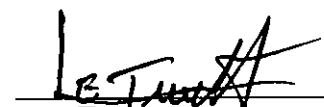

John B. Hauskins, P.E. 10-19-2010
Transportation Director Date


Robert Beckley 03-01-11
Public Works Director Date

Approved and Accepted by:

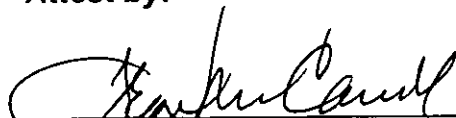
Approved and Accepted by:

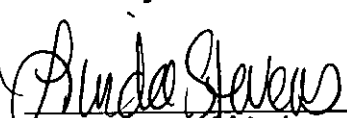

Don Stapley, Chairman JUN 28 2011
Board of Supervisors Date


Lyn Truitt 5/5/11
Mayor Date

Attest by:

Attest by:


Frank Canfield JUN 28 2011
Clerk of the Board 060811 Date


Linda Stevens 5/11/11
City Clerk (Deputy) Date

APPROVAL OF ATTORNEY FOR BOS AND CITY ATTORNEY

I hereby state that I have reviewed the proposed Intergovernmental Agreement and declare the Agreement to be in proper form and within the powers and authority granted to the Parties by their respective governing bodies under the laws of the State of Arizona.


David Benton June 23 2011
Attorney for BOS Date


City Attorney 5/10/11
Date



CITY OF SURPRISE
Main Agenda

#3

April 12, 2011 @ 6:00:00 PM

+ Back Print

Council Meeting Date: April 12, 2011

Contact Person: Robert Beckley, Public Works

Submitting Department: Public Works

District: 3

Staff Recommendations: Approve

Consent x

Regular

Public Hearing

Report/Discussion

Agenda Wording:

Consideration and action on Resolution No. 2011-33 an Intergovernmental Agreement (IGA) with Maricopa County Department of Transportation (MCDOT) with regards to the improvement of the Peoria Avenue from Greer Ranch Parkway to Reems Road.

Motion:

I move to approve to approve Resolution 2011-33.

Background:

The City of Surprise submitted an application to Maricopa County Department of Transportation (MCDOT) for funding the improvements from the Transportation Advisory Board (TAB) Special Projects Funds for the South side of Peoria Avenue between Greer Ranch Parkway and Reems Road. The request for funding in the amount of \$360,000 was approved by MCDOT. The IGA authorizes the City to be the lead on the project and as part of the authorization of funds by MCDOT the City will annex and ultimately maintain and operate the areas of improves that are currently in the County.

In conjunction with the MCDOT funding, the City of Surprise has improvement plans for the north side of Peoria Avenue between Sarival and Reems Road. These plans were prepared by the Greer Ranch developer as part of the development agreement and based on the construction cost estimate the developer will either elect to provide an in lieu payment to the City to build the roadway or may choose to bid and construct the roadway on their own.

Currently, Peoria Avenue is improved in certain sections. Specifically the existing south side of Peoria Avenue between Sarival Avenue and Greer Ranch Parkway is developed with two eastbound lanes, curb, gutter, sidewalk, and landscaping with a continuous right turn lane. Continuing to the east, between Greer Ranch Parkway and Reems Road; Peoria Avenue is the existing single eastbound lane and the pavement in this section is the typical old county road. Along the north side of Peoria Avenue, between Sarival Avenue and Reems Road, it consists of one single westbound lane.

Financial Impact Statement:

The Peoria Avenue improvement project will be brought before the Mayor and Council for approval during the FY2012 budget process.

ATTACHMENTS:**Click to download**☐ MCDOT_IGA☐ Resolution #2011-33

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

=====

City Clerk's Office only

Council Action**Motion/Second:**

Truitt	_____
Wolcott	_____
Alton	_____
Williams	_____ <u>S</u> _____
Villanueva	_____
Woodard	_____
Hall	_____ <u>m</u> _____

Results:

For	_____ <u>7</u> _____
Against	_____ <u>0</u> _____
Passed	_____ <u>✓</u> _____
Failed	_____
Continue	_____
Tabled	_____
Absent	_____

RESOLUTION # 2011-33

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
SURPRISE, ARIZONA, APPROVING THE INTERGOVERNMENTAL
AGREEMENT BETWEEN THE CITY OF SURPRISE AND THE DEPARTMENT
OF TRANSPORTATION OF MARICOPA COUNTY PERTAINING TO
IMPROVEMENTS TO PEORIA AVENUE FROM SARIVAL ROAD TO REEMS
ROAD.**

WHEREAS, pursuant to Arizona Revised Statutes § 11-951, *et seq.*, the City of Surprise has the authority to enter into intergovernmental agreements with other governmental entities; and,

WHEREAS, the parties desire to enter into this agreement so the City can improve and widen portions of Peoria Avenue within the City's boundaries; and,

WHEREAS, Maricopa County will contribute to the improvements to Peoria Avenue by contributing to the City \$360,000 from the County's Special Project Fund; and,

WHEREAS, the City will serve as the lead agency for the improvements to Peoria Avenue.

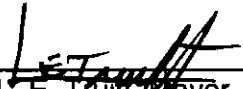
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Surprise, Arizona, as follows.

Section 1. The intergovernmental agreement between the City of Surprise and the Department of Transportation of Maricopa County for the Peoria Avenue improvements project, is hereby approved.

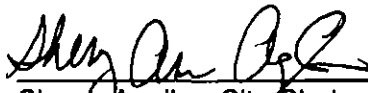
Section 2. The City Manager is hereby directed to execute the intergovernmental agreement on behalf of the City.

[SIGNATURES APPEAR ON THE NEXT PAGE.]

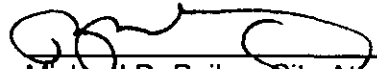
APPROVED AND ADOPTED this 12 day of April, 2011.


L. E. Truitt, Mayor

Attest:


Sherry Aguilar, City Clerk

Approved as to form:


Michael D. Bailey, City Attorney

Yeas: Mayor Truitt, Vice Mayor Hall, Council Members; Alton, Wolcott, Williams, Woodard and Villanueva

Nays: _____

ORDINANCE 2017-06

AN ORDINANCE OF THE CITY OF SURPRISE, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA MARICOPA COUNTY, STATE OF ARIZONA BY ANNEXING A PORTION OF PEORIA AVENUE, EAST OF SARIVAL AVENUE AND WEST OF REEMS ROAD PURSUANT TO THE PROVISIONS OF ARIZONA REVISED STATUTES § 9-471 AND AMENDMENTS THERETO, BY ANNEXING CERTAIN ROADWAY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF SURPRISE.

WHEREAS, Arizona law establishes a simplified procedure for annexing roadway in A.R.S. § 9-471 (N);

WHEREAS, the real property described in Exhibit A, attached hereto and incorporated herein by reference, and as illustrated on the map attached hereto as Exhibit B, which is likewise incorporated herein, is right-of-way (hereafter "right-of-way") dedicated to the public and located in Maricopa County;

WHEREAS, the City of Surprise, Arizona is desirous of extending and increasing the corporate limits of the City of Surprise, Arizona to include the right-of-way;

WHEREAS, the right-of-way is adjacent to the existing corporate limits of the City of Surprise, Arizona for the entire length of the proposed annexation;

WHEREAS, through this Ordinance, the Mayor and Council is requesting the governing body of Maricopa County, Arizona to give its mutual consent to the annexation of this right-of-way located within Maricopa County, Arizona; and

WHEREAS, by adoption of this ordinance, it is the intent and desire of the Mayor and Council of the City of Surprise, Arizona, to annex the right-of-way to the City of Surprise, Arizona, and to give their mutual consent thereto.

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

SECTION 1. That, subject to the concurrence of the Board of Supervisors of Maricopa County, Arizona, the territory in the Maricopa County right-of-way as described in Exhibits A and B attached hereto is hereby annexed to the City of Surprise, Arizona, and that the present corporate limits of the City of Surprise, Arizona are hereby extended and increased to include the Maricopa County right-of-way described in Exhibits A and B attached hereto, all of which such right-of-way is contiguous for the entire length thereof to the present corporate limits of the City of Surprise, Arizona.

SECTION 2. That a copy of this Ordinance, together with an accurate map of the territory hereby annexed, be forthwith filed and recorded in the office of the County Recorder of Maricopa County, Arizona.

SECTION 3. The annexation herein provided for shall become effective upon the last of the following to occur:

1. The effective date of this Ordinance, in the manner prescribed by law, or
2. The date that the consent of the governing body of Maricopa County, Arizona consenting the annexation herein enacted shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Surprise, Arizona this _____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT "A"

DESCRIPTION

PEORIA AVENUE ANNEXATION

A portion of Section 30 Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

BEGINNING at the northeast corner of said Section 30 being also the southeast corner of that real property as described in the City of Surprise Annexation Ordinance 02-15 as recorded in Instrument 2002-1392213, records of said County;

Thence along the east line of said Section 30 South $00^{\circ}11'40''$ East 30.00 feet to a point on the north line of that real property as described in the City of Glendale Annexation Ordinance 1020 as recorded in Docket 12843 Page 767, records of said County;

Thence along said north line North $89^{\circ}06'17''$ West 2640.22 feet to a point on the north-south midsection line of said Section 30;

Thence continuing along said north line North $89^{\circ}11'11''$ West 2210.72 feet to a point on the west line of said Section 30;

Thence along said west line North $00^{\circ}05'17''$ East 30.00 feet to the Northwest corner of said Section 30 being the southwest corner of the aforementioned City of Surprise Annexation Ordinance 02-15;

Thence along the north line of said Section 30 and the south line of said Ordinance 02-15 South $89^{\circ}11'11''$ East 2210.55 feet to the north quarter corner of said Section 30;

Thence continuing along said north line and said south line South $89^{\circ}06'17''$ East 2640.34 feet to the POINT OF BEGINNING.

Containing 3.34 acres, more or less.

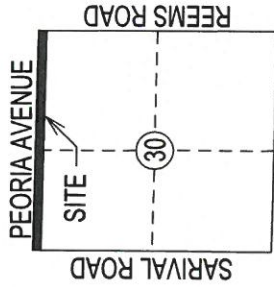
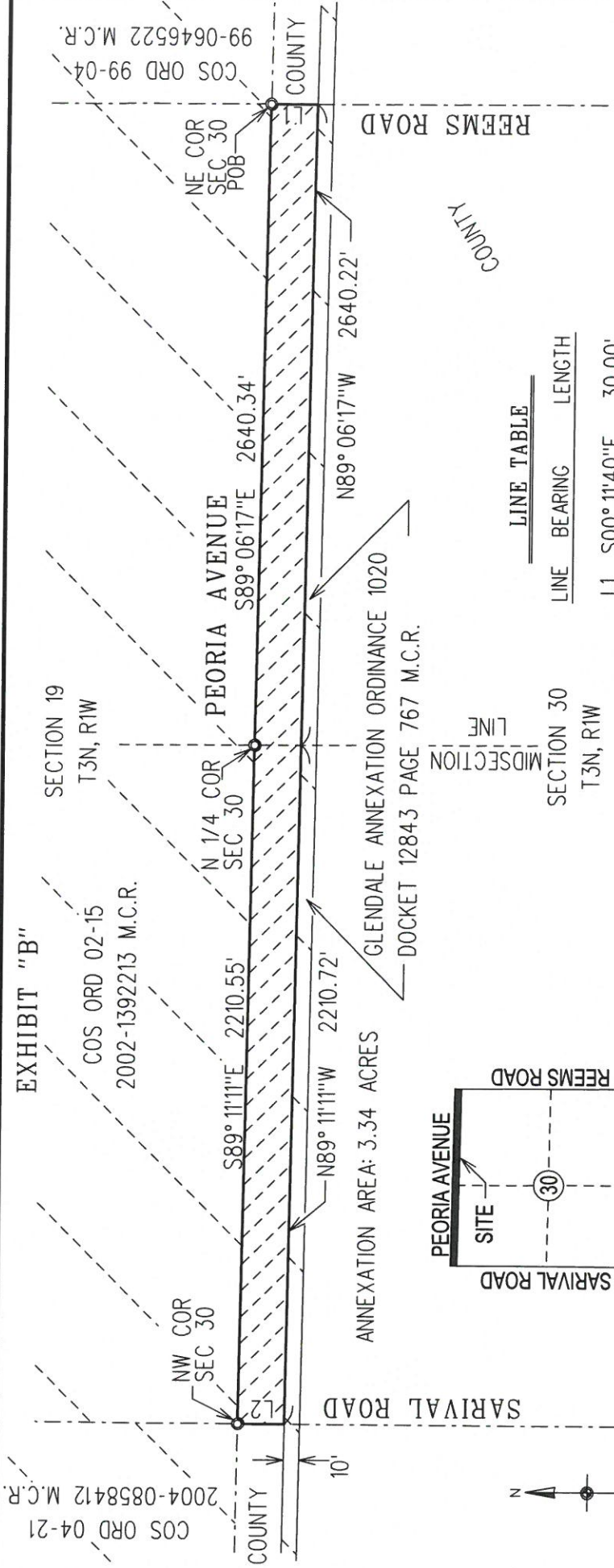
Attached is EXHIBIT "B" and by this reference is made a part hereof.

End of description



EXPIRES 09-30-2017

EXHIBIT "B"



NOT TO SCALE

COUNTY

VICINITY MAP
SECTION 30
T3N, R1W

BASIS OF BEARINGS

Maricopa County Low Distortion Projection
 Linear unit: International foot
 Geodetic Datum: NAD 1983
 Projection type: Lambert Conformal Conic (single parallel)
 Latitude of origin: 33° 15'00"N
 Central meridian: 112° 15'00" W
 False northing: 1,500,000.000 ift
 False Easting: 2,500,000.000 ift
 Standard parallel scale: 1.000045 (exact)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00° 11'40"E	30.00'
L2	N00° 05'17"E	30.00'

LEGEND

- POB POINT OF BEGINNING
- M.C.R. MARICOPA COUNTY RECORDER
- COS CITY OF SURPRISE
- ORD ANNEXATION ORDINANCE
- SUBJECT ANNEXATION
- EXISTING ANNEXATIONS



EXPIRES 09/30/17



CITY OF SURPRISE
 LAND SURVEY DEPARTMENT
 16000 N. CIVIC CENTER PLAZA
 SURPRISE AZ. 85374

PEORIA AVENUE ANNEXATION

PROJECT # 16030	DRAWN BY RCD	DATE 11-07-16	SHEET 1 OF 1
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CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Lindsey Duncan, Finance Director
Submitting Department:	Finance Dept	District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to amending the FY2017 budget by reallocating appropriations for various development impact fee funds and adjusting budget authority pertaining to same; Resolution #2017-47.

Motion:

I move to approve Resolution #2017-47.

Background:

The City of Surprise collects development impact fees to serve future development. With the adoption of Arizona Revised Statutes (ARS) 9-463-05 in 2011, which took effect in 2014, additional impact fee funds were created to house the fees collected based on the new legislative requirements. Collecting fees to serve future development also includes reimbursement obligations to developers for infrastructure constructed and accepted by the City, such as the development agreement with Desert Oasis and Asante. Under the Desert Oasis development agreement, the City is required to reimburse the developer for SPA2 Water System and SPA2 Water Resource infrastructure previously constructed and accepted. Under the Asante development agreement, the City is required to reimburse the developer for parks constructed by the developer and accepted by the City. At the close of FY2016, various funds collecting “old” fees were consolidated into the Grandfathered Impact Fee Funds to reduce the number of active funds housing “old” fees. The consolidation was a clean-up of active impact fee funds, but maintained the integrity of keeping grandfathered impact fees separate from “new” fees collected. The adoption of the FY2017 budget occurred prior to the completion of FY2016. Therefore, fund balances and budgeted projects in the development impact fee funds have been reexamined to identify necessary budget adjustments. The action identifies four main categories of budget amendments for FY2017. The first category establishes a budget for developer reimbursements. The second category is related to the allocation of project budgets and adjusts the allocations among the appropriate development impact fee funds. The third category is an amendment for budgeted transfers from the appropriate active grandfathered funds associated with debt. The fourth category is an amendment to transfer fund balance to the appropriate active development impact fee funds. This action will update budget amounts to allow for improved management of the development impact fee funds.

Objective Analysis:

Due to state laws regarding requirements for development impact fees as well as expenditure limits that are set by the adopted budget, it is necessary to amend the FY2017 budget for various development impact fee funds.

Policy Compliant:

City Council approval is required for budget amendments across funds, CIP projects, and grants per the Budget Amendment Policies and Procedures.

Financial Impact:

There is no direct financial impact of this item. All amendments are adjustments to budget authority that will have no net financial impact in FY2017. The adjustments include total expenditures of \$229,300 associated with two developer reimbursements for Asante and Desert Oasis. These expenditures are offset by revenue and have no net financial budget impact. The inter-fund cash transfers included with this item do impact the available sources and uses within each fund.

Budget Impact:

The FY2017 adopted budget includes appropriations for projects and debt related transfers in various inactive development impact fee (DIF) funds. This action will allow for the reallocation of appropriations in the amount of \$64,800 from contingency within various DIF funds for the Veramonte Park and Impact Fee Study projects and \$502,700 for debt transfers to the proper DIF funds. Approval of this action will also authorize a transfer of fund balance in the amount of \$590,500 from inactive funds to facilitate the consolidation of DIF funds. Additionally, this action will allow for the reallocation of appropriations in the amount of \$50,000 from contingency within the Parks and Recreation Development Fee Grandfathered Fund and \$179,300 from contingency within the Water Systems and Water Resources SPA 2 Development Fee 2014 Law Funds for the Asante and Desert Oasis developer reimbursements.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this action.

ATTACHMENTS:

Click to download

☐ [Resolution 2017-47](#)

RESOLUTION # 2017-47

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2017 BUDGET BY REALLOCATING APPROPRIATIONS FOR VARIOUS PROJECTS AND FUNDS; AMENDING DEBT RELATED TRANSFERS; AND AUTHORIZING TRANSFERS OF FUND BALANCE FOR THE PURPOSE OF CLOSING OUT AND ADJUSTING BUDGET AUTHORITY OF VARIOUS DEVELOPMENT IMPACT FEE FUNDS.

WHEREAS, Arizona Revised Statutes (A.R.S.) 9-463.05 provides a framework for cities and towns to assess, collect, and administer development fees;

WHEREAS, the City of Surprise collects development impact fees to serve future development and ensure that new development contributes its proportionate share towards the cost of public facilities;

WHEREAS, as a result of the legislative requirements as specified by A.R.S. 9-463.05, various funds were created to separately account for development impact fee funds;

WHEREAS, as part of the FY2016 closing process, various development impact fee funds were consolidated to reduce the number of active funds and continue to maintain the grandfathered impact fees separate from new fees collected;

WHEREAS, the adoption of the FY2017 budget occurred prior to the completion of FY2016;

WHEREAS, consolidation of old development impact fee funds is necessary for accounting purposes;

WHEREAS, adjustments to projects are necessary in order to establish budget in the proper development impact fee funds;

WHEREAS, development reimbursements are required per the associated development agreement;

WHEREAS, these amendments will allow the City to have current and updated budgetary amounts for projects, line item expenditures, and transfers;

WHEREAS, the FY2017 budget was adopted by Council Resolution #2016-81 on June 21, 2016;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2016 through June 30, 2017.

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2017-47

Exhibit A

The FY2017 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. These allocations do 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.

- 1. Expenditures** – The allocations below represent a reallocation of appropriations in the amount of \$179,300 from contingency within the Water System SPA 2 Development Fee 2014 Law Fund and the Water Resources SPA 2 Development Fee 2014 Law Fund to establish a budget for the Desert Oasis developer reimbursement. The allocations below also represent a reallocation of appropriations in the amount of \$50,000 from contingency within the Parks/Rec Development Fee Grandfathered Fund to establish a budget for the Asante developer reimbursement.

Fund / Dept. / Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
Water Sys SPA 2 Dev Fee 2014 Law / General Operations / Services	\$4,100	\$74,800	\$78,900
Water Sys SPA 2 Dev Fee 2014 Law / General Operations / Contingency	146,200	(74,800)	71,400
Water Res SPA 2 Dev Fee 2014 Law / General Operations / Services	4,100	104,500	108,600
Water Res SPA 2 Dev Fee 2014 Law / General Operations / Contingency	236,100	(104,500)	131,600
Parks/Rec Dev Fee Grandfathered / General Operations / Services	41,300	50,000	91,300
Parks/Rec Dev Fee Grandfathered / General Operations / Contingency	1,010,100	(50,000)	960,100
	\$1,441,900	\$0	\$1,441,900

- 2. Projects** – The allocations below represent a reallocation of appropriations in the amount of \$64,800 from contingency within various development impact fee funds to establish a budget for the Veramonte Park and Impact Fee Study projects in the appropriate development impact fee funds.

Fund / Project or Dept. / Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
Park/Rec Dev Fee 2012 Law / #P54030 Veramonte Park	\$6,100	(\$6,100)	\$0
Park/Rec Dev Fee Grandfathered / #P54030 Veramonte Park	0	6,100	6,100

Fund / Project or Dept. / Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
Park/Rec Dev Fee 2012 Law / #A15010 Impact Fee Study	25,000	(25,000)	0
Public Works Dev Fee 2012 Law / #A15010 Impact Fee Study	25,000	(25,000)	0
Public Works Dev Fee / #A15010 Impact Fee Study	0	10,400	10,400
Public Works Dev Fee / General Operations / Contingency	7,731,800	(10,400)	7,721,400
163rd Ave Dev 2014 Law / #A15010 Impact Fee Study	12,500	(12,500)	0
163rd Ave Dev 2014 Law / General Operations / Contingency	57,300	12,500	69,800
Gen Govt Dev Fee Grandfathered / #A15010 Impact Fee Study	25,000	(14,600)	10,400
Gen Govt Dev Fee Grandfathered / General Operations / Contingency	1,265,500	14,600	1,280,100
Library Dev Fee / #A15010 Impact Fee Study	25,000	(14,600)	10,400
Library Dev Fee / General Operations / Contingency	4,359,300	14,600	4,373,900
Park/Rec Dev Fee Grandfathered / #A15010 Impact Fee Study	0	10,400	10,400
Police Dev Fee / #A15010 Impact Fee Study	25,000	(25,000)	0
Police Dev Fee Grandfathered / #A15010 Impact Fee Study	0	10,400	10,400
Police Dev Fee Grandfathered / General Operations / Contingency	850,700	(10,400)	840,300
Rds Regional Sig. SPA 3 and 5 / #A15010 Impact Fee Study	12,500	(12,500)	0
Rds Regional Sig. SPA 3 and 5 / General Operations / Contingency	11,000	12,500	23,500
Water Sys SPA 1 Dev Fee 2014 Law / #A15010 Impact Fee Study	4,200	16,300	20,500
Water Sys SPA 1 Dev Fee 2014 Law / General Operations / Contingency	396,000	(16,300)	379,700
Water Sys SPA 2 Dev Fee 2014 Law / #A15010 Impact Fee Study	4,100	16,400	20,500
Water Sys SPA 2 Dev Fee 2014 Law / General Operations / Contingency	146,200	(16,400)	129,800
Water Res SPA 1 Dev Fee 2014 Law / #A15010 Impact Fee Study	4,200	16,300	20,500

Fund / Project or Dept. / Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
Water Res SPA 2 Dev Fee 2014 Law / #A15010 Impact Fee Study	4,100	16,400	20,500
Water Res SPA 2 Dev Fee 2014 Law / General Operations / Contingency	236,100	(16,400)	219,700
Sewer SPA 1 Dev Fee 2014 Law / #A15010 Impact Fee Study	8,400	12,100	20,500
Sewer SPA 1 Dev Fee 2014 Law / General Operations / Contingency	1,288,600	(12,100)	1,276,500
Sewer SPA 2 Dev Fee 2014 Law / #A15010 Impact Fee Study	0	20,500	20,500
Sewer SPA 2 Dev Fee 2014 Law / General Operations / Contingency	193,600	(20,500)	173,100
Park/Rec Dev Fee Grandfathered / General Operations / Contingency	1,010,100	(16,500)	993,600
Grants Fund / General Operations / Contingency	17,224,400	64,800	17,289,200
	\$34,951,700	\$0	\$34,951,700

- 3. Debt Transfers** – The FY2017 adopted budget includes debt transfers in the amount of \$502,700 from inactive Fire/EMS and Park/Rec Development Impact Fee Funds to the Refunded Government Debt Service 2015 Fund. The allocations below represent an actual transfer of funds in the amount of \$64,900 from the Fire/EMS Development Fee Grandfathered Fund and \$437,800 from the Park/Rec Development Fee Grandfathered Fund to the Refunded Government Debt Service 2015 Fund to establish debt related transfers in the appropriate development impact fee funds.

Transfers In To/From Fund Transfers Out From/To Fund	Current Appropriation	Increase (Decrease)	Amended Appropriation
<u>Transfers In:</u>			
To Refunded Gov Debt Service 2015 From Fire/EMS Dev Fee	(\$64,900)	\$64,900	\$0
To Refunded Gov Debt Service 2015 From Fire/EMS Dev Fee Grandfathered	0	(64,900)	(64,900)
To Refunded Gov Debt Service 2015 From Park/Rec Dev Fee 2012 Law	(437,800)	437,800	0
To Refunded Gov Debt Service 2015 From Park/Rec Dev Fee Grandfathered	0	(437,800)	(437,800)
	(\$502,700)	\$0	(\$502,700)

Transfers In To/From Fund Transfers Out From/To Fund	Current Appropriation	Increase (Decrease)	Amended Appropriation
<u>Transfers Out:</u>			
From Fire/EMS Dev Fee To Refunded Gov Debt Service 2015	\$64,900	(\$64,900)	\$0
From Fire/EMS Dev Fee Grandfathered To Refunded Gov Debt Service 2015	0	64,900	64,900
From Park/Rec Dev Fee 2012 Law To Refunded Gov Debt Service 2015	437,800	(437,800)	0
From Park/Rec Dev Fee Grandfathered To Refunded Gov Debt Service 2015	0	437,800	437,800
	<u>\$502,700</u>	<u>\$0</u>	<u>\$502,700</u>

4. **Fund Balance Transfers** – The allocations below represent an actual transfer of funds in the amount of \$189,400 from the Library Development Fee 2012 Law Fund to the Library Development Fee Fund and \$401,100 from the Public Works Development Fee 2012 Law Fund to the Public Works Development Fee Fund to transfer fund balances from inactive funds to the appropriate development impact fee funds.

Transfers In To/From Fund Transfers Out From/To Fund	Current Appropriation	Increase (Decrease)	Amended Appropriation
<u>Transfers In:</u>			
To Library Dev Fee From Library Dev Fee 2012 Law	\$0	(\$189,400)	(\$189,400)
To Public Works Dev Fee From Public Works Dev Fee 2012 Law	0	(401,100)	(401,100)
	<u>\$0</u>	<u>(\$590,500)</u>	<u>(\$590,500)</u>
<u>Transfers Out:</u>			
From Library Dev Fee 2012 Law To Library Dev Fee	\$0	\$189,400	\$189,400
From Public Works Dev Fee 2012 Law To Public Works Dev Fee	0	401,100	401,100
	<u>\$0</u>	<u>\$590,500</u>	<u>\$590,500</u>



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date: May 2, 2017

Contact Person: Bob Wingenroth, City Manager

Submitting Department:

District: Internal

Staff Recommendations: None

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action amending the FY2017 budget by reallocating appropriations within the General Fund in the amount of \$44,200 from contingency and \$16,300 from services to full-time salaries and employee related expenses and authorizing the conversion of an existing part-time position to full-time position within the City Manager's Office to support the expansion of youth services and the transition of existing staff; Resolution #2017-48.

Motion:

I move to approve Resolution # 2017-48.

Background:

Currently, a permanent part-time employee is assisting the Youth Services Administrator with administrative support and youth programming. However, initiatives have expanded and new projects are being developed that has created a pressing need for greater staff capacity. To build the program to the level the City has envisioned since its inception, the City Manager's Office has identified the need to convert the existing part-time position to a full-time equivalent to provide greater capacity. Furthermore, due to the transition of existing staff within the City Manager's Office, it is necessary to increase appropriations for salary and employee related expenses which will be partially offset by savings identified within the services budget of the City Manager's Office.

Objective Analysis:

This action will allow the City to continue its efforts in fulfilling their goal of supporting K-12 initiatives through various strategies that provide direct engagement with the youth as stated in the City Council Strategic Plan under the strategic priority for education.

Policy Compliant:

This action follows City and Council policies.

Financial Impact:

This action will decrease the expenditure of professional and outside services in the amount of \$12,500

and decrease the expenditure of travel and training in the amount of \$3,800 as a result of anticipated savings identified by the City Manager's Office to partially offset an increase of \$60,500 in full-time salaries and employee related expenses which is necessary to support the transition of existing staff and the conversion of a part-time Administrative Assistant to full-time.

Budget Impact:

This action reallocates appropriations in the amount of \$16,300 from services and \$44,200 from contingency within the General Fund to full-time salaries and employee related expenses to support the transition of existing staff and the conversion of a part-time Administrative Assistant to full-time. This does not represent an actual transfer of funds, but only a transfer of budget authority and does not increase or decrease the total budget. These items are included as a part of the FY2018 Recommended budget.

FTE Impact:

This action will authorize the addition of 0.3 full-time equivalent within the City Manager's Office.

ATTACHMENTS:

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☐ [Resolution 2017-48 CM Personnel](#)

RESOLUTION # 2017-48

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2017 BUDGET BY REALLOCATING APPROPRIATIONS OF \$16,300 WITHIN THE GENERAL FUND FROM SERVICES TO PERSONNEL WITHIN THE CITY MANAGER'S OFFICE; \$44,200 FROM GENERAL FUND CONTINGENCY TO PERSONNEL WITHIN THE CITY MANAGER'S OFFICE; AND AUTHORIZING THE CONVERSION OF AN EXISTING PART-TIME POSITION TO FULL-TIME TO SUPPORT THE EXPANSION OF YOUTH SERVICES AND THE TRANSITION OF STAFF.

WHEREAS, the City Manager's Office has identified a need to convert an existing permanent part-time position to a full-time equivalent to support the expansion of initiatives and new projects pertaining to youth services and programming;

WHEREAS, this action will allow the City to continue its efforts in fulfilling their goal of supporting K-12 initiatives through various strategies that provide direct engagement with the youth as stated in the City Council Strategic Plan under the strategic priority for education;

WHEREAS, providing greater staffing capacity will allow the City to build the program to the level it has envisioned since inception;

WHEREAS, a reallocation of appropriation from services to personnel is necessary to partially offset the financial impact of the transition of existing staff within the City Manager's Office;

WHEREAS, the FY2017 budget was adopted by Council Resolution #2016-81 on June 21, 2016;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2016 through June 30, 2017.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2017-48
Exhibit A

The FY2017 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. These allocations do 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.

General Fund	Current FTE's	Increase (Decrease)	Amended FTE's
City Manager's Office	19.2	0.3	19.5

General Fund Department/Program, Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
City Manager's Office, Personnel	\$ 2,426,000	\$ 60,500	\$ 2,486,500
City Manager's Office, Professional and Outside Services	199,000	(12,500)	186,500
City Manager's Office, Travel and Training	56,100	(3,800)	52,300
General Operations, Contingency	625,300	(44,200)	581,100
	<u>\$3,306,400</u>	<u>\$0</u>	<u>\$3,306,400</u>

The fund changes are as follows:

- The amendment utilizes General Fund contingency in the amount of \$44,200 and appropriation for services in the amount of \$16,300 for salary and employee related expenses without exceeding the approved total annual budget for FY2017.



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action on the minutes of April 18, 2017 Regular City Council Work Session and Regular City Council Meeting.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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

Tuesday, April 18, 2017 @ 04:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Work Session** to order at 04:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, April 18, 2017**. Also in attendance with Mayor Wolcott were Vice Mayor Tande, Council Member Winters, Council Member Williams, Council Member Hall, Council Member Remley, and Council Member Hayden (excused).

Staff City Attorney, Robert Wingo, City Manager, Bob Wingenroth, and City
Present: Clerk, Sherry Ann Aguilar.

Call to the Public

Regular Agenda Item - Non-Public Hearing

1 – Presentation and discussion on changes to the City's Paratransit services (Dial-a-Ride) as they relate to the execution and adoption by Valley Metro of a new service provider and service models - NO ACTION

Public Works Director, Mike Gent made the introduction for this item and introduced Ron Brooks with Valley Metro, and David Kohlbeck, Public Works Analyst.

Mr. Kohlbeck conducted a powerpoint presentation.

The following were highlighted:

Paratransit shared ride
RideChoice Taxi Service

Council Member Winters - Questioned choices for going out of the City, example Litchfield Park. How will this work?

Regular City Council Work Session Minutes – April 18, 2017 – Page 2

Council Member Winters - AAA Cab, low income person options, options for disabled. What is considered low income, what is the cut-off?

Seth Dyson, the federal government has several different models, this will be determined once a program is selected.

Council Member Hall - Senior bus, questioned trips per day. Is this number realistic? Ride Choice, understood there will be more than 2 providers, correct? Listed 2 most notable.

Ron Brooks - 6 providers for the west valley, will determine the exact providers once programs are selected.

Communications Outreach - Breakdown of Valley Metro and City of Surprise - April through June; Surprise Progress Magazine; Website updates; press releases, mail announcements to all active customers; presentations made to agencies, etc.

Vice Mayor Tande - Questioned procedures for safety reasons; Shared rides; cost savings, etc.

Council Member Remley - I am confused on this para-transit shared ride.

Council Member Winters - Glad we are talking about regional at this meeting, if a rider gets a card with 16 rides but doesn't use all of the rides, where does the money go? The city is billed for actual trips taken only and trips do not accrue. Once a resident is enrolled in the Ride Choice Program.

Council Member Winters - On the shared ride para-transit, to medical and work only? The majority of the rides are for medical and work, on occasion other types of rides within the City limits.

Mayor Wolcott - Our City has changed tremendously over the last 5 years with transportation, the map was very helpful to see where all of the action is for travel. We are happy to continue this service, not completely satisfied until we see connectivity in our area that rivals Phoenix. We are doing the best we can, but we are not done yet.

2 – Discussion and presentation regarding the City Manager's FY2018 Recommended Budget - NO ACTION

City Manager Wingenroth introduced the FY2018 recommended Budget for Council review and discussion. This year's budget balances but we see some shortages over the next 5 years.

Regular City Council Work Session Minutes – April 18, 2017 – Page 3

Finance Director, Lindsey Duncan and Assistant Finance Director, Jared Askelson gave a powerpoint presentation.

Citywide Resources - Source of funds

General Fund Operating Sources by Categories and ongoing uses

Capital Improvement Plan (CIP)

Debt Service - Governmental Debt Service 2015; Proprietary Debt Service 2007, 2015

Contingency

Reserves Fund

Financial Policy Updates

Budget Calendar

Mayor Wolcott - Thanked staff for providing the information and presentation.

Executive Session

Adjournment

Council Member Winters made the motion to adjourn the Regular City Council Work Session of April 18, 2017 at 5:25 PM. Vice Mayor Tande seconded the motion. Five yes votes, one excused (Hayden) and one absent (Williams). 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, April 18, 2017.**

Sherry Ann Aguilar, City Clerk

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

Tuesday, April 18, 2017 @ 06:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Meeting** to order at 06:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, April 18, 2017**. Also in attendance with Mayor Wolcott were Vice Mayor Tande, Council Member Winters, Council Member Williams, Council Member Hall, Council Member Hayden, and Council Member Hayden (excused).

Staff Present: City Manager, Bob Wingenroth, City Attorney, Robert Wingo, and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Proclamation and Community Acknowledgements

Kingswood Elementary - Mrs. Johnson 6th grade students - Surprise Literacy Challenge. Led by Council Members Hall and Williams.

City Manager Report

City Manager Wingenroth - DeAnn Blanford introduced special guests, Friends of Rachel Club from Cimarron Elementary School.

City Manager Wingenroth apologized to Council Member Winters and Remley for not adding an item to the agenda. It will come forward the first meeting in May 2017.

City Attorney Report

City Clerk Report

Call to the Public

Regular City Council Meeting Minutes – April 18, 2017 – Page 2

Jerry Rooney - 3 weeks ago, it came to my attention that someone bought a 2&1/2 acre of land. I found out he is building a 450 sq. ft. home, visited the City and there are no restrictions prohibiting him to do this. I am asking who I can talk to about this from the City. If he is allowed to build a 450 sq. ft. home in the midst of large homes, they will not have good resale if they wanted to sell their home.

Mayor Wolcott asked that the Planning Director meet with Mr. Rooney.

Consent Agenda

1 – Consideration and action on the minutes of April 3, 2017 Special City Council Meeting (Retreat) and April 4, 2017 Regular City Council Work Session and Regular City Council Meeting - APPROVED

2 – Consideration and action pertaining to approval of the final plat entitled "Amended Final Plat of Boyle Property" dated March 10, 2017, a property generally on the southwest corner of Bell Road and North 115th Avenue at 11503 West Bell Road - APPROVED

3 – Consideration and action on a liquor license request by applicant, Thomas Schoenke for Boots and Bourbon Bar & Grill located at 14051 West Grand Avenue, Surprise, AZ 85374 (License # 1207A917 - Interim Permit/New License) - APPROVED

4 – Consideration and action pertaining to amendment of the fiscal year 2017 budget by reallocating appropriations of \$4000 within Grant Funds for the acceptance of an award from the Arizona Governor's Office of Highway Safety in the amount of \$4,000 to enforce seat belt and child safety seat laws as part of the national "Click it or Ticket" campaign; Resolution # 2017-35 - APPROVED

5 – Consideration and action pertaining to City of Surprise's entry into an IGA with the City of Phoenix to utilize Phoenix's hosted and developed municipal tax dashboards on their Business Intelligence System; Resolution 2017-40 - APPROVED

6 – Consideration and action pertaining to amending the Fiscal Year 2017 budget by reallocating appropriations of \$80,100 within the Grants Fund and \$7,200 within the Surprise Fire and Medical Department's Services budget within the General Fund for the receipt of a FEMA Assistance to Firefighters Grant (AFG) award for regional training; Resolution # 2017-34 - APPROVED

Regular City Council Meeting Minutes – April 18, 2017 – Page 3

7 – Consideration and action pertaining to approval of the Replat of Lot 7A of the "Replat of Lot 6 of the Final Plat for Sierra Montana Crossing" dated January 30, 2017, a property generally on the southwest corner of Greenway Road and Cotton Lane - APPROVED

Vice Mayor Tande made the motion to approve the consent agenda. Council Member Hall seconded the motion. Six yes votes, one excused (Hayden), motion carried.

Regular Agenda Item - Non-Public Hearing

8 – Consideration and action pertaining to re-appointment of Kenneth Broadfoot as the citizen member and Jim Hayden as Chairman of the Public Safety Personnel Retirement System Local Board, both to serve a four year term expiring April 18, 2021 - APPROVED

Mr. Broadfoot and Chairman Hayden were not present, the Oath will take place at a later date.

Vice Mayor Tande made the motion to re-appoint Kenneth Broadfoot as the citizen member and Jim Hayden as Chairman of the Public Safety Personnel Retirement System Local Board, both to serve a four year term expiring April 18, 2021. Council Member Tande seconded the motion. Six yes votes, one excused (Hayden). Motion carried.

Other Business

Mayor/Council Report

Mayor and Council attended and/or reported on meetings and events.

Council Member Winters made the motion to recess the Regular Council Meeting and enter into executive session at 6:29 PM. Council Member Williams seconded the motion. Six yes votes, one absent (Hayden), motion carried.

Executive Session

9. **Consideration and action to enter into executive session for City Council to discuss and consult with staff in order to consider its position and instruct staff regarding negotiations for the future development options pertaining to real property within the Original Town Site pursuant to A.R.S 38-431.03(A)(7).**

10. **Consideration and action to enter into executive session for discussion and**

consultation with the City Attorney and to receive legal advice and to consider its position and instruct the City Attorney pertaining to a development agreement with Surprise Center Development Company pursuant to A.R.S. 38-431.03(A)(3) and (4).

Adjournment

Vice Mayor Tande made the motion to adjourn the Regular City Council Meeting of April 18, 2017 at 8:52 PM. Council Member Hall seconded the motion. Six yes votes, one absent (Hayden), 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, April 18, 2017.**

Sherry Ann Aguilar, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:		District:	5
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to rezoning approximately 15.76 acres of real property generally located along the eastern edge of Reems Road between Paradise Lane to the north and Tierra Buena Lane to the south from Rural Residential (RR/R1-43) and Medium Density Residential (RM-12) to Neighborhood Commercial (CN/C-1) with a PUD Overlay defining allowable land uses and dimensional standards; Ordinance #2017-10.

Motion:

I move to approve Ordinance #2017-10.

Background:

The City of Surprise seeks approval of a Rezone for a portion of the Paradise Acres area from Rural Residential (RR/R1-43) and Medium Density Residential (RM-12) to Neighborhood Commercial (CN/C-1) with a PUD Overlay defining allowable land uses and dimensional standards. This proposed rezone with PUD Overlay demonstrates opportunity for limited commercial development along Reems Road in accordance with the Surprise Unified Development Code (SUDC).

Objective Analysis:

Staff believes the proposed Rezone with PUD Overlay for Paradise Acres Commercial Center will allow appropriate development to take place while preserving the rural lifestyle of the Paradise Acres area. The project is designed to integrate with the existing residential and commercial development while providing opportunity for limited commercial development to cultivate in a way that is consistent with the vision of the City's General Plan.

Policy Compliant:

The action is consistent with City and Council Policy.

Financial Impact:

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

the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-153 - Paradise Acres Rezone with Planned Unit Development \(PUD\) Overlay, Ordinance # 2017-10, RFLS 5571 - Staff Report](#)
 - ☐ [01 - FS16-153 - Paradise Acres Rezone with Planned Unit Development \(PUD\) Overlay, Ordinance # 2017-10, RFLS 5571 - Vicinity Maps](#)
 - ☐ [02 - FS16-153 - Paradise Acres Rezone with Planned Unit Development \(PUD\) Overlay, Ordinance # 2017-10, RFLS 5571 - Commercial Rezone Document](#)
 - ☐ [03 - FS16-153 - Paradise Acres Rezone with Planned Unit Development \(PUD\) Overlay, Ordinance # 2017-10, RFLS 5571 - Citizen Participatiion Report](#)
 - ☐ [04 - FS16-153 - Paradise Acres Rezone with Planned Unit Development \(PUD\) Overlay, Ordinance # 2017-10, RFLS 5571 - Public Engagement Form](#)
 - ☐ [05 - FS16-153 - Paradise Acres Rezone with Planned Unit Development \(PUD\) Overlay, Ordinance # 2017-10, RFLS 5571 - Ordinance](#)
 - ☐ [06 - FS16-153 - Paradise Acres Rezone with Planned Unit Development \(PUD\) Overlay, Ordinance # 2017-10, RFLS 5571 - Presentation](#)
-

PAD REZONE AMENDMENT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS16-153

Project Name: Paradise Acres Rezone with Planned Unit Development (PUD) Overlay

Council District: 5 - Palm

Meeting Date: May 2, 2017

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owners: JVM Investments Limited Partnership
Advisory Board of the Arizona District Church
Joseph W. Sr. and Carolyn S. Rosson
King Over Pass LLC
Marguerite Pleshe

Applicant: The City of Surprise

Request: Approval of a Rezone for a portion of the Paradise Acres area from Rural Residential (RR/R1-43) and Medium Density Residential (RM-12) to Neighborhood Commercial (CN/C-1) with a PUD Overlay defining allowable land uses and dimensional standards.

Site Location: Generally located along the eastern edge of Reems Road between Paradise Lane to the north and Tierra Buena Lane to the south.

Site Size: Approximately 15.76 acres.

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

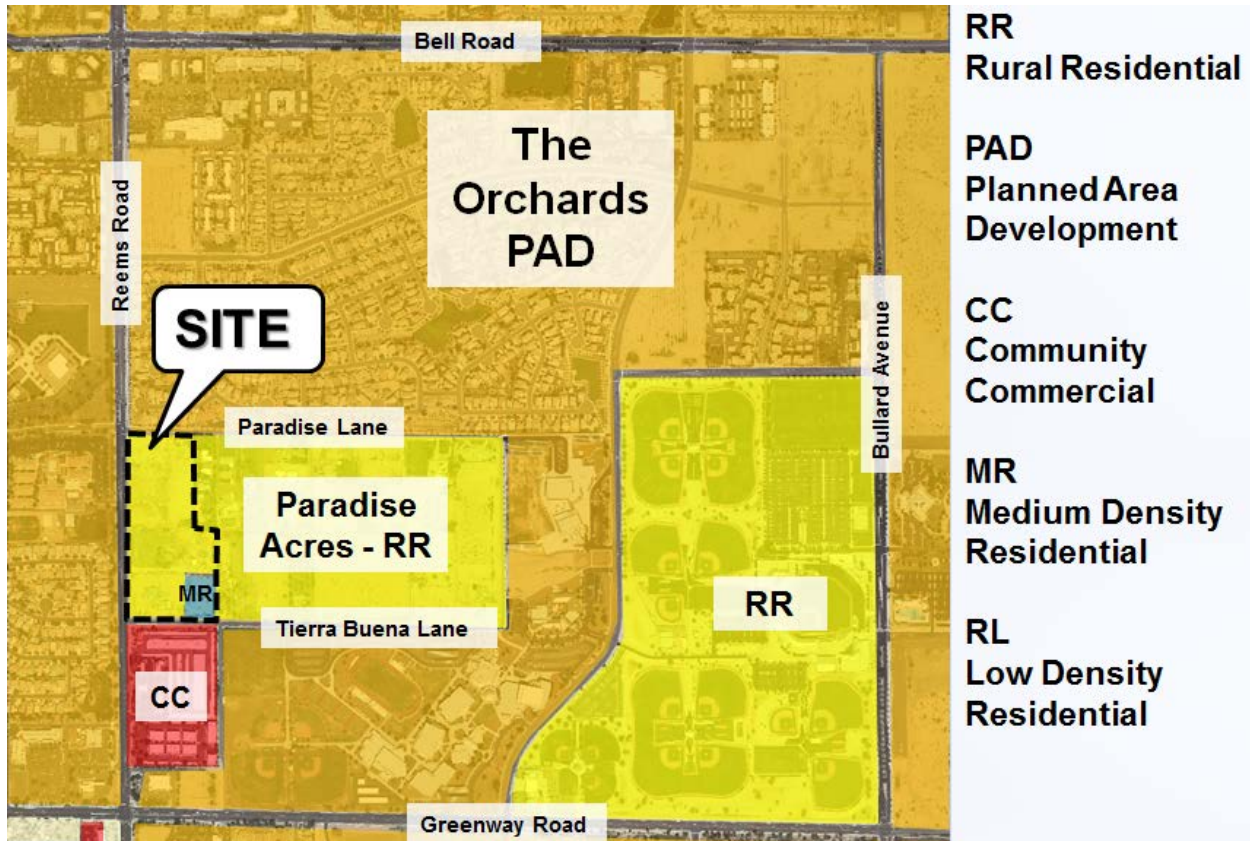
Support/Opposition: Both concern and support was received. Details of the meeting can be found in the attached Citizen Participation Report.

Project Description:

The City of Surprise seeks approval of a Rezone for a portion of the Paradise Acres area from Rural Residential (RR/R1-43) and Medium Density Residential (RM-12) to Neighborhood Commercial (CN/C-1) with a PUD Overlay defining allowable land uses and dimensional standards. This proposed Rezone with PUD Overlay demonstrates opportunity for limited commercial development along Reems Road in accordance with the Surprise Unified Development Code (SUDC).

Existing Zoning:

The following chart and associated map depict the existing zoning of the subject project area and its surroundings:



Mountain Vista Ranch PAD Radiant Church	The Orchards Residential PAD	The Orchards Residential PAD
Mountain Vista Ranch PAD Paradise Education Center	Rural Residential (RR/R1-43) and Medium Density Residential (RM-12)	Rural Residential (RR/R1-43)
Mountain Vista Ranch PAD Residential	Community Commercial (CC/C-2)	The Orchards PAD – Valley Vista High School

Background:

June 28, 1984: The subject lands were annexed into the City of Surprise.

August 18, 2014: The Mayor and City Council approved a rezone of 1.5 acres of the Paradise Acres Commercial Center area from Rural Residential (RR/R1-43) to Medium Density Zoning (RM-12) to accommodate an assisted living facility.

March 28, 2016: After receiving approval from the owners of the subject properties, the City filed a request for a Rezone with PUD Overlay for the western portion of the area known as Paradise Acres under Case FS16-231, the subject case.

March 8, 2017: The applicant held a neighborhood outreach meeting to discuss the proposed project.

April 20, 2017: The Planning and Zoning Commission recommended approval to the Mayor and City Council regarding the Paradise Acres Rezone under Case FS16-231, the subject case. The Commission added stipulations 'D' and 'E' regarding removing animal hospitals, clinics, and boarding facilities from the Land Use Group as well as providing for the location of perimeter walls adjacent to residential zoning districts.

Citizen Review:

The Citizen Review Meeting was held on March 8, 2017. The site was posted and advertised for a Citizen Review meeting in accordance with the SUDC. The applicant held a meeting for the proposed Paradise Acres Commercial Center Rezone with PUD Overlay at the City of Surprise City Hall. Details of the meeting can be found in the attached Citizen Participation report.

Analysis and Discussion:

For many years the residents of the 75 acres located on Reems Road just south of Bell Road, commonly known as Paradise Acres, have struggled with developers, speculators, and even the City to maintain their rural lifestyle. Staff, as directed by City Council, has set out to provide a solution that will benefit and appease all parties involved.

During the City Council meeting on August 18, 2014 regarding the rezone of one (1) of the parcels involved in this request, Council, at the suggestion from a resident of Paradise Acres, instructed staff to investigate the possibility of a PUD Overlay on the area adjacent to Reems Road. Staff was able to meet with, and gain authorization of, the property owners to request a City initiated rezone for a low intensity commercial use along the Reems Road arterial road.

This PUD will rezone the 1,300 lineal feet abutting Reems Roads, approximately 15.76 acres, to a Neighborhood Commercial (C-1/CN) with a PUD overlay that will limit the uses and provide a buffer from the development going on along this corridor. The community is working with the property owners of the parcels along Reems road to provide a low intensity commercial center that will provide the buffer the residential portion desires. While this PUD will rezone and provide uses for these parcels, the development standards will stay consistent with the current and future zoning codes.

The intent of the planned unit development (PUD) overlay zoning district is to facilitate development of land uses by permitting greater flexibility and, consequently, more creative and imaginative designs for the development than may be possible under conventional SUDC regulations. Where a provision in a PUD overlay zoning district varies from the SUDC, the provisions in the PUD overlay zoning district shall govern. As per the SUDC, the guiding objectives of this PUD overlay zoning district will include the following principles:

1. *Encourage development that enriches the whole community through creating a unique sense of place for the residents within the PUD overlay zoning district as well as those in surrounding neighborhoods.* - Staff believes development of these parcels under the CN-PUD zoning district would both create a sense of place more fitting of location along Reems while preserving and buffering the unique sense of place for those in and around the existing Paradise Acres community.
2. *Provide for a variety of coordinated and compatible land uses through innovative site planning.* - Utilizing stakeholder suggestions of all affected parties, a unique low intensity commercial land use is proposed.
3. *Maximize choice in the types of environments for residential and non-residential uses and facilities through flexibility in the distribution of land uses, the density of development, and other matters typically regulated in zoning districts.* - As explained in Item 1, the distribution of uses and density were taken into account in this proposal.
4. *Create a higher standard of development than would be accomplished through the development of individual parcels through conventional zoning regulations.* - It would be extremely difficult for these parcels to develop independently. If remaining residential, they would have to turn around and be served by a currently non-existing interior access. If commercial, they would have to work together as a commercial center to provide access off of Reems. A multitude of driveways would not be acceptable.
5. *Provide for a planned and integrated comprehensive transportation system for pedestrian and vehicular traffic, which shall include provisions for mass transportation and roadways, bicycle or equestrian paths, pedestrian walkways and other similar transportation facilities.* - The proposed project will continue existing multimodal choices along the Reems Road corridor.
6. *Provide for adequate, well located, and well-designed open space and community facilities.* - As the residential portion of Paradise acres are comprised of minimum one (1) acres lots, much of the open space is provided on the individual lots. It should be noted that there is a variety of public recreation opportunities including parks, trails, and a library within a half mile of the residential portion of the project.
7. *Assist in the fulfillment of the goals, objectives, and policies of the General Plan as well as specific plans for city areas.* - This project would fulfil numerous goals, objectives, and policies of the city including infill development and adaptive reuse of existing land stock.
8. *Provide for a variety of housing types, employment opportunities, and commercial services to achieve a balanced community for families of a wide variety of ages, sizes, and levels of income.* - This project will provide infill and contribute to the area currently surrounded by the described uses.
9. *Provide for cultural, educational, medical, religious, and recreational facilities.* - These facilities are addressed and permitted under this proposed zoning designation.

10. *Site structures to take maximum advantage of the natural and man-made environment, to provide view corridors and to minimize adverse environmental impact on surrounding areas during the development stages.* – Buffers are included to preserve the rural residential community while preserving views of the White Tank Mountains.

11. *Provide for revitalization of designated areas and redevelopment in areas where depreciation of any type has occurred.* – These parcels are currently vacant or have older homes that reflect the previous agricultural use of the area. Development would act as a true revitalization in use and aesthetics.

12. *Avoid premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.* – As this project serves as an infill development, it is unlikely development will demand excessive capacity.

13. *All standards set forth in an approved PUD document shall carry the full force of law.*

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character area. The proposed Rezone with PUD overlay demonstrates consistency with this land use category. While neighborhoods are predominantly residential, they can also be supported by locally oriented commercial and public facility uses.

Reviewing Agencies: In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air force Base, Maricopa Water District, EPCOR Water, ADOT, and Maricopa Association of Governments (MAG) were included in the routing of this case. The entities expressed no concern regarding the proposed rezone.

Summary:

Staff believes the proposed Rezone with PUD Overlay for Paradise Acres Commercial Center will allow appropriate development to take place while preserving the rural lifestyle of the Paradise Acres area. The project is designed to integrate with the existing residential and commercial development while providing opportunity for limited commercial development to cultivate in a way that is consistent with the vision of the City's General Plan.

Findings:

Rezone PAD Amendment:

- The proposed Rezone with PUD Overlay is consistent with the Surprise General Plan 2035.
- The reviewing agencies have indicated no objections to the request.
- The Planning and Zoning Commission recommended approval of the request.

Recommendation:

Based on the findings noted above, should the Mayor and City Council move to approve case FS16-153, they should do so subject to stipulations 'A' through 'E' as outlined below:

- A. Development and use of the Rezone with PUD Overlay shall be in conformance with the project narrative entitled "Paradise Acres Commercial Center Rezone with Planned Unit Development Overlay FS16-153", prepared by the City of Surprise, consisting of 24 pages dated Revised March 15, 2017.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- C. The Property owner and successors waive claim for diminution in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.
- D. No animal hospitals, clinics, or boarding facilities shall be allowed in the subject PUD.
- E. The eight (8) foot perimeter wall on the east side of the property shall be no closer than 12 feet from the property line.

However, should the Mayor and City Council wish to deny the request, the Mayor and City Council should make its own findings and base its decision on those alternative findings.

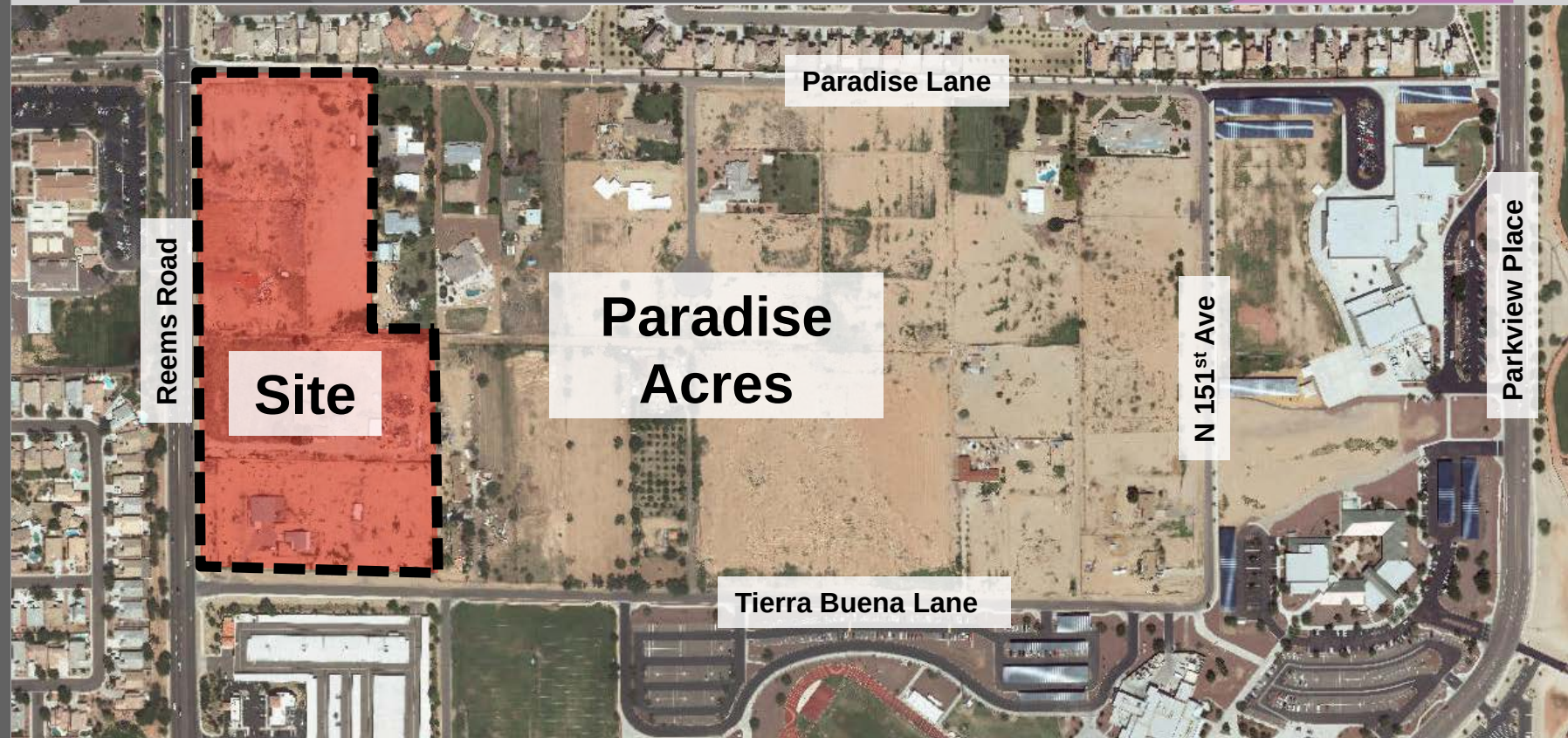
Attachments:

- 01 – Vicinity Maps
- 02 – Rezone with PUD Overlay Document
- 03 – Citizen Participation Report
- 04 – Public Engagement Form

VICINITY MAP



LOCATION MAP



Paradise Acres Commercial Center Rezone with Planned Unit Development Overlay

FS16-153



Prepared By:

City of Surprise
16000 North Civic Center Plaza
Surprise, Arizona 85374-7470
623-222-3000
March 15, 2017

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Narrative

For many years the residents of the 75 acres located on Reems Road just south of Bell Road, commonly known as Paradise Acres, have struggled with developers, speculators, and even the City to maintain their rural lifestyle. Staff, as directed by City Council, has set out to provide a solution that will benefit and appease all parties involved. This PUD will rezone the 1,300 lineal feet abutting Reems Roads, approximately 15.76 acres, to a Neighborhood Commercial (C-1/CN) with a PUD overlay that will limit the uses and provide a buffer from the development going on along this corridor. The community is working with the property owners of the parcels along Reems road to provide a low intensity commercial center that will provide the buffer the residential portion desires. While this PUD will rezone and provide uses for these parcels, the development standards will stay consistent with the current and future zoning codes.

During the City Council meeting on August 18, 2014 regarding the rezone of one (1) of the parcels involved in this request, Council, at the suggestion from a resident of Paradise Acres, instructed staff to investigate the possibility of a PUD Overlay on the area adjacent to Reems Road. Staff was able to meet with, and gain authorization of, the property owners to request a City initiated rezone for a low intensity commercial use along the Reems Road arterial road.



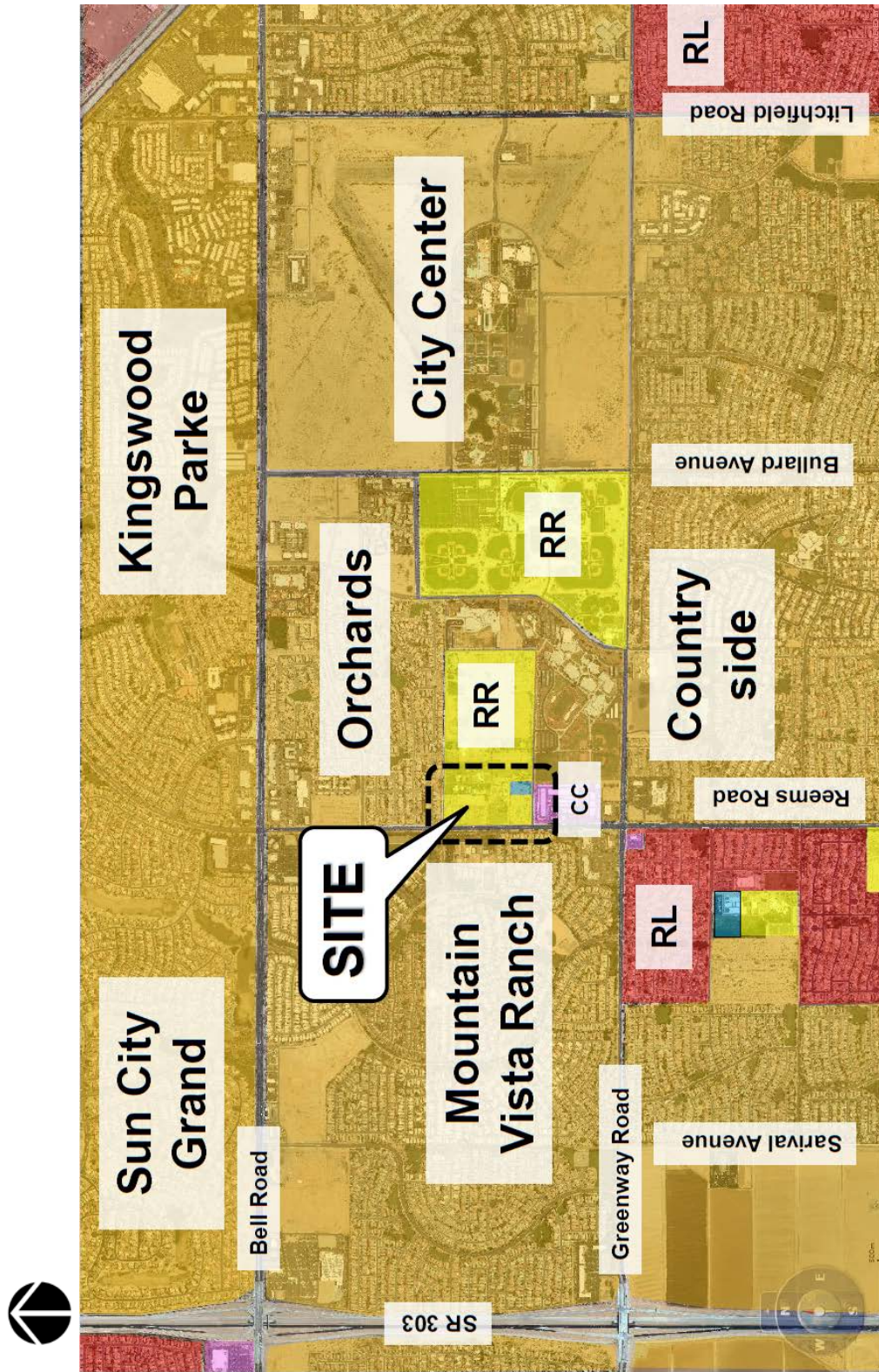
Location Map 1



Location Map 2



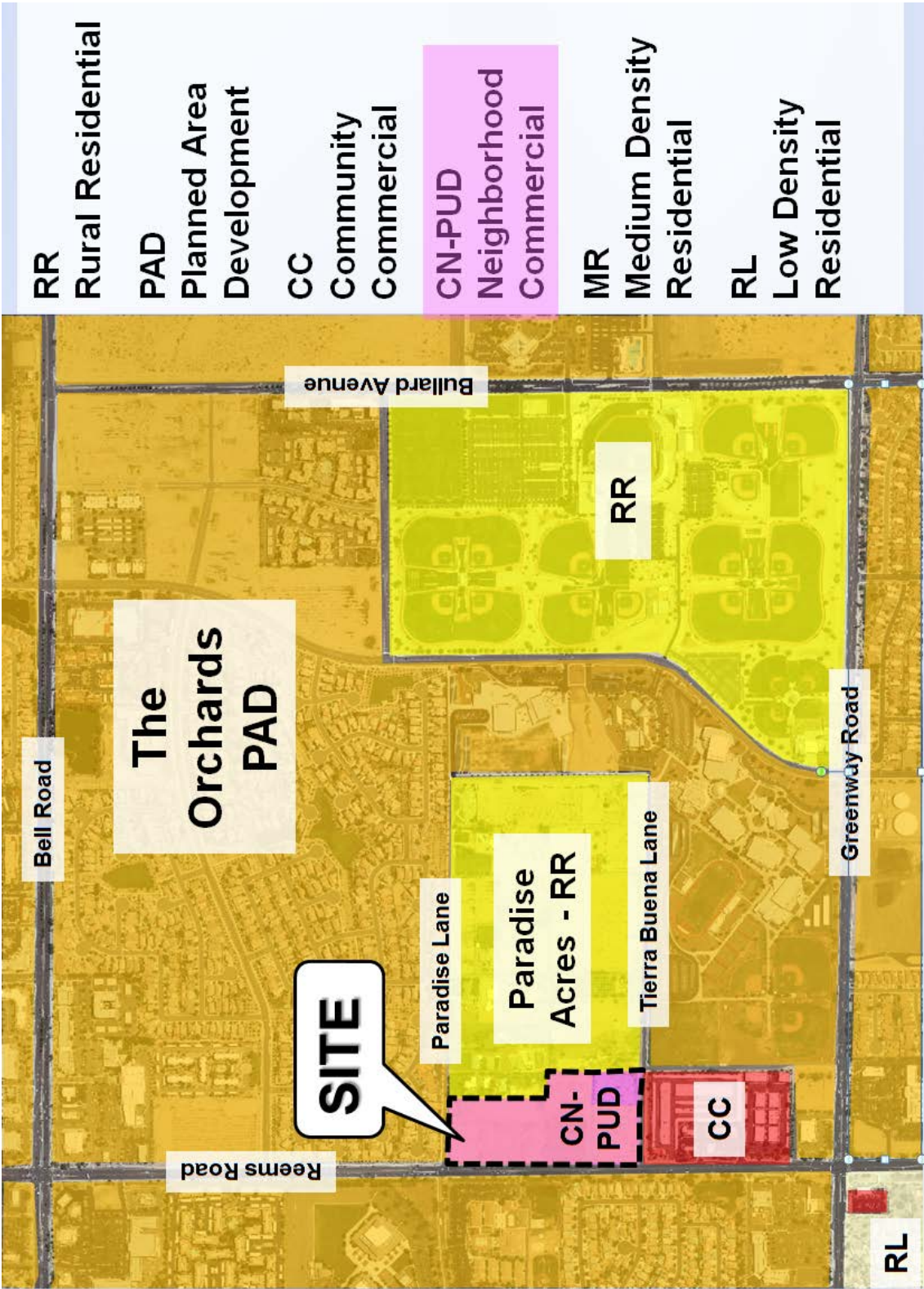
3 Mile Existing Zoning



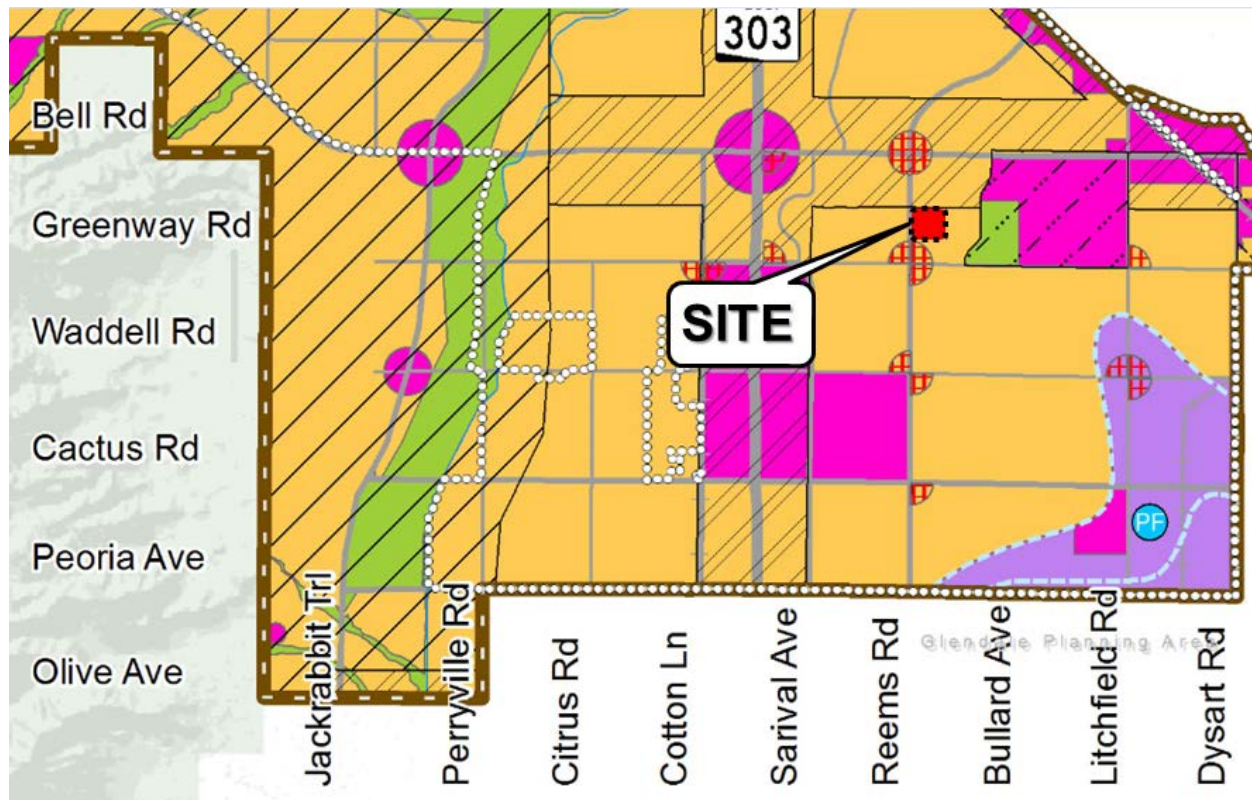
Existing Zoning



Proposed Zoning



Existing General Plan Land Use



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character area. The proposed Rezone with PUD overlay demonstrates consistency with this land use category. While neighborhoods are predominantly residential, they can also be supported by locally oriented commercial and public facility uses.

Planned Unit Overlay (PUD)

The purpose of the PUD is to identify uses along the 1,300 feet of frontage property along the Major Arterial known as Reems Road. The neighbors in this 75 acre rural community known as Paradise Acres wish to keep their rural lifestyles while the urban environment closes in around them. To stay buffered from the growing development occurring along Reems Road, the community is working with the property owners of the parcels along Reems Road to provide a low-intensity commercial center that will provide the buffer the residential portion requires. While this PUD will rezone and provide uses for these parcels, the development standards will stay consistent with the current and future zoning codes.

Zoning Use Matrix

The purpose of the zoning use matrix is to classify uses on the basis of common functional characteristics and land use compatibility. The city manager or designee shall determine if uses not expressly listed in the matrix are significantly similar or dissimilar to particular uses.

LAND USE GROUP	ZONING DISTRICTS	
	Permitted Use	Conditional Use Permit Required
Animal Hospitals, Clinic, and Boarding Facilities	--	Yes
Arts and Craft Studios	Yes	--
Assisted Living Center	Yes	--
Athletic or Fitness Club, Commercial Recreation Facilities - Indoor	Yes	--
Banks – Without Drive Through Facilities	Yes	--
Barber/Beauty Shops	Yes	--
Funeral Home, Mortuary	--	Yes

Galleries and/or Museums	Yes	--
Medical Clinic or Laboratory	Yes	--
Medical Office	Yes	--
Medical Outpatient Facility	Yes	--
Office	Yes	--
Photo Studios	Yes	--
Places of Worship	Yes	--
Printing or Copy Shops	Yes	--
Tailors	Yes	--
Travel Agencies	Yes	--
Utility Equipment Infrastructure	Yes	--
Wireless Communication Systems	Refer to Current City of Surprise Code Language	

Conditions:

Animal Hospitals, Clinic, and Boarding Facilities:

1. All activities are performed indoors.
2. Outdoor kennels are not permitted.

Funeral Home, Mortuary

1. All entries to employee and deceased building entry will be screened by a minimum six (6) foot decorative masonry wall.

Development Standards

Development Standards for the Paradise Acres Commercial Center will follow the development standards of the Neighborhood Commercial (C-1/CN) Zoning District at the time of project development. This will include, but not be limited to setbacks, landscaping, parking, loading, design, engineering standards and signage.

24 feet of landscaped buffer together with an eight (8) foot decorative wall will be required along the eastern border of this commercial center. No structures or paving of any kind, with the exception of the decorative wall, will be allowed in this buffer area.

Appendix

Legal Description

SPECIAL WARRANTY DEED 20140599001 M.C.R.

APN 501-17-979

The Northwest quarter of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 5, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 33 feet; and

EXCEPT the North 30 feet; and

EXCEPT the following described property:

A portion of that real property located in the Northwest quarter of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 5, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northwest quarter of said real property, being 30 feet South of the North line and 33 feet East of the West line of said Southwest quarter of Section 5;

THENCE along the North line of said real property South $88^{\circ}44'21''$ East, a distance of 37.00 feet;

THENCE departing said North line South $45^{\circ}27'38''$ West, a distance of 51.59 feet to a point on the West line of said real property;

THENCE along the West line of said real property parallel with and 33 feet East of said West line of said Section 5, North $00^{\circ}20'41''$ West, a distance of 37.00 feet to the POINT OF BEGINNING.

TOGETHER WITH

WARRANTY DEED 20050114909 M.C.R.

APN 501-17-006X

The Southwest quarter of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 5, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian.

Together with a permanent easement for ingress, egress, irrigation and utilities over the North 30 feet and the South 20 feet of the East half of the Northwest quarter of the Northwest quarter of the Southwest quarter and over the East three-fourths of the North half of the North half of the Southwest quarter and for irrigation purposes over the West 10 feet of the Northeast quarter of the Northwest quarter of the Northwest quarter of the Southwest quarter, all in Section 5, Township 3 North, Range 1 West.

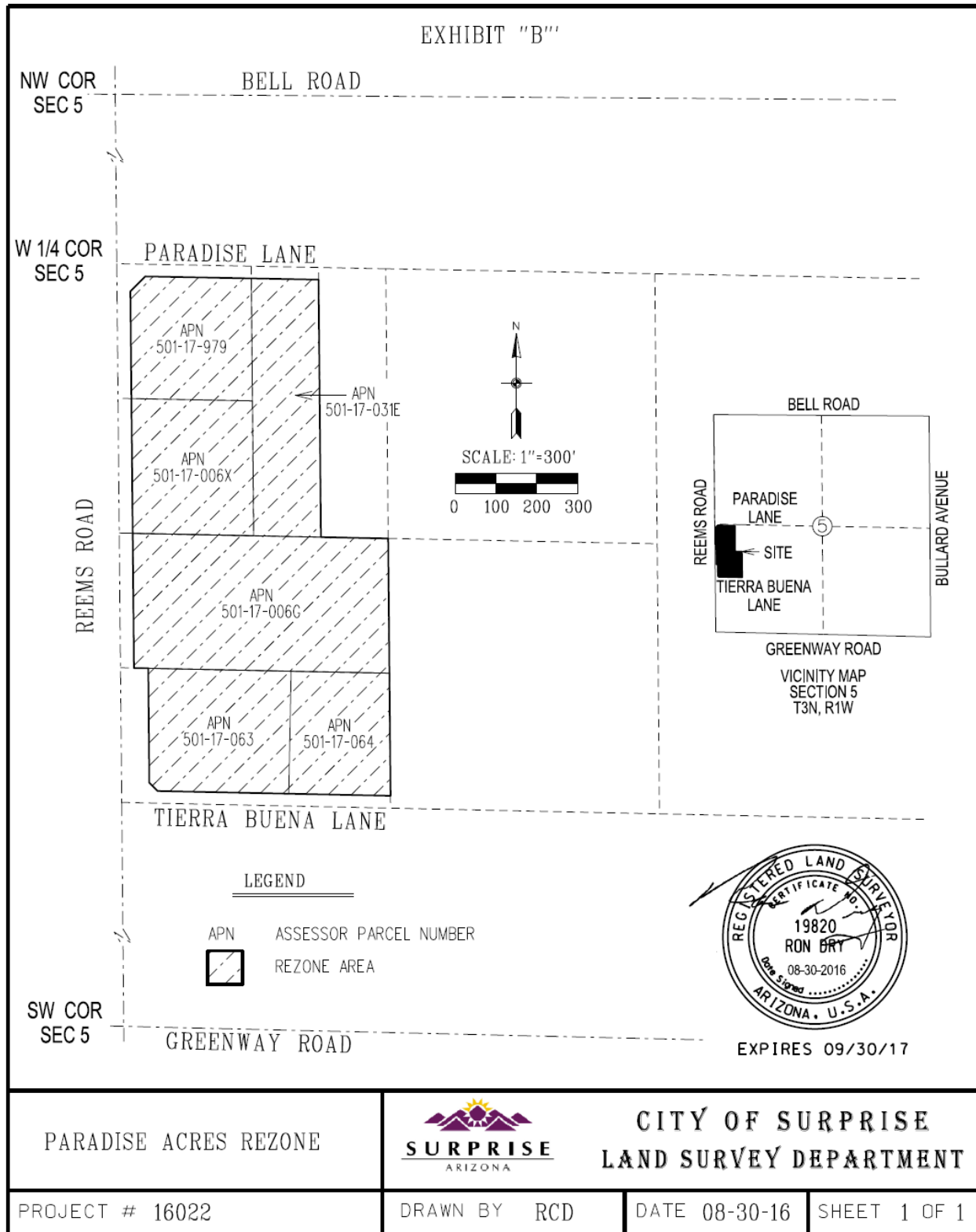
TOGETHER WITH

The North One-half of the Southwest One-quarter of the Northwest One-quarter of the Southwest One-quarter of Section Five (5) Township Three (3) North, Range One (1) West of the Gila and Salt River Base and Meridian, Except the West Thirty-three (33) feet thereof.

TOGETHER WITH

Lot 1 of the FINAL PLAT MARIPOSA ACRES as recorded in Book 1231 Page 38, Records of Maricopa County, Arizona.

Legal Description Graphic



Property Owners

JVM Investments Limited Partnership
16187 North Reems Road
Surprise, AZ 85374
APN 501-17-979 – 2.03 Acres
Zoned Rural Residential (RR/R1-43)

Advisory Board of the Arizona District Church
16051 North Reems Road
Surprise, AZ 85374
APN 501-17-006X – 2.55 Acres
Zoned Rural Residential (RR/R1-43)

Joseph W. Sr. and Carolyn S. Rosson
16005 North Reems Road
Surprise, AZ 85374
APN 501-17-006G – 4.69 Acres
Zoned Rural Residential (RR/R1-43)

King Over Pass LLC
158 West Tierra Buena Lane
Surprise, AZ 85374
APN 501-19-063 – 2.37 Acres
Zoned Rural Residential (RR/R1-43)

King Over Pass LLC
Address to be established
Surprise, AZ 85374
APN 501-19-064 – 1.68 Acres
Zoned Medium Density Residential (RM-12)

Marguerite Pleshe
14239 West Peoria Avenue
Waddell, AZ 85355
APN 501-17-031E – 2.44 Acres
Zoned Rural Residential (RR/R1-43)

Owner's Authorization Letters

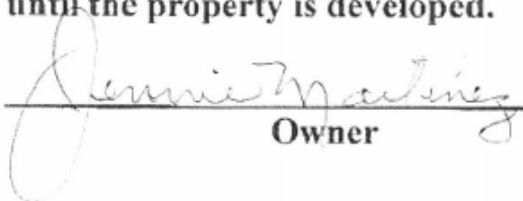
Date: 04/29/16

Mr. Hobart Wingard
Planning Department
City of Surprise

Mr. Wingard,

JVM Investments Limited Partnership owns the property on the corner of Reems Road and Paradise Lane, Surprise, AZ, identified as 501-17-979 Tax ID.

In response to your letter dated November 3, 2014, we are not opposed to a City initiated overlay of CN(C1) Neighborhood Commercial Zoning allowing such uses as indicated in the list attached to that letter, provided that the City of Surprise not require any improvements to be installed along each property's right-of-way until there is a change of use of the property. It is our understanding that it is the intent of staff to include as part of the overlay, a section that will allow existing uses to continue until the property is developed.



Owner

04/29/16

Date

Owner

Date

APN 501-17-979

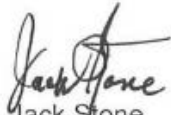
ARIZONA DISTRICT
C H U R C H O F T H E N A Z A R E N E

Hobart Wingard
Planner II
City of Surprise
Hobart.Wingard@surpriseaz.gov

August 4, 2016

City of Surprise,

The Advisory Board of the Arizona District Church of the Nazarene, representing Hope Community Church of the Nazarene, agrees to the rezoning of the property located on Reems Road to Neighborhood Commercial with an overlay. We understand that churches will still be allowed under this zoning.



Jack Stone

Assistant District Superintendent
jackstone@arizonadistrict.org

APN 501-17-006X

3180 NORTH ALMA SCHOOL ROAD • SUITE 2 • CHANDLER, ARIZONA 85224
PHONE 480-237-7000 • FAX 480-237-7777 • WEB SITE: WWW.ARIZONADISTRICT.ORG

Date: 4/22/16

Mr. Hobart Wingard
Planning Department
City of Surprise

Mr. Wingard,

Joseph W. & Carolyn Rossen are the owners of the property at 16005 N. Reems Road in Surprise, AZ, identified as 501- 17- 006 Tax ID.

In response to your letter dated November 3, 2014, we are not opposed to a City initiated overlay of CN(C1) Neighborhood Commercial Zoning allowing such uses as indicated in the list attached to that letter, provided that the City of Surprise not require any improvements to be installed along each property's right-of-way until there is a change of use of the property. It is our understanding that it is the intent of staff to include as part of the overlay, a section that will allow existing uses to continue until the property is developed.

Joseph W. Rossen
Owner

4/22/16
Date

Carolyn S. Rossen
Owner

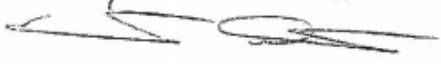
4/22/16
Date

April 8, 2016

Mr. Hobart Wingard
Planning Department
City of Surprise, Arizona

Mr. Wingard,

King Overpass LLC, the owner of the property described as Mariposa Acres MCR 1231-38 Lot 1 in Surprise, AZ, identified as Maricopa Assessor Parcel #501-19-063 (Tax ID), in response to your letter dated November 3, 2014, am not opposed to a City Initiated overlay of CN (C1) Neighborhood Commercial Zoning allowing such uses as indicated in the list attached to that letter, provided that the City of Surprise not require any improvements to be installed along each property's right-of-way until there is a change of use of the property. It is our understanding that it is the intent of staff to include as part of the overlay, a section that will allow existing uses to continue until the property is developed.

King Overpass LLC
Owner by Ernie Dutton LLC


4-8-16
Date

April 8, 2016

Mr. Hobart Wingard
Planning Department
City of Surprise, Arizona

Mr. Wingard,

King Overpass LLC, the owner of the property described as Mariposa Acres MCR 1231-38 Lot 2 in Surprise, AZ, identified as Maricopa Assessor Parcel #501-19-064 (Tax ID), in response to your letter dated November 3, 2014, am not opposed to a City Initiated overlay of CN (C1) Neighborhood Commercial Zoning allowing such uses as indicated in the list attached to that letter, provided that the City of Surprise not require any improvements to be installed along each property's right-of-way until there is a change of use of the property. It is our understanding that it is the intent of staff to include as part of the overlay, a section that will allow existing uses to continue until the property is developed. It is further understood that the deed restriction recorded for this property will limit the use of this property to assisted living.

King Overpass LLC
Owner- by Ernie Dutton, Mgr.



4-8-16
Date



Community Development
Development Services Division
16000 N. Civic Center Plaza
Surprise, AZ 85374
Ph 623-222-3156
Fax 623-222-3001
TTY: 623-222-1002

August 30, 2016

Marguerite Pleshe
14239 W Peoria Avenue
Waddell, AZ 85355
Re: Assessor's Parcel Number 501-17-031E

Good afternoon,

Below is a Proposition 207 waiver all property owners of lands to be rezoned are required to sign.

Proposition 207 Waiver:

In exchange for its processing of entitlements, the City of Surprise (the "City") requires that landowners execute a waiver of claims that may arise under Proposition 207 (A.R.S. §12-1134 *et seq.*). As a result of any requested City land use action. The waiver applies only to the action requested and does not diminish any other landowner rights that may exist prior to the request.

By signing this document, the undersigned owner(s) agree(s) and consent(s) to all the conditions imposed by the City of Surprise in conjunction with the approval of this application and acknowledge(s) that the approval might affect current or existing rights to use, divide, sell or possess the subject property, and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes §12-1134 that may now or in the future exist as a result of the approval of this application.

Owner Signature: Marguerite M. Pleshe Trust
Dustin C. Vashan Trustee

Date: 9/7/16

An associated Legal description is attached to this document for reference:



**Community Development
Development Services Division**
16000 N. Civic Center Plaza
Surprise, AZ 85374
Ph 623-222-3156
Fax 623-222-3001
TTY: 623-222-1002

APN 501-17-031E

Quit Claim Deed 1993-0852333, Records of said Maricopa County

The West half of the East half of the Northwest quarter of the Northwest quarter of the Southwest quarter, of Section 5, Township 3 North, Range 1 West, of the Gila and Salt

River Base and Meridian, Maricopa County, Arizona.

Paradise Acres Commercial Center Rezone with Planned Unit Development Overlay

FS16-153

Citizen Participation Report



Prepared By:

City of Surprise
16000 North Civic Center Plaza
Surprise, Arizona 85374-7470
623-222-3000
March 8, 2017

Citizen Review Summary

The Citizen Review Meeting and Public Hearings for the Rezone for a portion of the Paradise Acres area from Rural Residential (RR/R1-43) and Medium Density Residential (RM-12) to Neighborhood Commercial (CN/C-1) with a PUD Overlay was posted and advertised for a Citizen Review meeting in accordance with the SUDC:

- On February 15, 2017, signs were posted on the intersection of Reems Road and Paradise Lane as well as Reems Road and Tierra Buena Lane. These locations sit on both the northern and southern edge of the project area along Reems Road.





- On February 15, 2017, 158 property owners within 300 feet of the subject project area were sent the following informational mailer:

CITY OF SURPRISE CITIZEN REVIEW MEETING

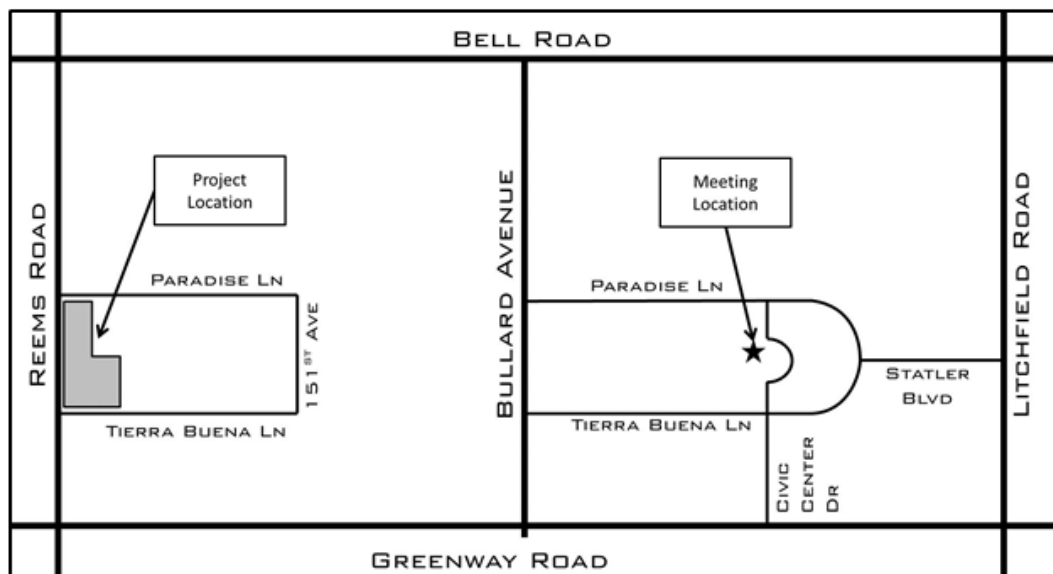
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard
623-222-3156

CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday, March 8, 2017
TIME: 6:00 PM to 7:00 PM
LOCATION: Surprise City Hall
Overflow Room
16000 N Civic Center Plaza
Surprise, Arizona 85374

Meeting Location Map & Project Location Map



PROJECT DESCRIPTION: The applicant is requesting approval of a rezone (Case FS16-153) of approximately 75 acres of land zoned Residential Ranch (RR) to Neighborhood Commercial with a Planned Unit Development (CN-PUD) to limit the allowed land uses for the subject lots.

- On February 21, 2017, the following Public Notice was posted in the Daily News-Sun:

CITY OF SURPRISE
CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard
623-222-3156

CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday, March 8, 2017
TIME: 6:00 PM to 7:00 PM
LOCATION: Surprise City Hall
Overflow Room
16000 N Civic Center Plaza
Surprise, Arizona 85374

Meeting Location Map & Project Location Map

PROJECT DESCRIPTION: The applicant is requesting approval of a rezone (Case FS16-153) of approximately 75 acres of land zoned Residential Ranch (RR) to Neighborhood Commercial with a Planned Unit Development (CN-PUD) to limit the allowed land uses for the subject lots.

Publish: Daily News-Sun, February 21, 2017; Surprise Today, February 22, 2017/ 172042-1

Citizen Review Meeting Summary

The Citizen Participation meeting started at 6:00 pm at Surprise City Hall. Approximately 15 participants and a single Council member attended. Members of both the Paradise Acres residential community as well as property owners for the subject project attended. The meeting was lively, but respectful as members expressed their views.

Resident concerns were primarily traffic related. As Paradise and Tierra Buena Lanes do not travel through to the next collector or arterial street, but turn back around to Reems Road. There were several suggestions by residents:

- Installing 'No Through Street' signs.
- Installing speed bumps along Paradise and Tierra Buena Lanes.
- Designing the commercial center to be accessed by separate driveways.
- When a project does come in, redesign the intersection of Paradise lane to lead to the commercial center while Paradise could be an offshoot of that entrance.
- Relocate the irrigation infrastructure from the southeast corner of Reems Road and Paradise Lane to the east of the proposed rezoned area.
- Continue Paradise Lane to Parkview.

Owners of parcels encompassed in this rezone expressed their support of the project and concern regarding other property owners working together.

The host of the meeting explained that the commercial center would have to be envisioned as a whole and as development occurs, a master site plan would be required to show how the entire project area would function. Each site plan, replat, or conditional use permit would be reviewed by all applicable departments to ensure that the direction of the project, and ultimately the entire project, would work to buffer and maintain the lifestyle the residents of Paradise acres now enjoy.

The meeting ended at approximately 7:00 pm. The majority of the participants disbursed, while a few remained for a more intimate discussion.

A sign in sheet is shown at the end of this document. It should be noted that not all participants signed in to the meeting.

The following are emails sent to staff regarding the project:

Sent 03/08/2017 at 7:20pm

Hi Bart,

Thanks for listening to our concerns this evening. Here are my comments about the Reems Rd. Re-Zone.

Knowing that a re-zone is inevitable, we support the re-zone to neighborhood commercial. We do have a concern with the properties that front Tierra Buena and Paradise Lane and not Reems Rd. If access is allowed from these residential roads into a commercial business it will increase the traffic on these two roads. The high school and elementary school already add increased traffic; we also have quite a bit of traffic from individuals thinking that these two streets have access to Parkview Place, business access on these roads would give the impression that these are not residential streets, but through streets.

Again, thanks for listening to our concerns. It was a very productive meeting. I'll see at the P&Z meeting.

Thanks,

Jean Poe

623 640-3486

Sent 03/10/2017 at 9:44am

Thanks Hobart! I appreciate you sending me this! My only concern would be the additional traffic. There is already a ton of cars and buses from the schools. As long as the ingress and egress would be off of Reems and there is no access points along Paradise or Tierra Buena I would be fine with the rezone. Maybe they can record a Non-Accesses Restriction along those lots?

Joshua Vukoder

623-256-1950

Any additional comments sent to the city regarding the Paradise Acres project will be supplied independently at the time of the Planning and Zoning and Council Public hearings.

SURPRISE
ARIZONA

PROJECT NAME: FS16-153 PARADISE APRES

[illegible]

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Paradise Acres Rezone with Planned Unit Development (PUD) Overlay, FS16-153

OVERALL PUBLIC INVOLVEMENT LEVEL:

Citizen Review. Allows residents to input their opinions on the proposed Rezone. The Public Hearing will allow another chance for the public to express their views on the proposal.

IDENTIFY STAKEHOLDERS:

Residents within the Paradise Acres residential area; the public at-large; adjacent property owners.

OBJECTIVES:

The City seeks approval of a Rezone with Planned Unit Development (PUD) Overlay to propose a Neighborhood Commercial (CN/C-1) zoning designation with specific land uses and some commercial development standards.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) - March 8, 2017 at City Hall

Future Council Work Session/Meetings target dates - May 2, 2017

Election dates (if applicable) - Not applicable

Project start/completion dates - To be determined

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☒ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☒ Website updates

ORDINANCE # 2017-10

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR PARADISE ACRES COMMERCIAL CENTER, LOCATED ALONG THE EAST SIDE OF REEMS ROAD BETWEEN PARADISE LANE TO THE NORTH AND TIERRA BUENA LANE TO THE SOUTH.

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 at along the eastern edge of Reems Road between Paradise Lane to the north and Tierra Buena Lane to the south;

WHEREAS, the subject site is currently zoned as Rural Residential (RR/R1-43) and Medium Density Residential (RM-12);

WHEREAS, the rezone with PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

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

WHEREAS, this rezone with PUD overlay is in harmony with the purposes and intent of the Zoning Ordinance and the Surprise General Plan; and

WHEREAS, on April 6, 2017, the Planning and Zoning Commission recommended approval of the Paradise Acres Commercial Center rezone with PUD overlay.

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

Section 1. *Rezoning with PUD Overlay.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as Paradise Acres Commercial Center” is rezoned from Rural Residential (RR/R1-43) and Medium Density Residential (RM-12) to Neighborhood Commercial (CN/C-1) with a PUD Overlay subject to the following stipulations:

- A. Development and use of the Rezone with PUD Overlay shall be in conformance with the project narrative entitled “Paradise Acres Commercial Center Rezone with Planned Unit Development Overlay FS16-153”, prepared by the City of Surprise, consisting of 25 pages dated Revised January 13, 2017.

- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- C. The Property owner and successors waive claim for diminution in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.
- D. No animal hospitals, clinics, or boarding facilities shall be allowed in the subject PUD.
- E. The eight (8) foot perimeter wall on the east side of the property shall be no closer than 12 feet from the property line.

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. *Codification.* This ordinance is not of a general nature and will 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 _____ 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

Exhibit A - Legal Description

SPECIAL WARRANTY DEED 20140599001 M.C.R.

APN 501-17-979

The Northwest quarter of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 5, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 33 feet; and

EXCEPT the North 30 feet; and

EXCEPT the following described property:

A portion of that real property located in the Northwest quarter of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 5, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northwest quarter of said real property, being 30 feet South of the North line and 33 feet East of the West line of said Southwest quarter of Section 5;

THENCE along the North line of said real property South 88°44'21" East, a distance of 37.00 feet;

THENCE departing said North line South 45°27'38" West, a distance of 51.59 feet to a point on the West line of said real property;

THENCE along the West line of said real property parallel with and 33 feet East of said West line of said Section 5, North 00°20'41" West, a distance of 37.00 feet to the POINT OF BEGINNING.

TOGETHER WITH

WARRANTY DEED 20050114909 M.C.R.

APN 501-17-006X

The Southwest quarter of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 5, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian.

Together with a permanent easement for ingress, egress, irrigation and utilities over the North 30 feet and the South 20 feet of the East half of the Northwest quarter of the Northwest quarter of the Southwest quarter and over the East three-fourths of the North half of the North half of the Southwest quarter and for irrigation purposes over the West 10 feet of the Northeast quarter of the Northwest quarter of the Northwest quarter of the Southwest quarter, all in Section 5, Township 3 North, Range 1 West.

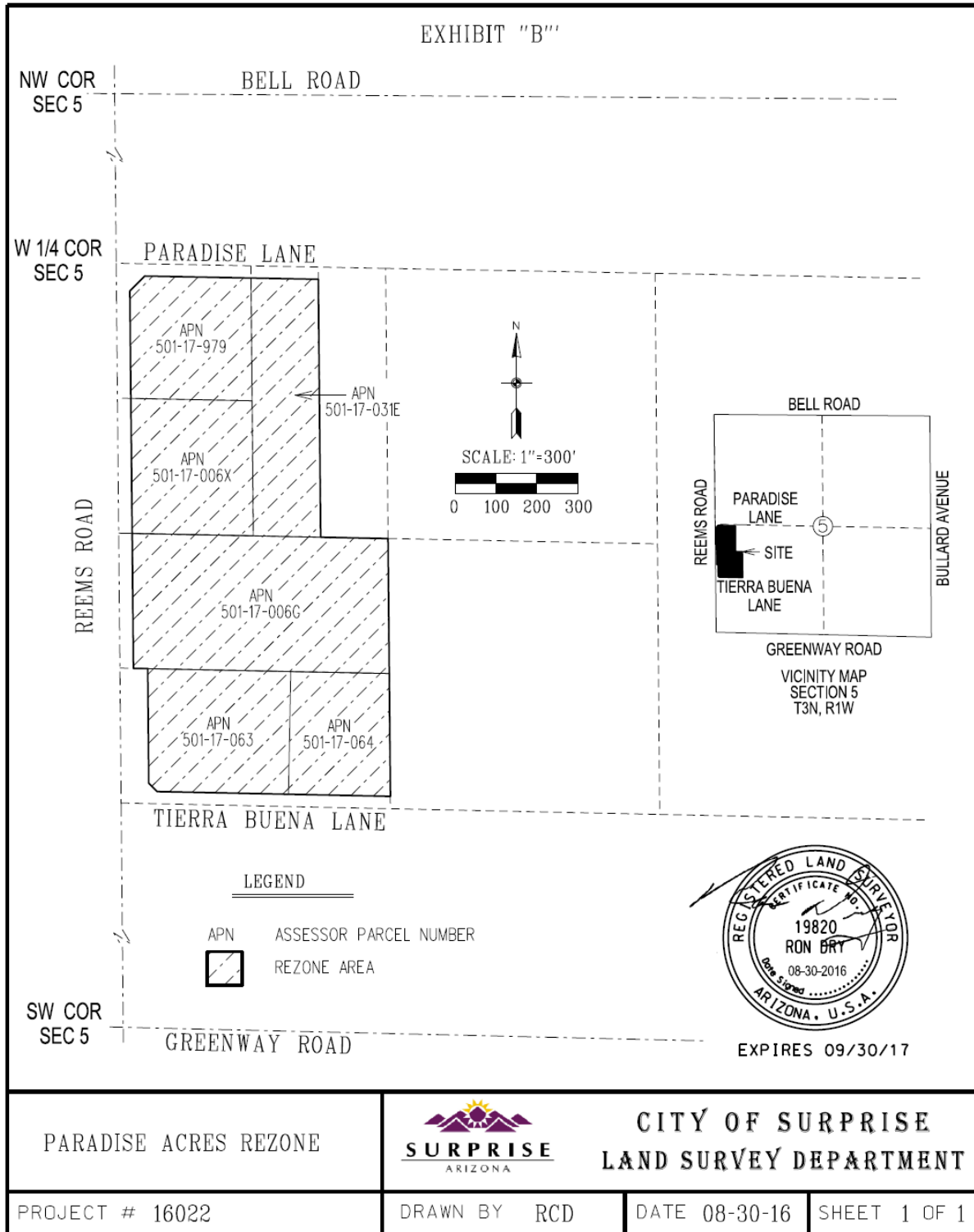
TOGETHER WITH

The North One-half of the Southwest One-quarter of the Northwest One-quarter of the Southwest One-quarter of Section Five (5) Township Three (3) North, Range One (1) West of the Gila and Salt River Base and Meridian, Except the West Thirty-three (33) feet thereof.

TOGETHER WITH

Lot 1 of the FINAL PLAT MARIPOSA ACRES as recorded in Book 1231 Page 38, Records of Maricopa County, Arizona.

Exhibit B



Ordinance # 2017-10
 RFLS #: 5571
 Rev 04/17



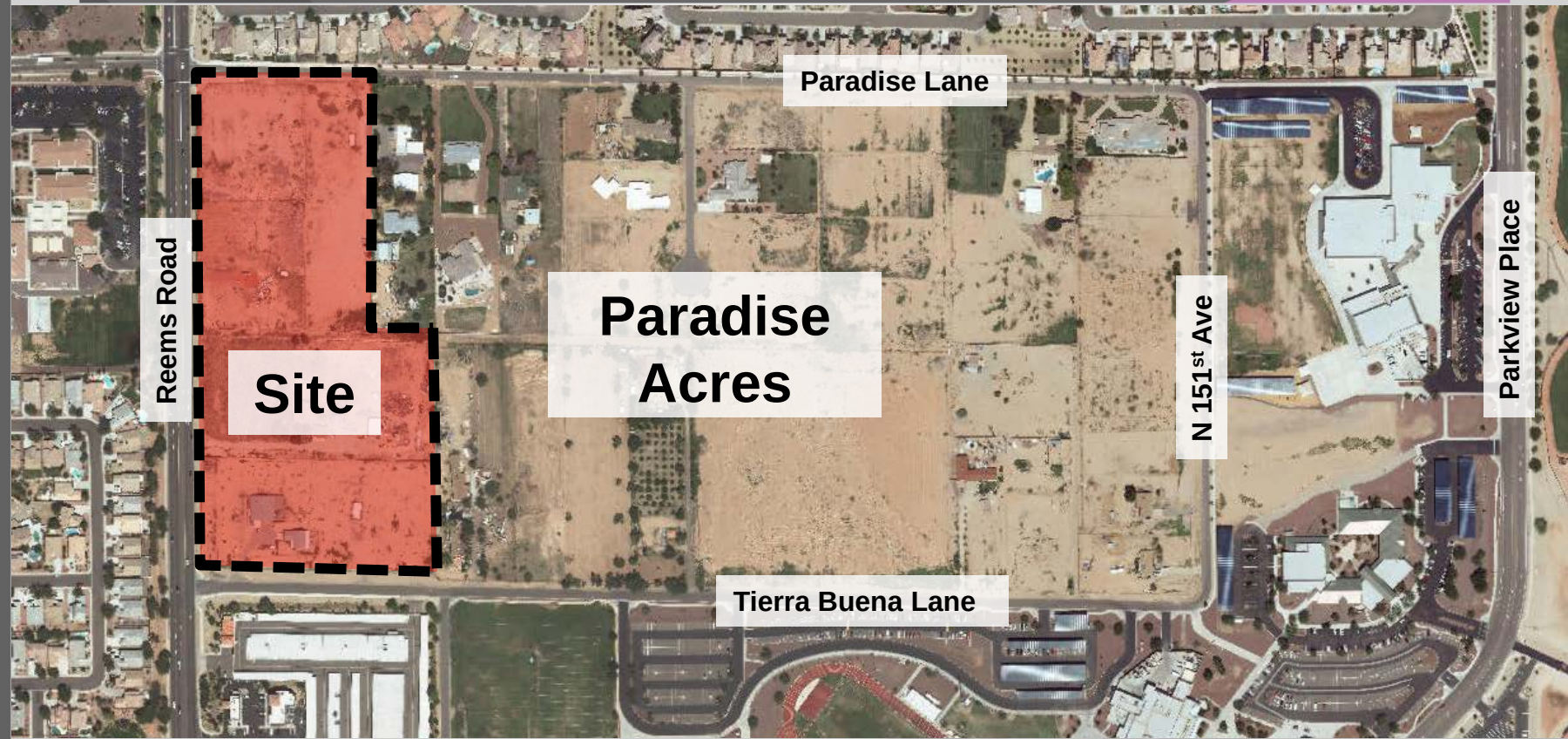
PARADISE ACRES

Rezoning with PUD Overlay – May 2, 2017

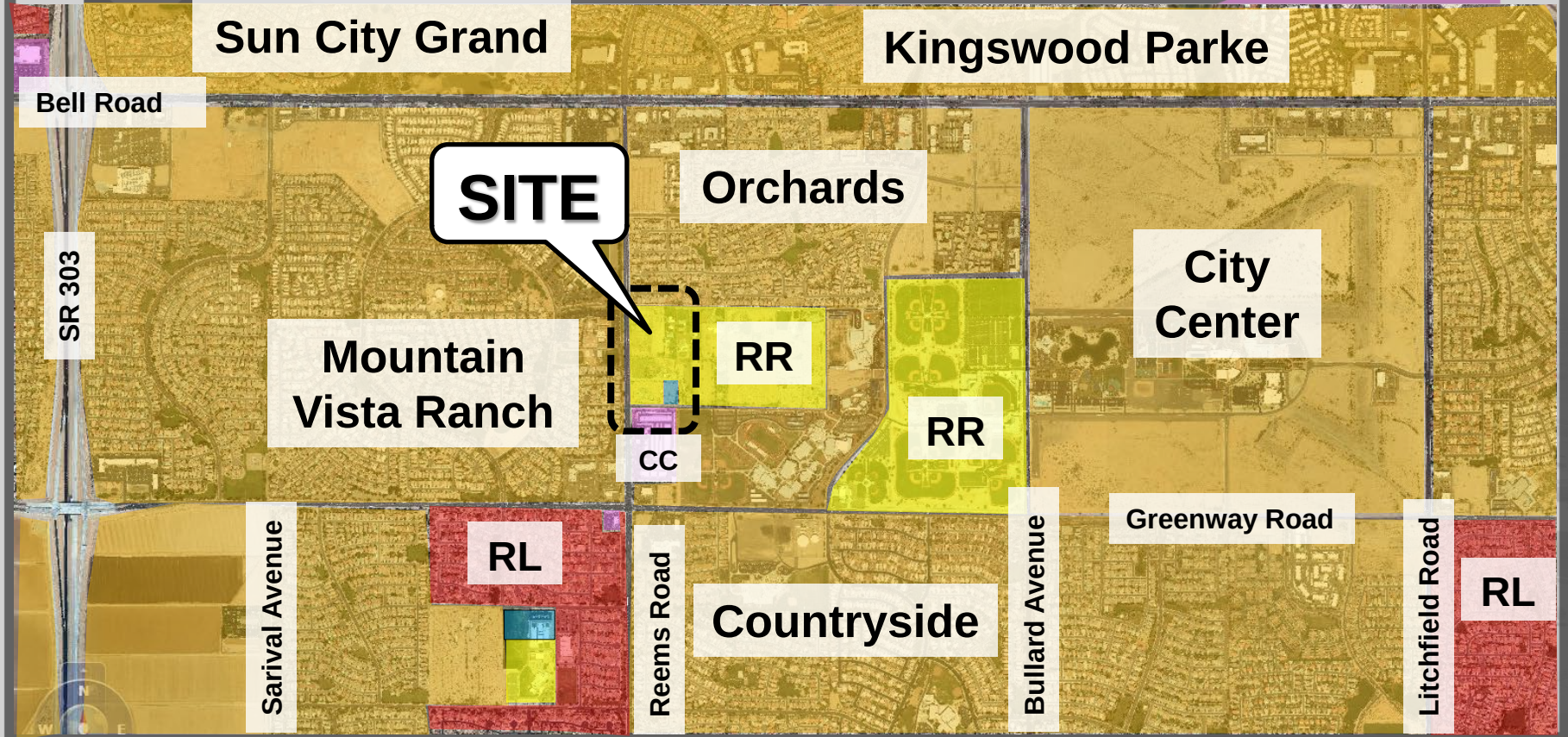
VICINITY MAP



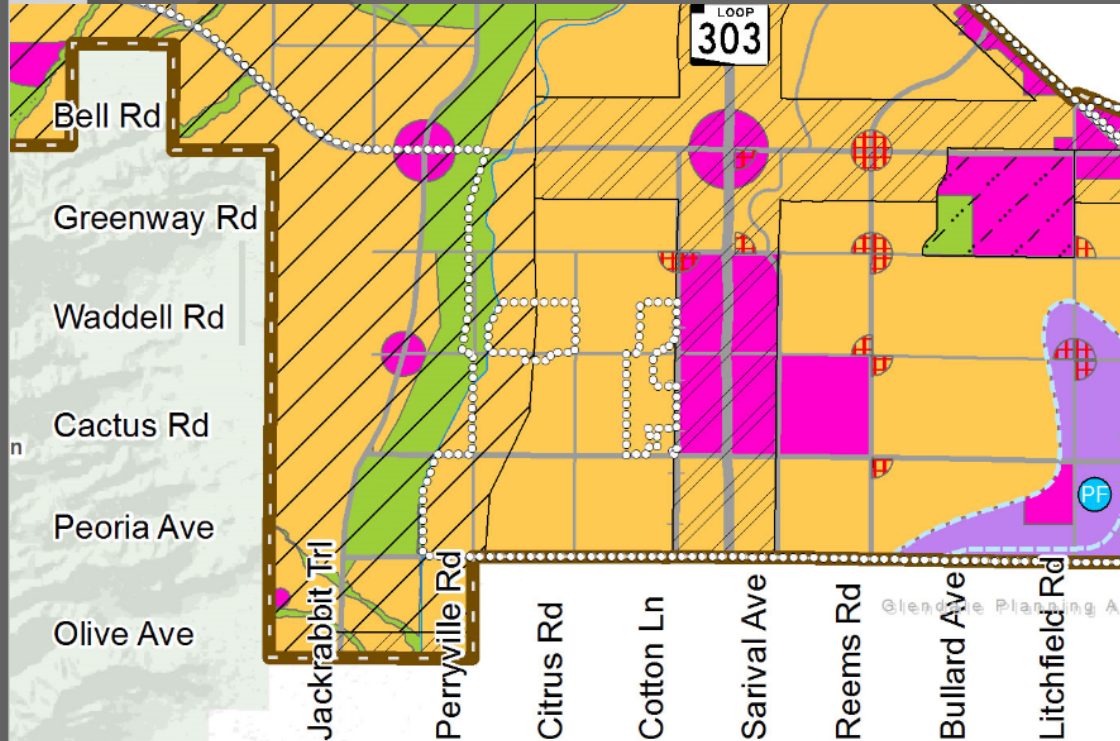
LOCATION MAP



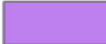
ADJACENT ZONING



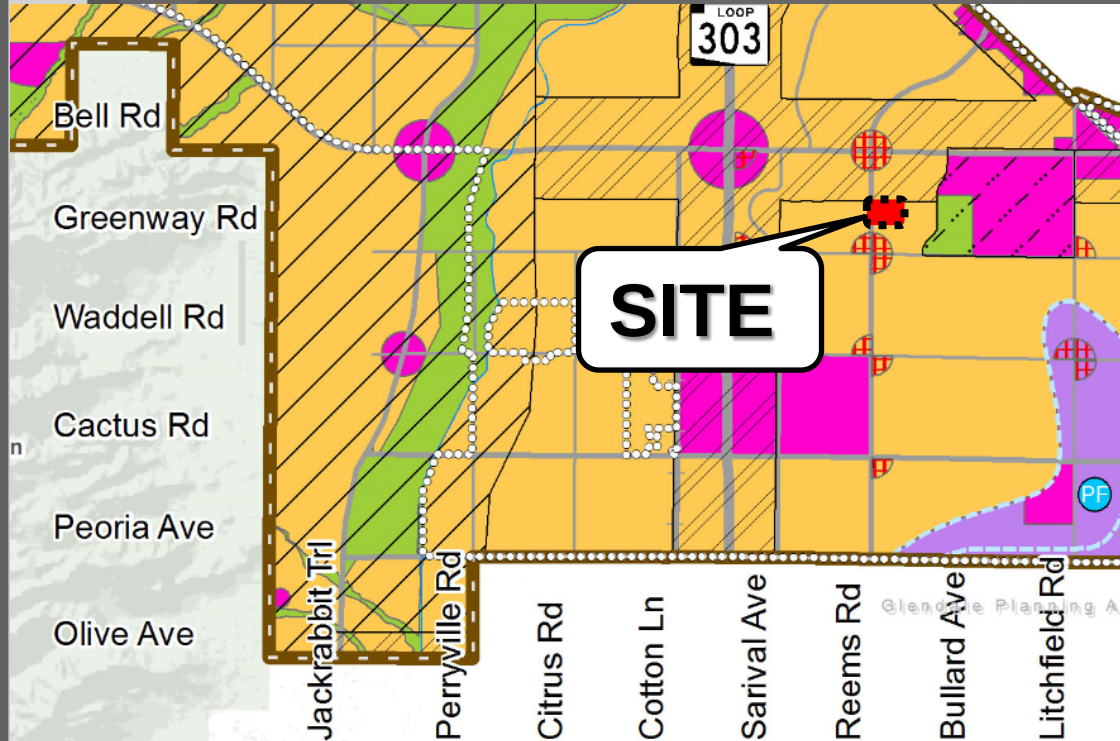
GENERAL PLAN



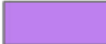
Character Areas

-  **Neighborhood**
 - Rural
 - Suburban
 - Urban
-  **Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
-  **Employment**
 - Business Park
 - Industrial
-  **Open Space**

GENERAL PLAN

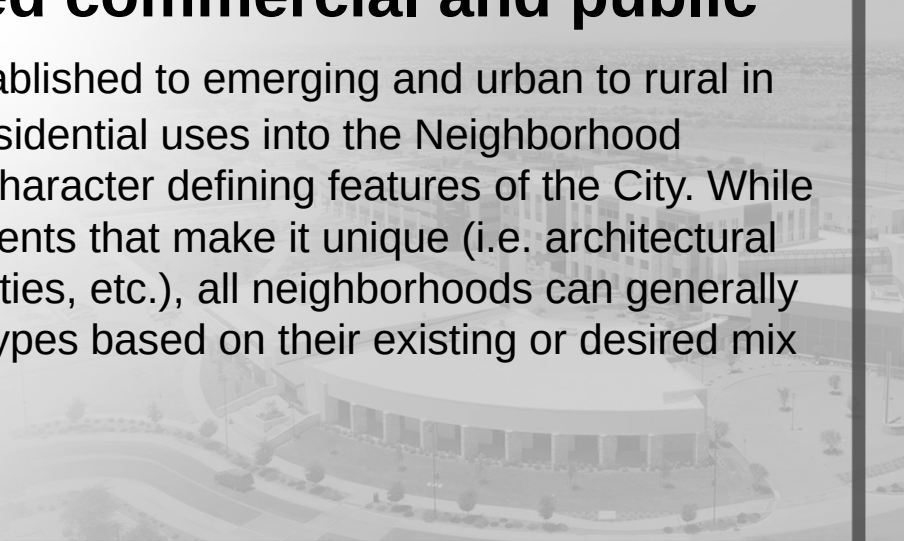


Character Areas

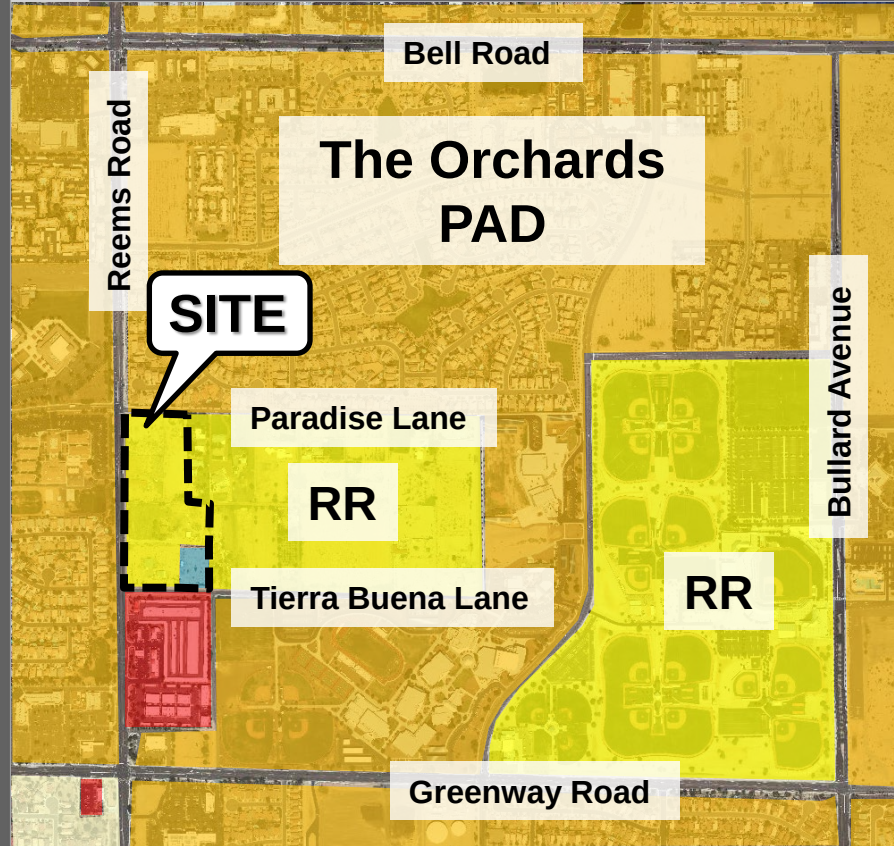
-  **Neighborhood**
 - Rural
 - Suburban
 - Urban
-  **Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
-  **Employment**
 - Business Park
 - Industrial
-  **Open Space**



GENERAL PLAN

- Covering the largest geographic planning area, the **Neighborhood Land Use Character Area** represents the various residential neighborhoods within Surprise. While neighborhoods are predominantly residential areas they can also be **supported by locally oriented commercial and public facility uses**, and can range from established to emerging and urban to rural in nature. The combination of the majority of residential uses into the Neighborhood Character Area makes this one of the most character defining features of the City. While each neighborhood can have particular elements that make it unique (i.e. architectural style, streetscape design, recreational amenities, etc.), all neighborhoods can generally be classified into three basic Development Types based on their existing or desired mix of uses, building type, and density.
- 

EXISTING ZONING



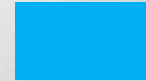
RR
Rural Residential



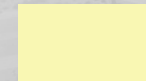
PAD
**Planned Area
Development**



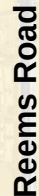
CC
Community Commercial



MR
**Medium Density
Residential**



RL
Low Density Residential



-



PUD REQUIREMENTS

Uses:

- Animal Hospitals, Clinic, and Boarding Facilities (CUP)
 - Arts and Craft Studios
 - Assisted Living Center
 - Athletic or Fitness Club, Commercial Recreation Facilities - Indoor
 - Banks – Without Drive Through Facilities
 - Barber/Beauty Shops
 - Funeral Home, Mortuary (CUP)
 - Galleries and/or Museums
 - Medical Clinic or Laboratory
- 



PUD REQUIREMENTS

Uses:

- Medical Office
 - Medical Outpatient Facility
 - Office
 - Photo Studios
 - Places of Worship
 - Printing or Copy Shops
 - Tailors
 - Travel Agencies
 - Utility Equipment Infrastructure
 - Wireless Communication Systems
- 



PUD REQUIREMENTS

Design Standards

- 24 Feet of Landscape Area
 - Eight (8) foot Decorative Wall
- 



SUMMARY

- Long History of Speculative Development





SUMMARY

- Long History of Speculative Development
 - City Council Direction to Provide a Comprehensive Solution
- 



SUMMARY

- Long History of Speculative Development
 - City Council Direction to Provide a Comprehensive Solution
 - Citizen Review on March 8, 2017
- 



SUMMARY

- Long History of Speculative Development
 - City Council Direction to Provide a Comprehensive Solution
 - Citizen Review on March 8, 2017
 - Planning and Zoning Commission Recommended Approval on April 20, 2017
- 



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:		District:	3
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and Action pertaining to approval of a 103 lot, 11 tract preliminary plat entitled, " Zanjero Trails – Phase 2 – Parcels 16 & 17" dated February 23, 2017, an approximately 30.34 acre real property generally located on the northwest corner of Peoria Avenue and Perryville Road.

Motion:

I move to approve the Preliminary plat entitled, "Zanjero Trails – Phase 2 – Parcels 16 & 17" dated February 23, 2017, subject to Stipulation A as recommended by the P&Z Commission.

Background:

Hilgart Wilson, LLC on behalf of JEN Arizona 11, LLC, seeks approval of a 103-lot, 11-tract Preliminary Plat located within the Zanjero Trails community. The site is generally located on the northwest corner of Peoria Avenue and Perryville Road on currently vacant land.

Objective Analysis:

The proposed subdivision is well designed and meets the requirements of the Zanjero Trails PAD and the SUDC. The amenities included will provide small-scale recreational opportunities and trails for the residents of the community. Once developed, the population base generated by the subdivision contribute to the local schools enrollment, while providing incentive for much needed commercial services in the area.

Policy Compliant:

The action is consistent with City and Council Policy.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-539 - Zanjero Trails Parcels 16 and 17 Preliminary Plat - Staff Report](#)
 - ☐ [01 - FS16-539 - Zanjero Trails Parcels 16 and 17 Preliminary Plat - Vicinity Maps](#)
 - ☐ [02 - FS16-539 - Zanjero Trails Parcels 16 and 17 Preliminary Plat - Preliminary Plat](#)
 - ☐ [03 - FS16-539 - Zanjero Trails Parcels 16 and 17 Preliminary Plat - Landscape Plans](#)
 - ☐ [04 - FS16-539 - Zanjero Trails Parcels 16 and 17 Preliminary Plat - Luke AFB Letter](#)
 - ☐ [05 - FS16-539 - Zanjero Trails Parcels 16 and 17 Preliminary Plat - ADOT Letter](#)
 - ☐ [06 - FS16-539 - Zanjero Trails Parcels 16 and 17 Preliminary Plat - Dysart Letter](#)
 - ☐ [07 - FS16-539 - Zanjero Trails Parcels 16 and 17 Preliminary Plat - Presentation](#)
-



PRELIMINARY PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS16-539

Project Name: Zanjero Trails Parcels 16 and 17 Preliminary Plat

Council District: 3 - Mesquite

Meeting Date: May 2, 2017

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: JEN Arizona 11, LLC

Applicant: Hilgart Wilson, LLC

Request: 103-lot, 11-tract Preliminary Plat

Site Location: Generally on the northwest corner of Peoria Avenue and Perryville Road

Site Size: Approximately 30.34 acres

Density: 3.39 dwelling units per acre

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

Support/Opposition: None known

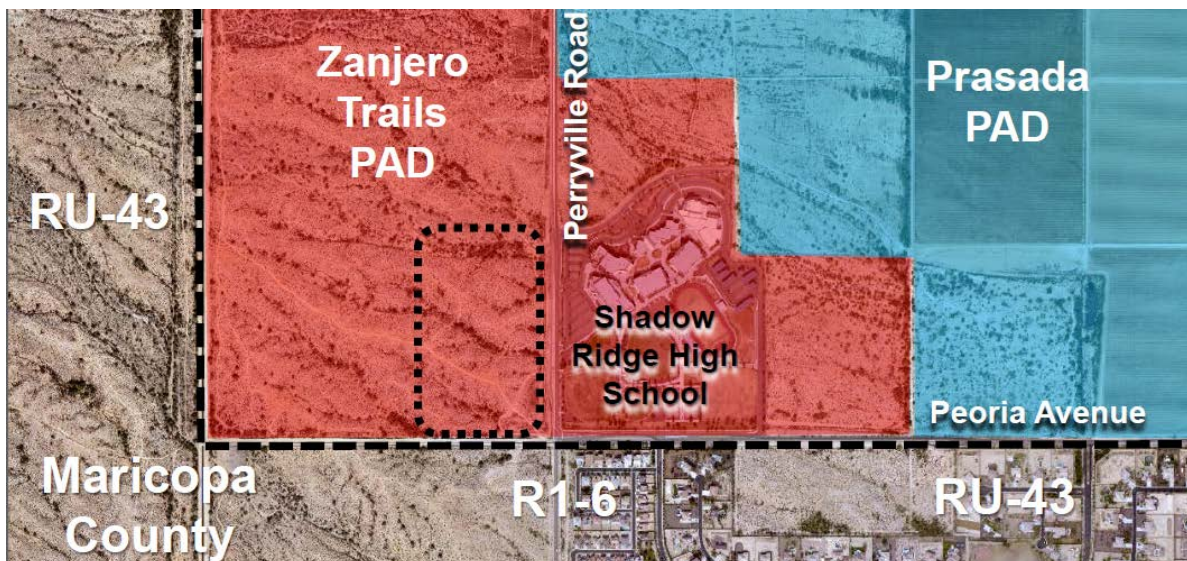
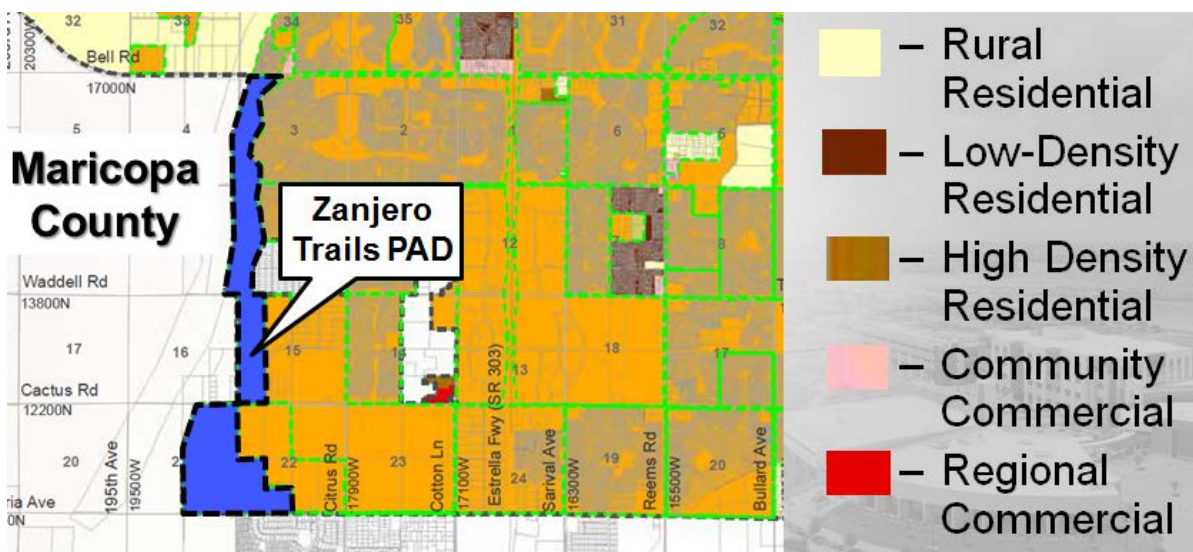
PROJECT DESCRIPTION:

Hilgart Wilson, LLC on behalf of JEN Arizona 11, LLC, seeks approval of a 103-lot, 11-tract Preliminary Plat located within the Zanjero Trails community. The site is generally located on the northwest corner of Peoria Avenue and Perryville Road on currently vacant land.

EXISTING ZONING:

The following chart and associated maps depict the existing zoning of the subject PAD and its surroundings for the entire PAD and the specific area to be developed:

Zanjero Trails Residential PAD	Zanjero Trails Residential PAD	Zanjero Trails Residential PAD
Zanjero Trails Residential PAD	Zanjero Trails Residential and Commercial PAD	Zanjero Trails PAD/Shadow Ridge High School
Maricopa County Residential Unit Plan of Development	Maricopa County Residential Unit Plan of Development	Maricopa County Residential Unit Plan of Development



50 **BACKGROUND:**

51
52 **September 11, 2008:** The subject lands associated with Zanjero Trails were annexed into the City of
53 Surprise.

54
55 **September 11, 2008:** The Mayor and City Council approved a PAD for the Zanjero Trails PAD under
56 case PAD07-341.

57
58 **February 7, 2017:** The Mayor and City Council approved a PAD amendment of Zanjero
59 Trails Parcels 16 and 17 from Multifamily Residential and Neighborhood Commercial to Single-
60 Family Residential.

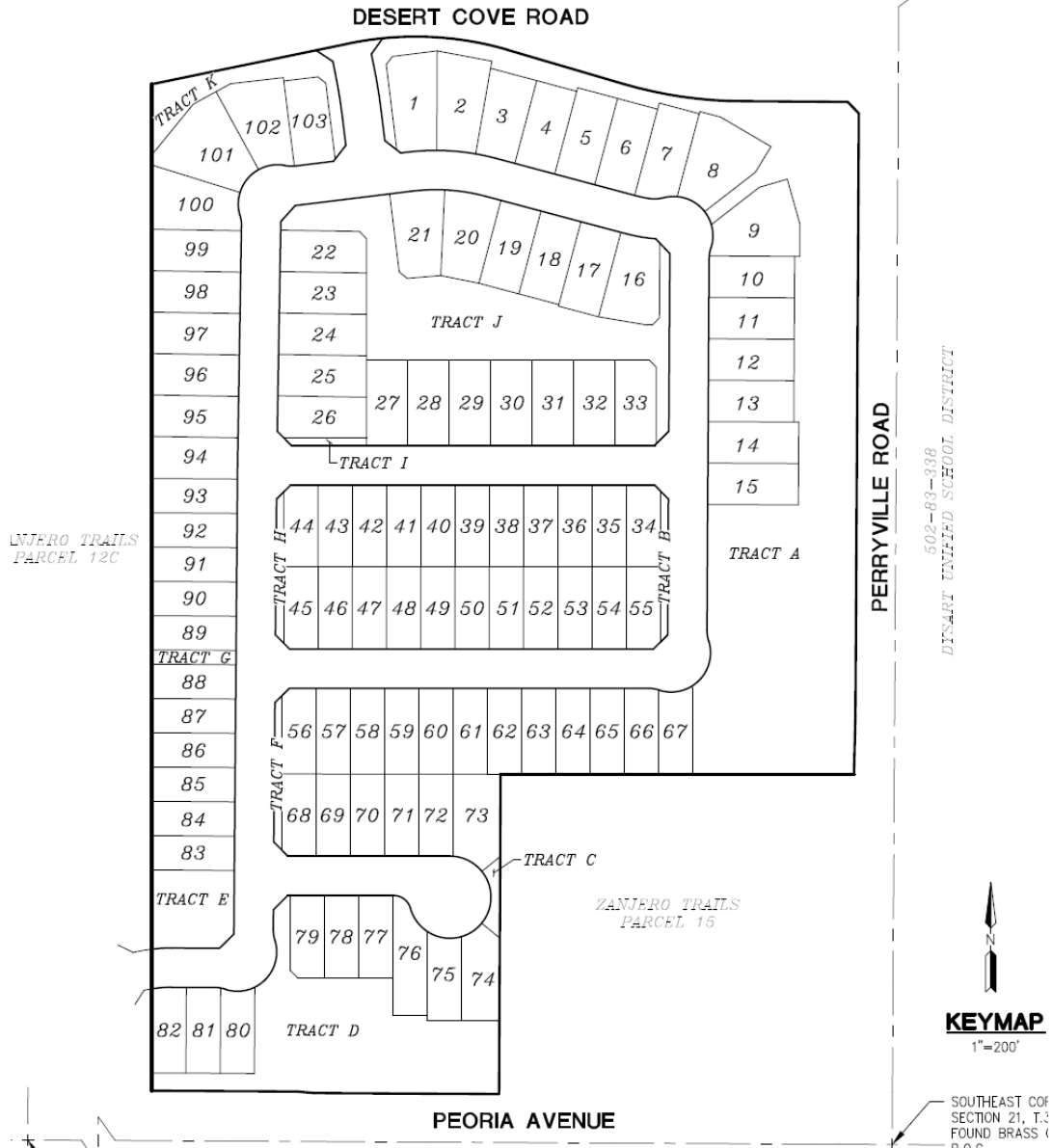
61
62 **April 24, 2014:** Staff met with the applicant to discuss the subject project during a regularly
63 scheduled Concept Review meeting under CR16-466.

64
65 **May 5, 2015:** The applicant filed a request for a Preliminary Plat and Final Plat under case FS16-539,
66 the subject case.

67
68 **April 6, 2017:** The Planning and Zoning Commission recommended approval of the Zanjero Trails
69 Parcels 16 and 17 Preliminary Plat to the Mayor and City Council.

70
71 **ANALYSIS AND DISCUSSION:**

72
73 The Zanjero Trails PAD is 878.7 acre residential and commercial PAD that generally spans from Bell
74 Road to the north and Peoria Avenue to the south along Perryville Road. The particular area of the
75 PAD that is proposed to be Preliminary Platted is Parcels 16 and 17, which are generally located on
76 the northwest corner of Peoria Avenue and Perryville Road. These parcels cover approximately 29.6
77 acres of the PAD. The proposed Preliminary Plat will include 103 single-family residential lots, which
78 will generate a mixture of 48 foot by 115 foot and 58 foot by 120 feet residential lots. The
79 configuration is expressed in the following diagram, taken from the Preliminary Plat document:



A previous Zanjero Trails PAD Amendment changed the land uses approved for these parcels from multifamily residential and neighborhood commercial to low density residential. The approximate 5.8 acre parcel that sits on the northwest corner of Peoria Avenue and Perryville Road will remain Community Commercial.

Access to the development will be provided via Desert Cove Road to the north and 189th Avenue to the southwest. These tie-in locations are in close proximity to Perryville Road and Peoria Avenue. All streets will be built as public streets and will be constructed within a 55-foot right-of-way with 5-foot minimum sidewalks built on both sides of the street per the City of Surprise Standard Local Street Cross-Section.

The PAD includes development standards intended to provide flexibility and diversity. These development standards are included on the Preliminary Plat document and are repeated here:

ZANJERO TRAILS DEVELOPMENT STANDARDS TABLE	
Maximum Height	30 feet
Minimum Front Yard setback with front facing garage	18 feet
Minimum Front Yard setback with side entry garage or home forward product	12 feet
Minimum Side Yard Setback	5 foot and 8 foot
Minimum Building Separation	10 foot – Single story to single story
	13 foot - Single story to multiple story
	13 foot - multiple story to multiple story
Minimum street side yard setback measured from the right-of-way	13 foot single story 20 foot multiple story
Minimum rear yard setback	15 foot
Maximum lot coverage	45 percent

The project will be well landscaped using a plant palette consisting of drought tolerant species consistent with the Zanjero Trails PAD. The site will include series of open space and trail areas meeting the aesthetic requirements of the PAD. Walls within the site will be themed using split-face CMU with a scored smooth-face accent, punctuated by a stone veneer column with precast concrete cap.

During the Planning and Zoning meeting held on April 6, 2017, the Commissioners discussed an issue regarding the use of rip-rap drainage facilities within residential developments. A concern regarding a nuance caused by wasps building nests in the voids of the rip-rap stone resulted in a stipulation, Stipulation 'A,' requiring the installation of such drainage facilities be implemented in a manner that would minimize the occurrence of wasp nests.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Schools:	Dysart

112 **CONFORMANCE WITH ADOPTED PLANS:**

113
114 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
115 within Neighborhood Character Area under a Scenic Land Development Sub Area, which supports
116 residential development at densities of between two (2) and eight (8) dwelling units per acre. At
117 3.39 dwelling units per acre, the subject Preliminary Plat meets this density requirement.
118

119
120 **REVIEWING AGENCIES:**

121
122 In addition to the standard city reviewing agencies, who indicate no objections to the requests,
123 Luke Air force Base, Maricopa Water District, and ADOT were included in the routing of this case.
124

125 **Luke Air Force Base (LAFB):** LAFB indicates no objections to the request, but advises the applicant
126 review sound attenuation requirements and engage in a strong notification program with respect
127 to the air base and its operations.
128

129 **Dysart School District:** The school district indicated no objections to the request. The developers of
130 Zanjero Trails and the Dysart School District are currently working under an agreement that
131 provides land for schools as well as cash payment for each dwelling unit constructed.
132

133 **SUMMARY:**

134
135 The proposed subdivision is well designed and meets the requirements of the Zanjero Trails PAD
136 and the SUDC. The amenities included will provide small-scale recreational opportunities and trails
137 for the residents of the community. Once developed, the population base generated by the
138 subdivision contribute to the local schools enrollment, while providing incentive for much needed
139 commercial services in the area.
140

141 **FINDINGS:**

- 142
143
 - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
 - The proposed Preliminary Plat is consistent with the Zanjero Trails PAD.
 - The reviewing agencies have indicated no objections to the request.
 - The Planning and Zoning Commission recommended approval of the subject project subject to Stipulation 'A.'
148
149
150
151
152
153

RECOMMENDATION:

Based on the findings noted above, should the Mayor and City Council move to approve the Preliminary Plat for Zanjero Trails Parcels 16 and 17, Case FS16-539, they should do so subject to stipulations 'A' through 'B' as outlined below:

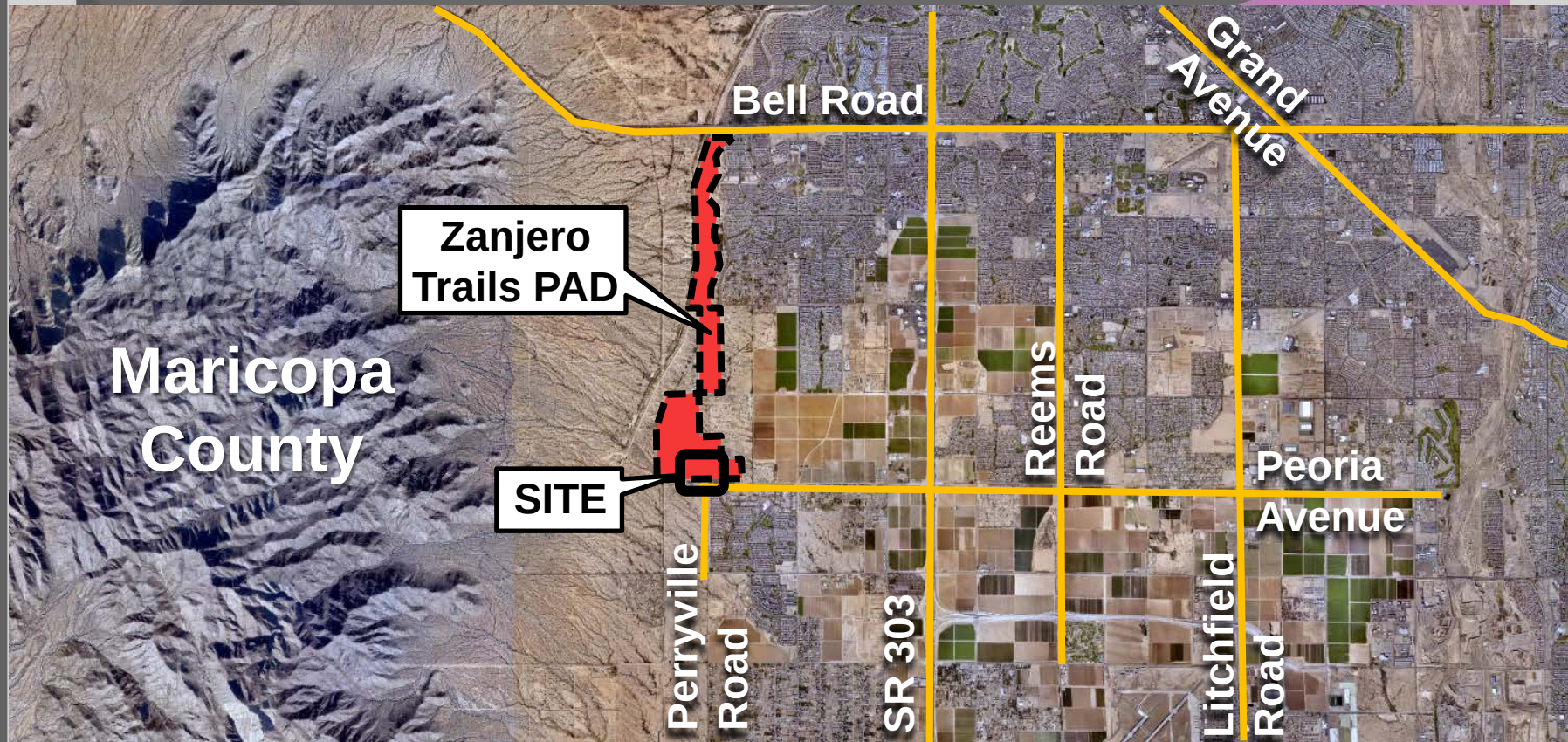
- A. Any rip-rap installed in drainage areas be installed in such a manner that eliminates the possibility of voids that allow wasps to build nests.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the Mayor and City Council wish to deny the request, the Mayor and City Council should make its own findings and base its decision on those alternative findings.

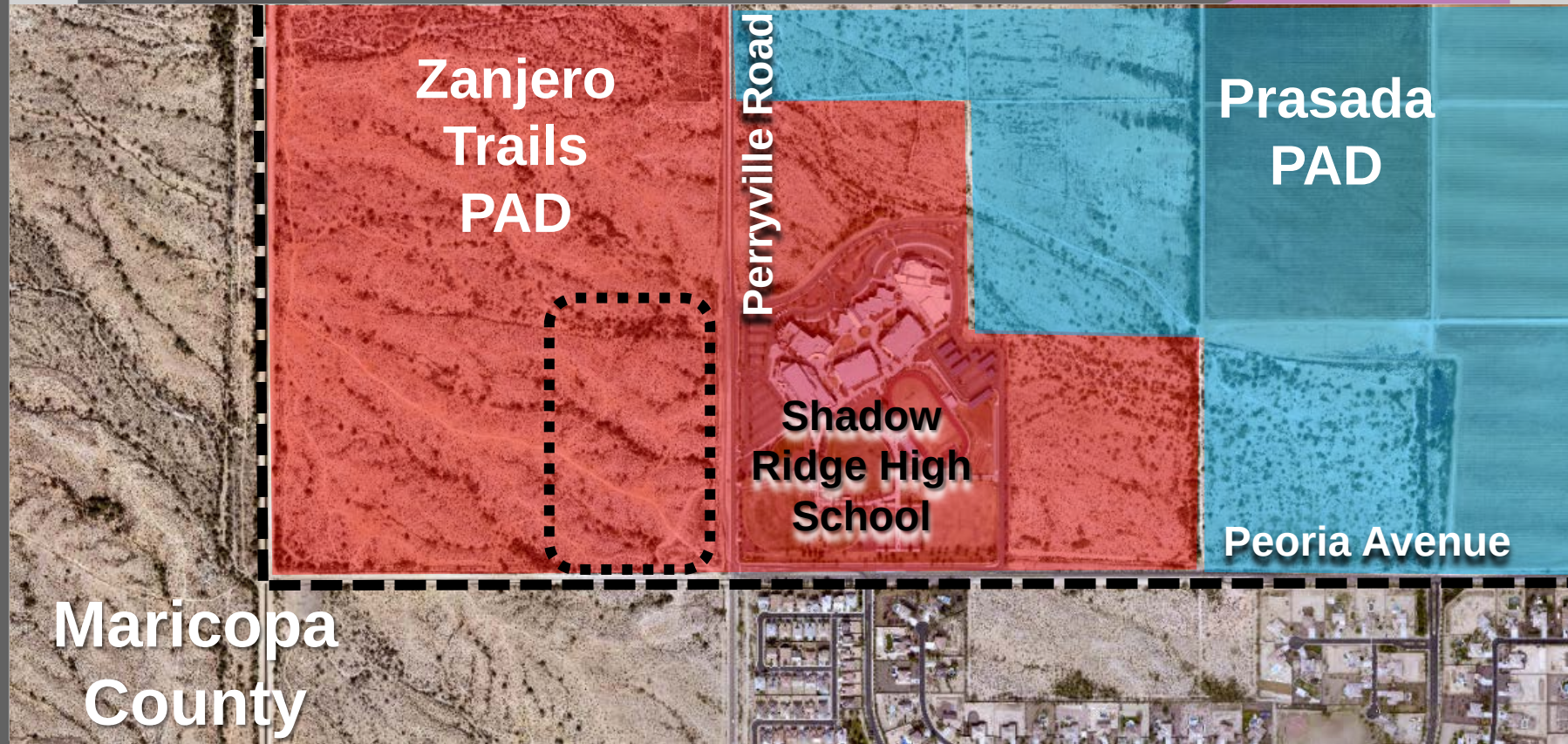
Attachments:

- 01 – Vicinity Maps
- 02 – Preliminary Plat
- 03 – Landscape Plans
- 04 – Luke AFB Comments
- 05 – ADOT Comments
- 06 – Dysart Comments

VICINITY MAP



LOCATION MAP



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LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP FLUSH ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 21 FROM WHICH A FOUND BRASS CAP FLUSH ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 21 THEREOF BEARS NORTH 89°42'03" WEST, 2639.43 FEET;

THENCE NORTH 89°42'03" WEST, 551.50 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°17'57" EAST, 68.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PEORIA AVENUE AS RECORDED IN BOOK 1282, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA TO THE POINT OF BEGINNING;

THENCE NORTH 89°42'03" WEST, 258.71 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 85°07'37" WEST, 25.08 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°42'03" WEST, 203.05 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°00'01" EAST, 443.44 FEET;

THENCE NORTH 00°00'00" EAST, 965.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DESERT COVE ROAD AS RECORDED IN BOOK 1282, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE THE FOLLOWING 6 COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY;

THENCE NORTH 78°21'17" EAST, 282.52 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 460.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°57'09", AN ARC LENGTH OF 224.42 FEET TO A TANGENT LINE;

THENCE SOUTH 73°41'35" EAST, 169.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 600.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°58'29", AN ARC LENGTH OF 167.29 FEET TO A TANGENT LINE;

THENCE SOUTH 89°40'04" EAST, 148.82 FEET;

THENCE SOUTH 44°40'04" EAST, 22.63 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PERRYVILLE ROAD AS RECORDED IN BOOK 1282, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°19'56" WEST, 843.18 FEET ALONG SAID WESTERLY RIGHT-OF-WAY;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 01°18'50" WEST, 82.08 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, NORTH 89°59'48" WEST, 495.41 FEET;

THENCE SOUTH 00°17'54" WEST, 447.96 FEET TO THE POINT OF BEGINNING.

NOTICES OF ZANJERO TRAILS - PHASE 2 - 12D, 14 & 15 DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A ZANJERO TRAILS - PHASE 2 - PARCELS 12D, 14 & 15 DEVELOPMENT AGREEMENT DATED OCTOBER 24, 2013 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 24, 2013, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET NO. 2013-0935552. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT (INSERT LANDOWNER NAME & ADDRESS), AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS ____ DAY OF _____, 2017.

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

LANDOWNER NAME, A (INSERT LEGAL STRUCTURE)

BY: CHRISTINE CAIN

BY: _____

ITS: PROPERTY & CONTRACTS SUPERVISOR

ITS: _____

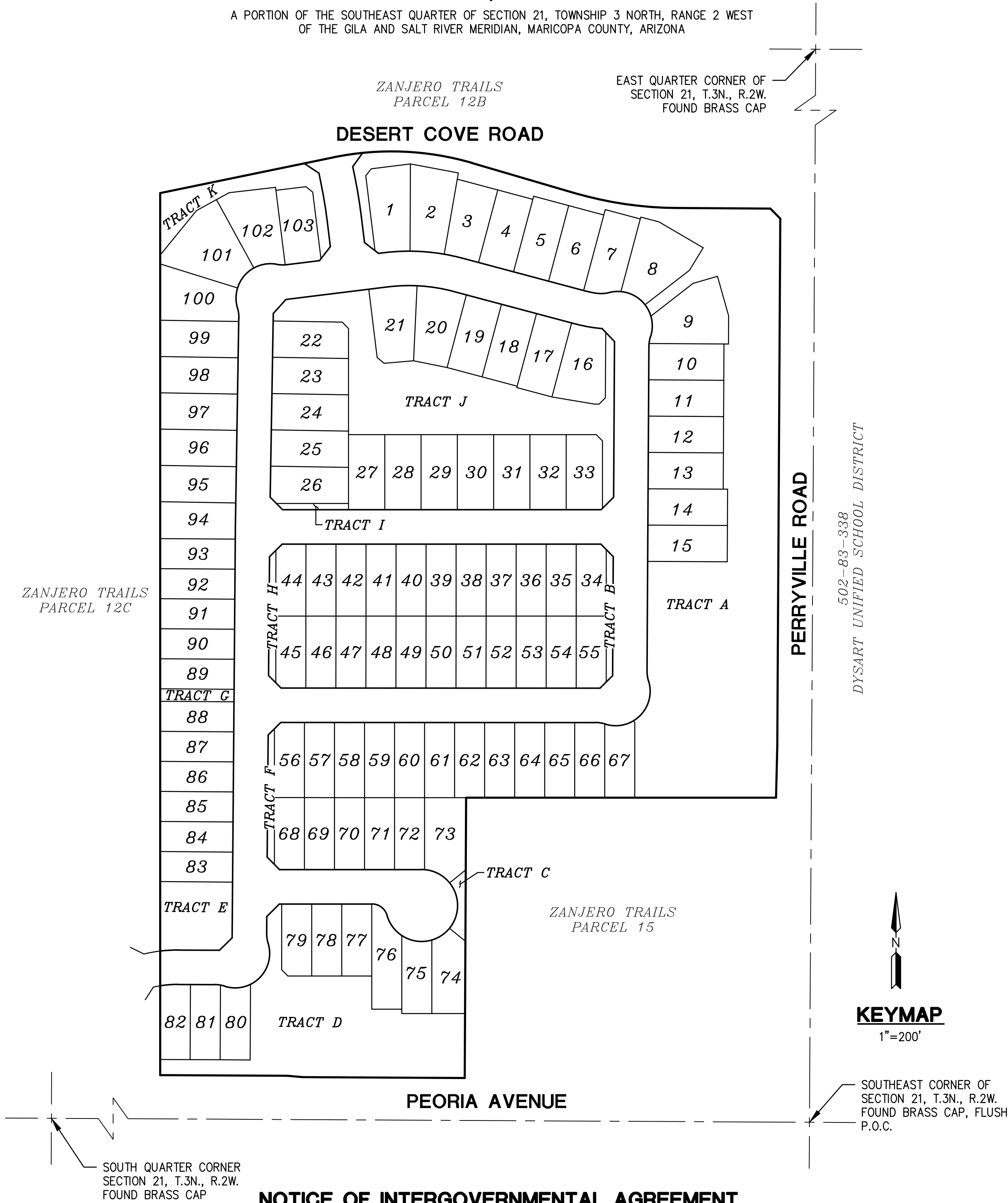
ATTEST:

BY: GLEN VORTHERMS

ITS: ASSISTANT SECRETARY

PRELIMINARY PLAT ZANJERO TRAILS - PHASE 2 - PARCELS 16 & 17 SURPRISE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, STE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE

OWNER

JEN ARIZONA 11, LLC
20045 N. 19TH AVENUE, BLDG 10, STE 3
PHOENIX, ARIZONA 85027
CONTACT: MICHAEL CRONIN

BASIS OF BEARING

BASIS OF BEARING IS N89°42'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

FOUND 4" U.S. COAST & GEODETIC SURVEY "M 265" BRASS CAP FLUSH WITH THE NORTHEAST CORNER OF A CONCRETE HEADWALL. HEADWALL IS LOCATED APPROXIMATELY 25' EAST OF BEARDSLEY CANAL AT INTERSECTION OF CACTUS ROAD AND BEARDSLEY CANAL. ELEVATION = 1327.55 (NAVD 88 DATUM)

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1655L, PANEL NUMBER 1655 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

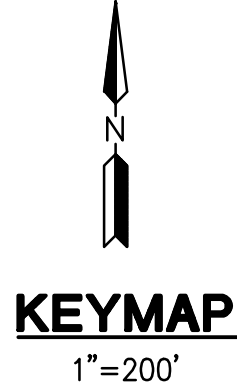
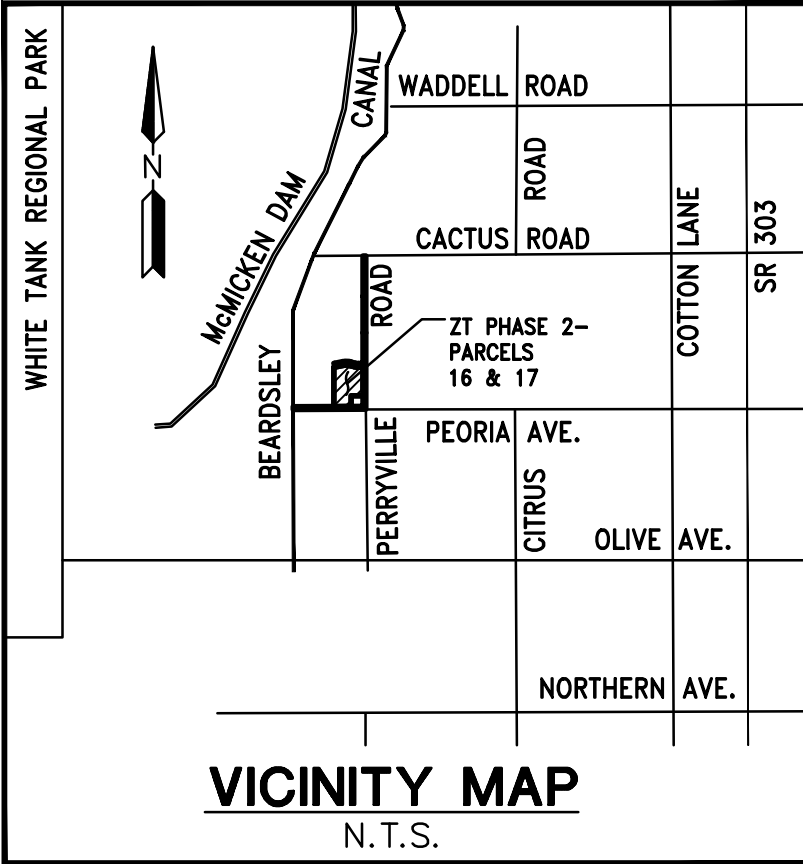
UTILITIES

WATER
SEWER
ELEC.
GAS
TELEPHONE
CABLE TV
POLICE
FIRE
ELEMENTARY SCHOOL DISTRICT
HIGH SCHOOL DISTRICT

EPCOR
CITY OF SURPRISE
APS
SOUTHWEST GAS
CENTURY LINK
COX
CITY OF SURPRISE
CITY OF SURPRISE
DYSART UNIFIED SCHOOL DISTRICT
DYSART UNIFIED SCHOOL DISTRICT

SHEET INDEX

PP01 COVER SHEET
PP02 DETAILS, NOTES & TABLES
PP03-PP04 PRELIMINARY PLAT
PP05-PP06 PRELIMINARY GRADING
PP07-PP08 PRELIMINARY UTILITY PLAN



NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 (1GA*). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

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

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

ALL DEVELOPMENT PHASES DEPICTED ON THIS PRELIMINARY PLAT SHALL BE PROVIDED A MINIMUM OF TWO (2) SEPARATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.



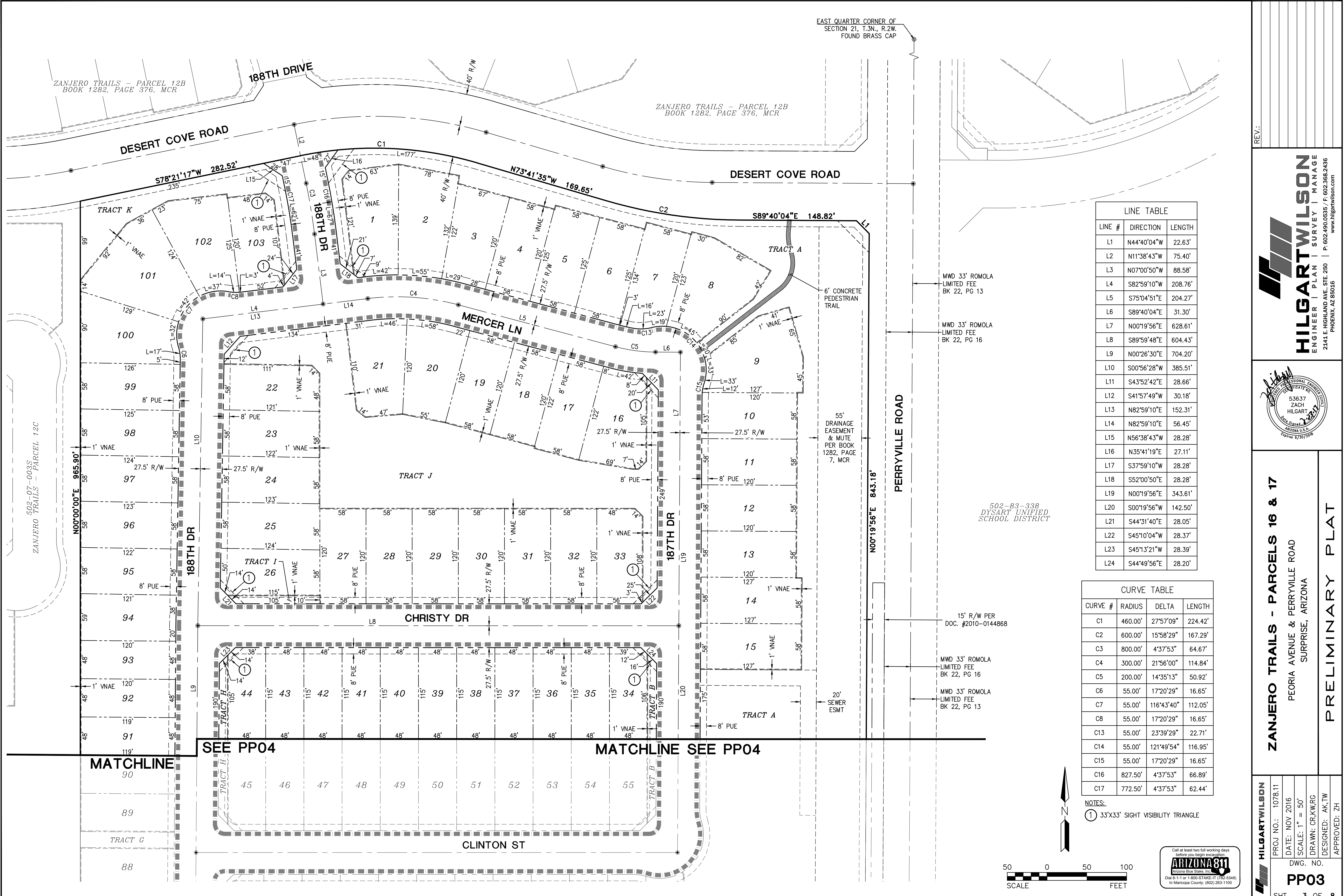
ZANJERO TRAILS - PARCELS 16 & 17

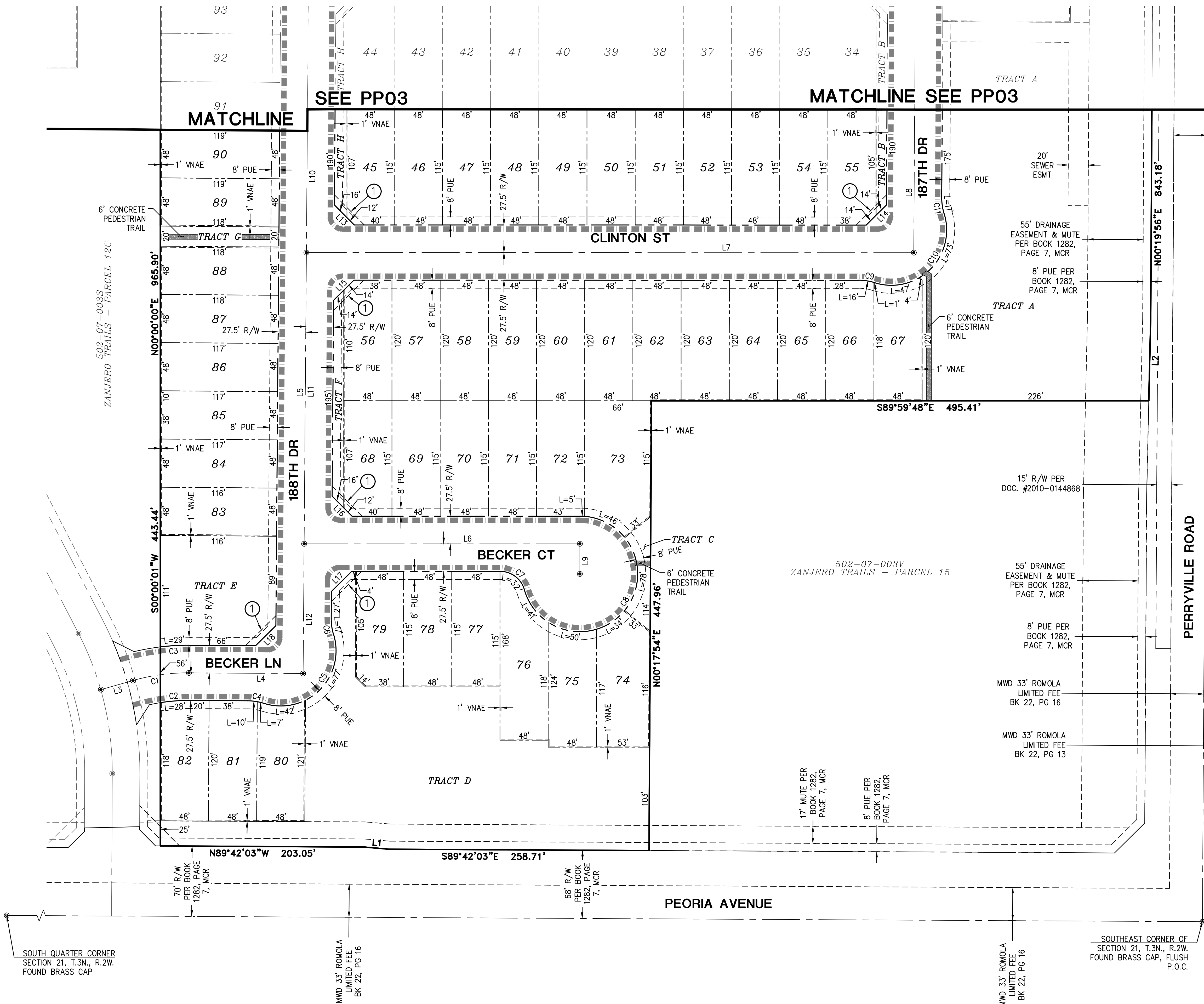
PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT - COVER SHEET

HILGARTWILSON	PROJ NO.: 1078.11	DATE: NOV 2016	SCALE: N.T.S.	DRAWN: CF,KW,RC	DESIGNED: AK,TW	APPROVED: ZH
			DWG. NO.			
			PP01			
			SHT. 1 OF 8			

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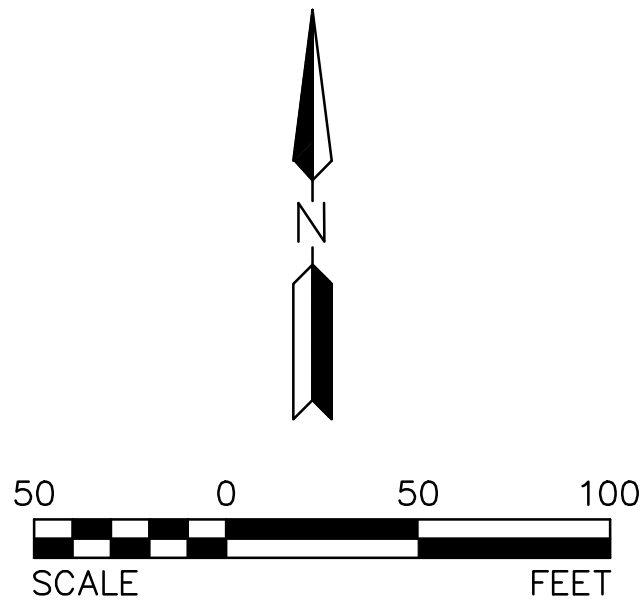


502-83-338
DYSART UNIFIED
SCHOOL DISTRICT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S85°07'37"E	25.08'
L2	S01°18'50"W	82.08'
L3	S74°08'14"W	33.25'
L4	N89°42'03"W	113.82'
L5	N00°26'30"E	704.20'
L6	S89°59'48"E	274.62'
L7	S89°59'48"E	604.97'
L8	N00°19'56"E	628.61'
L9	S00°00'12"W	30.00'
L10	S00°26'30"W	142.80'
L11	S00°26'30"W	290.01'
L12	S00°26'30"W	129.18'
L13	N44°46'39"W	28.18'
L14	S45°10'04"W	28.37'
L15	N45°13'21"E	28.39'
L16	N44°46'39"W	28.18'
L17	N45°13'21"E	28.39'
L18	S45°22'14"W	28.32'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	16°09'43"	56.42'
C2	172.42'	9°25'36"	28.37'
C3	227.50'	7°12'16"	28.61'
C4	55.00'	17°20'29"	16.65'
C5	55.00'	124°32'25"	119.55'
C6	55.00'	17°20'29"	16.65'
C7	25.00'	74°10'24"	32.36'
C8	57.50'	254°10'23"	255.08'
C9	55.00'	17°20'29"	16.65'
C10	55.00'	124°21'14"	119.37'
C11	55.00'	17°20'29"	16.65'

NOTES:
① 33'x33' SIGHT VISIBILITY TRIANGLE



REV:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

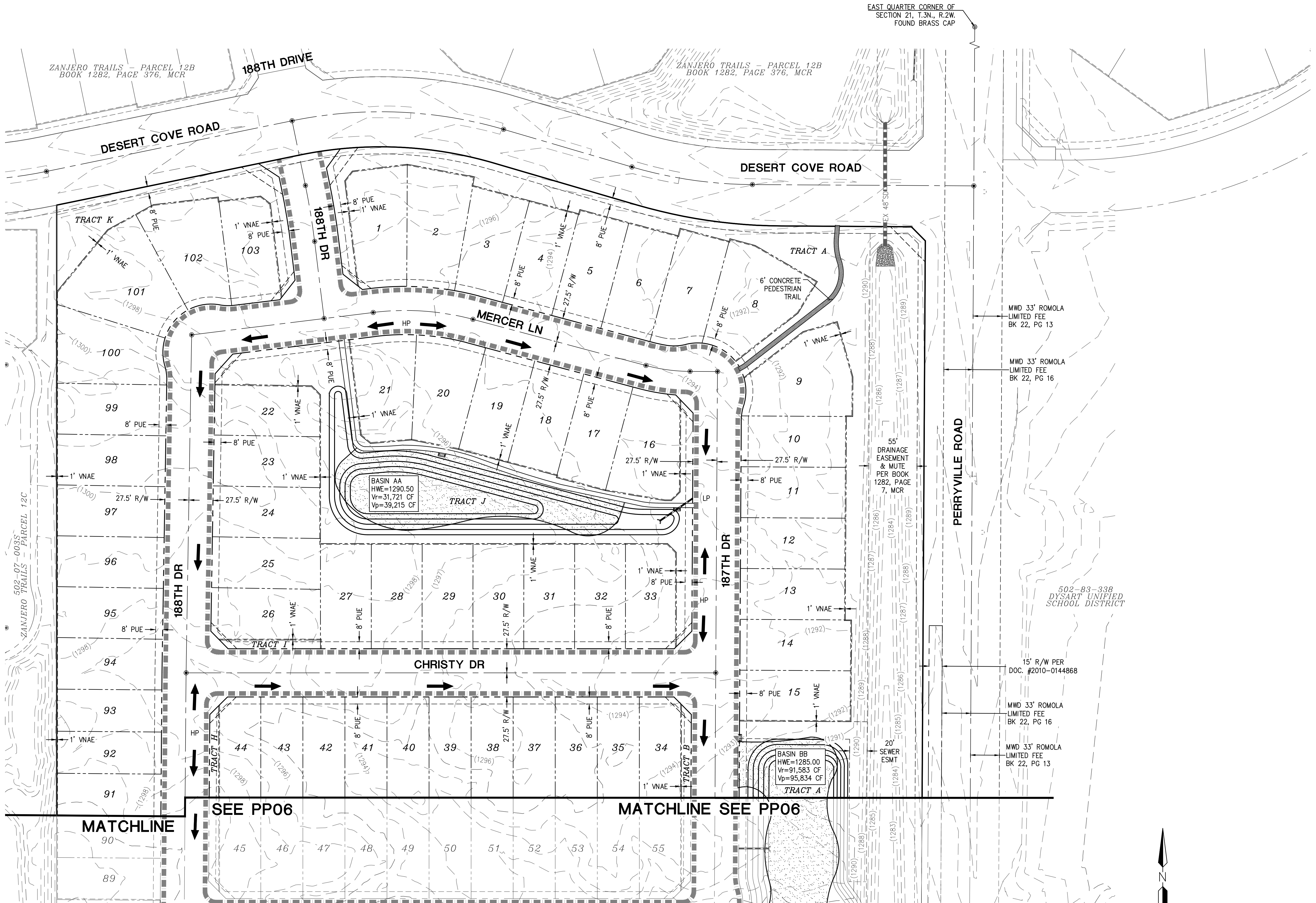


ZANJERO TRAILS - PARCELS 16 & 17
PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1078.11
DATE: NOV 2016
SCALE: 1" = 50'
DRAWN: CF, KW, RC
DESIGNED: AK, TW
APPROVED: ZH
DWG. NO.
PP04
SHT. 4 OF 8

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ZANJERO TRAILS - PARCELS 16 & 17
PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

PRELIMINARY GRADING PLAN

HILGARTWILSON

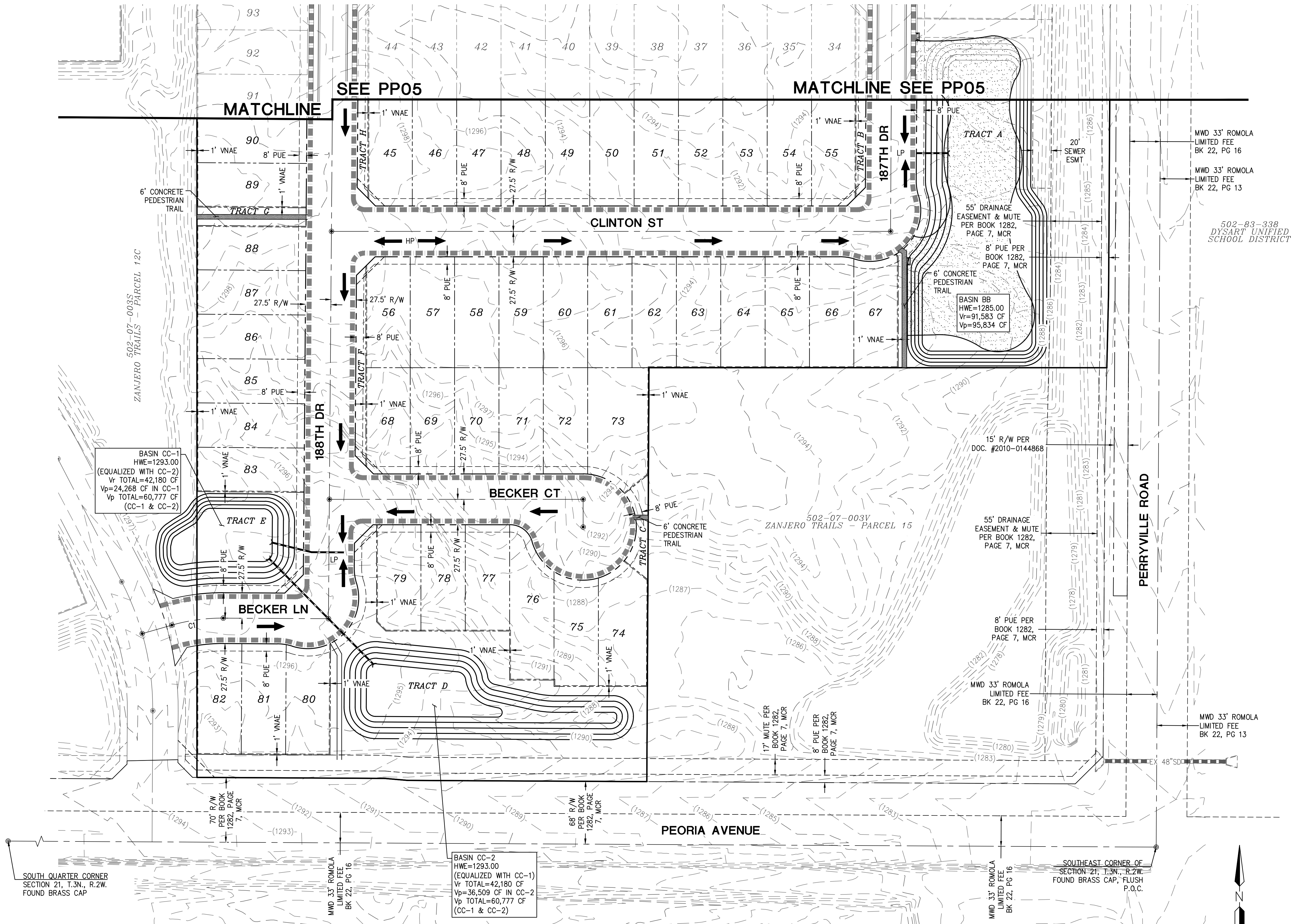
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DATE:	NOV 2016
SCALE:	1" = 50'
DRAWN:	CF, KW, RC
DESIGNED:	AK, TW
APPROVED:	ZH

DWG. NO.
PP05

SHT. 5 OF 8



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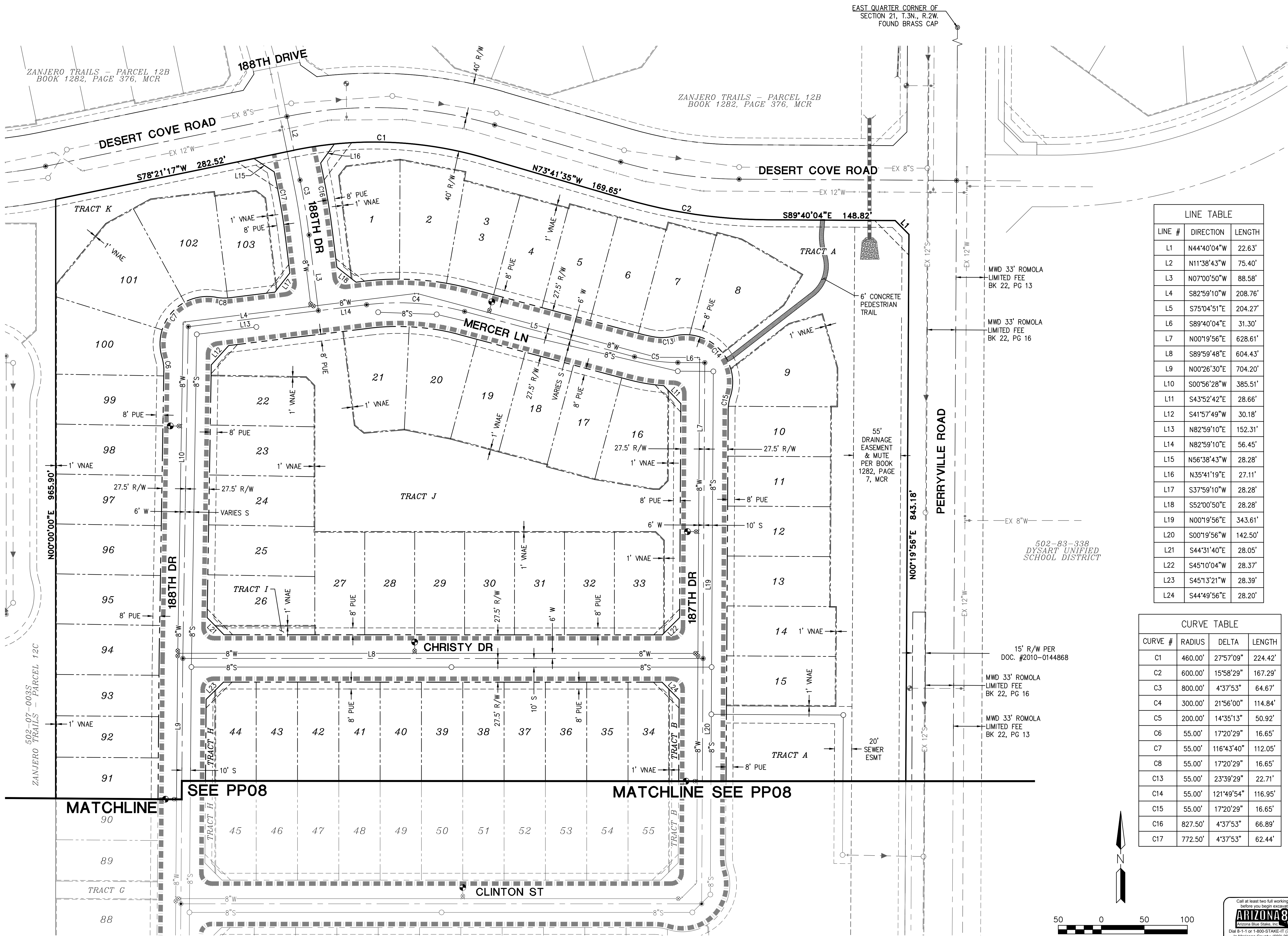
ZANJERO TRAILS - PARCELS 16 & 17
PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

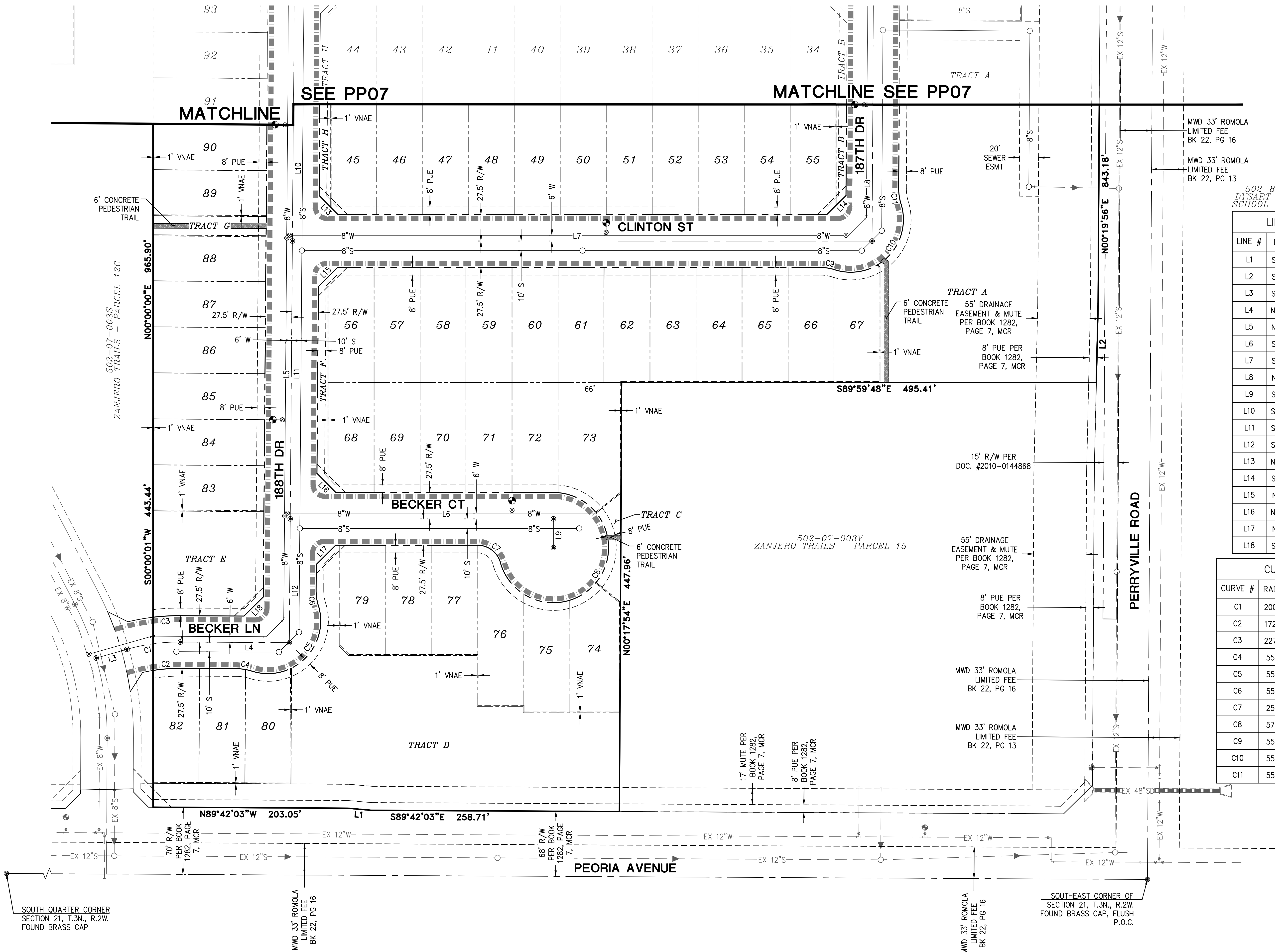
PRELIMINARY GRADING PLAN

HILGARTWILSON	PROJ NO.: 1078.11	DATE: NOV 2016	SCALE: 1" = 50'	DRAWN: CF, KW, RC	DESIGNED: AK, TW	APPROVED: ZH
DWG. NO. PP06						
SHT. 6 OF 8						



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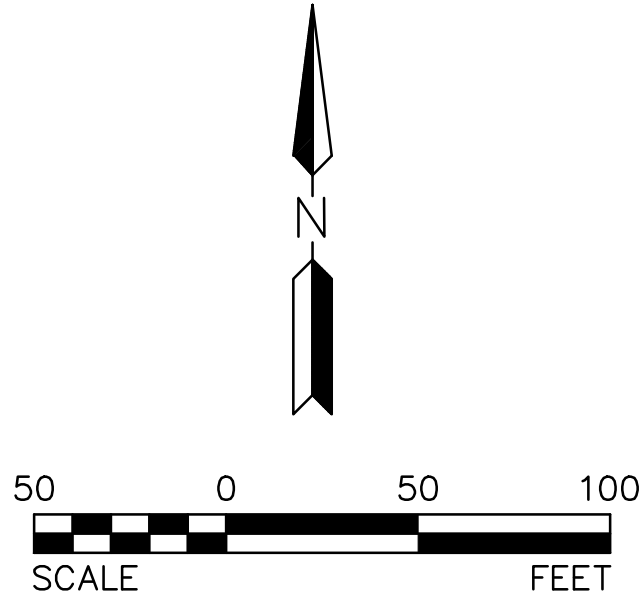




502-83-338
DYSART UNIFIED
SCHOOL DISTRICT

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REV.:

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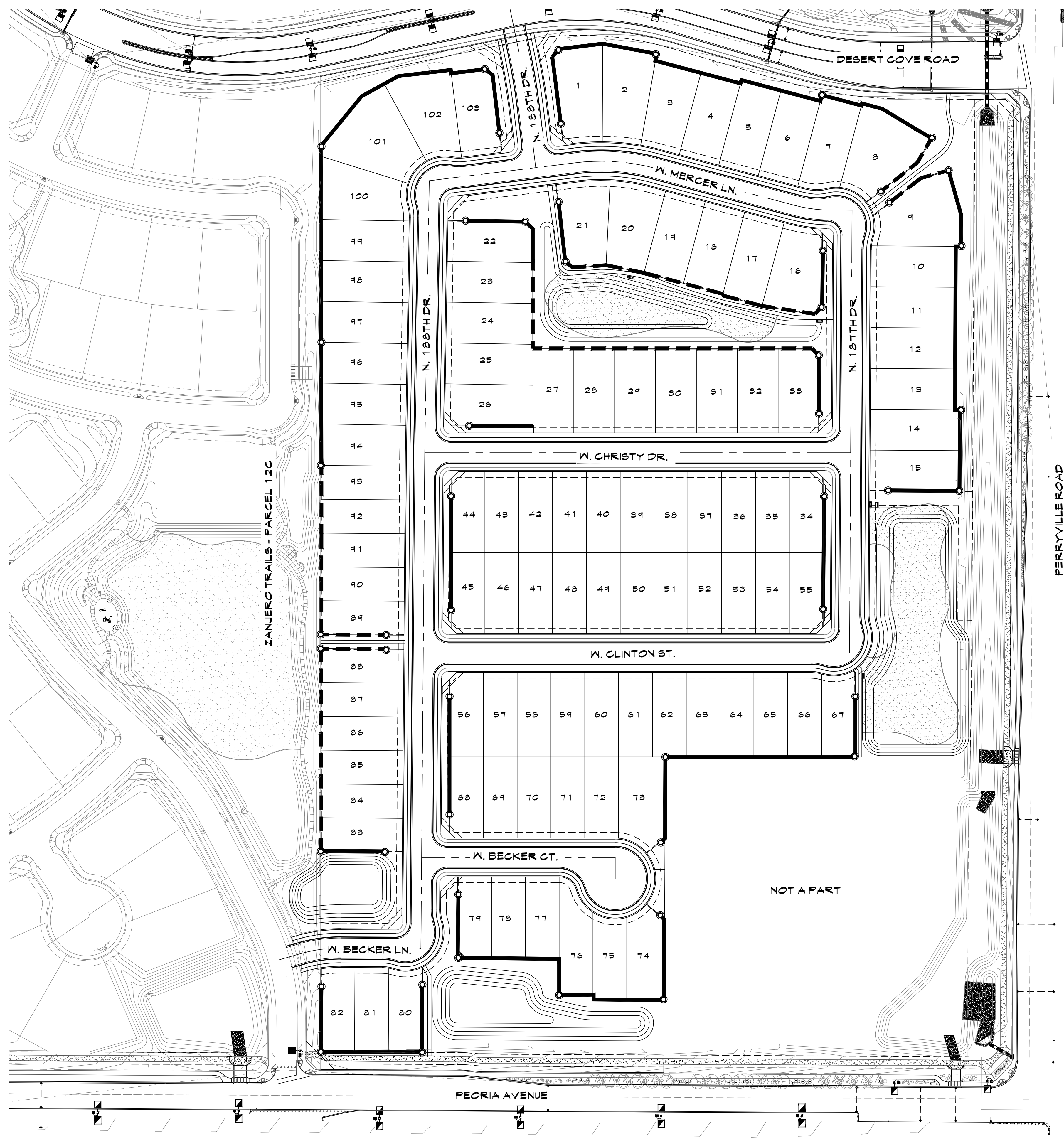


ZANJERO TRAILS - PARCELS 16 & 17

PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

PRELIMINARY UTILITY PLAN

	PROJ NO.:	1078.11
	DATE:	NOV 2016
	SCALE:	1" = 50'
	DRAWN:	CF, KW, RC
	DESIGNED:	AK, TW
APPROVED:		ZH
DWG. NO.		PP08
SHT.		8 OF 8



WALL LEGEND

	PRIMARY THEME WALL -SEE DETAIL 'A' ON SHEET 3
	PARTIAL VIEW FENCE -SEE DETAIL 'C' ON SHEET 3
	PRIMARY THEME COLUMN -SEE DETAIL 'A' ON SHEET 3

NOTES:

1. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W. AND SITE VISIBILITY TRIANGLE EASEMENTS.

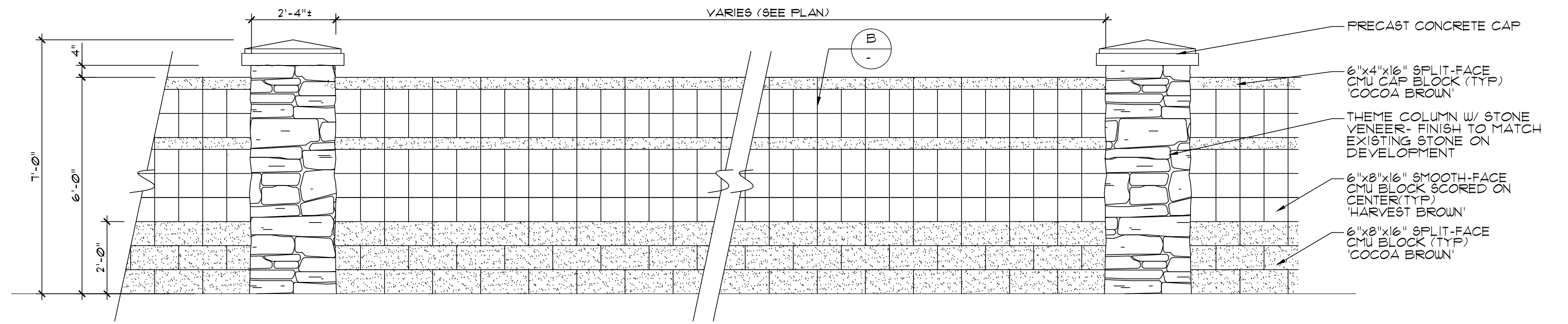
2. THEME COLUMNS ARE TO BE 25'-0" OFF OF THE RIGHT-OF-WAY. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF OF THE RIGHT-OF-WAY WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.

3. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.

4. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.

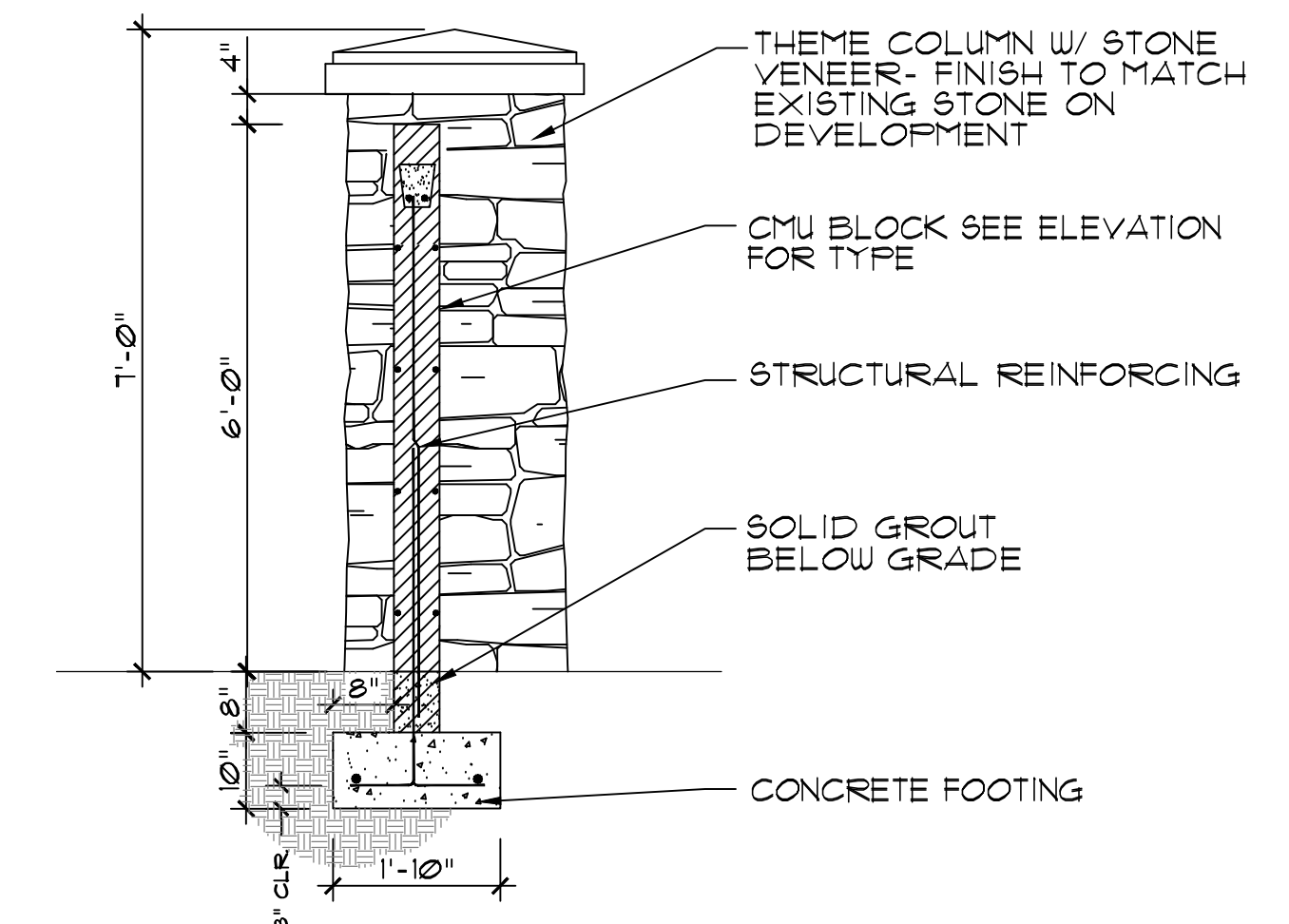
SPECIAL NOTE:

BUILDER RESERVES THE RIGHT TO REVISE THE SPACING AND/OR QUANTITY OF THEME COLUMNS ON THE PROJECT. GET STRUCTURAL ENGINEERING APPROVAL FOR ANY CHANGES PRIOR TO CONSTRUCTION.



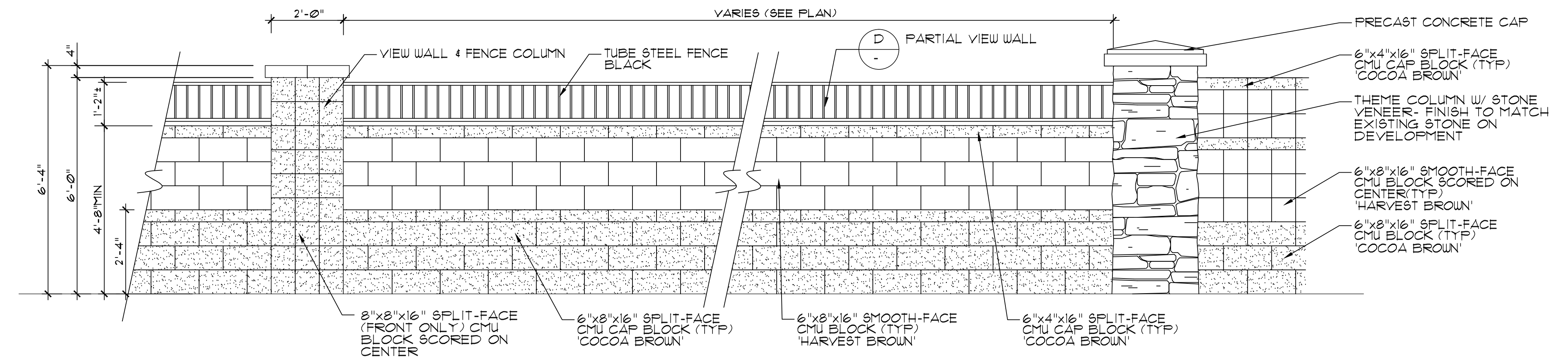
A PROJECT THEME WALL
ELEVATION

SCALE: 1/2"=1'-0"



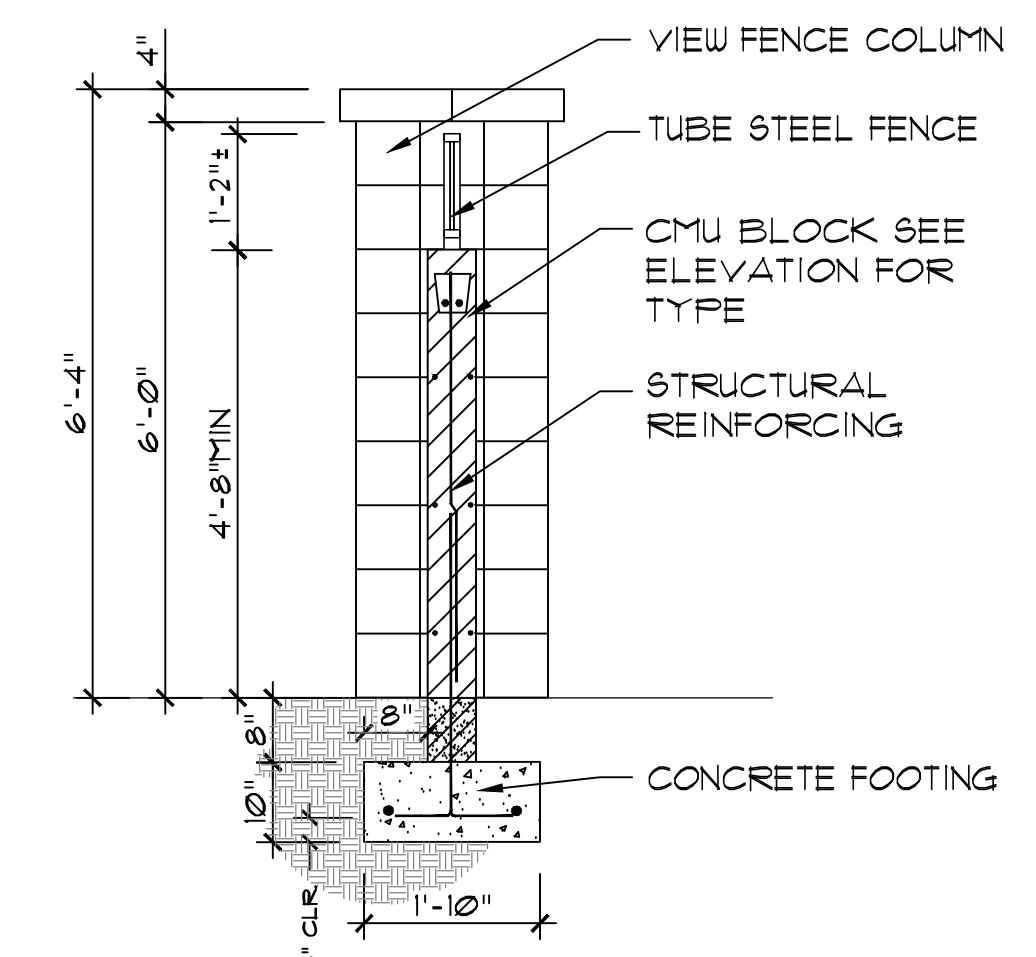
B PROJECT THEME WALL
SECTION

SCALE: 1/2"=1'-0"



C PARTIAL VIEW WALL
ELEVATION

SCALE: 1/2"=1'-0"



D PARTIAL VIEW WALL
SECTION

SCALE: 1/2"=1'-0"



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

13 December 2016

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Jamie Sullivan
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS16-539; Zanjero Trails II, Parcel 16 & 17

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Preliminary Plat application for Zanjero Trails II, Parcels 16 & 17. The site is located on 30.3 gross acres and is part of the larger 879 acres Zanjero Trails Master Plan at the northwest corner of Peoria Avenue and Perryville Road. This request is to build 103 single family residential units for a 3.4 du/ac. The site is located approximately 3.75 miles 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.

As described in the narrative this development zoning change will not have a negative impact on the flying operations at Luke AFB.

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

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read "J. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

Hobart Wingard

From: Michael Wilson <MWilson@azdot.gov>
Sent: Friday, December 09, 2016 12:45 PM
To: Jamie Sullivan
Cc: Vanessa Nunez; Michael Wilson; Peter Eno
Subject: ADOT comments: FS16-539 / Zanjero Trails II Parcels16/17
Attachments: 201612091213.pdf

Jamie,

ADOT has reviewed the proposed rezoning to Single family housing, and has no concerns. The development area is approx.. 2 ½ miles for ADOT's 303 freeway system and poses no concerns or negative impact on our system. ADOT's official position is that we neither support nor oppose the proposed rezoning. Thank you for the opportunity to comment.

Mike

Mike Wilson, SR/WA

ADOT ROW Project Coordinator
LPA (Local Public Agency) R/W Coordination
Right of Way Agent III
205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-7175

WWW.AZDOT.GOV



Jack Eaton
Executive Director
Business Services

15802 North Parkview Place
Surprise, Arizona 85374
Phone: 623-876-7008
Fax: 623-876-7046
jack.eaton@dysart.org

www.dysart.org

December 1, 2016

SENT VIA EMAIL

Michael J. Cronin
Vice President – Planning and Entitlements.
TerraWest Communities
20045 North 19th Avenue, Building #10, Suite #3
Phoenix, AZ 85027

Re: Zanjero Trails Phase 2 PAD

Dear Mr. Cronin:

This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County (the "District") has entered into an Agreement with The Maricopa County Municipal Water Conservation District No. 1 (the "Developer"), effective October 24, 2007 (the "Agreement"), whereby the Developer has agreed to donate two parcels of land for school sites and to make cash payments to the District for each dwelling unit constructed in the Zanjero Trails development in Surprise, Arizona (the "Project").

The agreement provides for "successor owners" under the same conditions as the original agreement. Therefore, your project and parcels will be subject to the master agreement. With your agreement to these "successor owner" commitments, the District has no objection to the PAD amendment for your project.

You are hereby authorized to submit this letter to any governmental body with jurisdiction over the Project as proof that such an agreement has been entered into and that the District does not object to you proceeding with your Project.

Sincerely,



Jack Eaton
Executive Director of Business Services

Superintendent
Gail Pletnick, Ed.D.

Governing Board
Spencer Bailey
Suzanne Kellis
Traci Sawyer-Sinkbeil
Jennifer Tanner

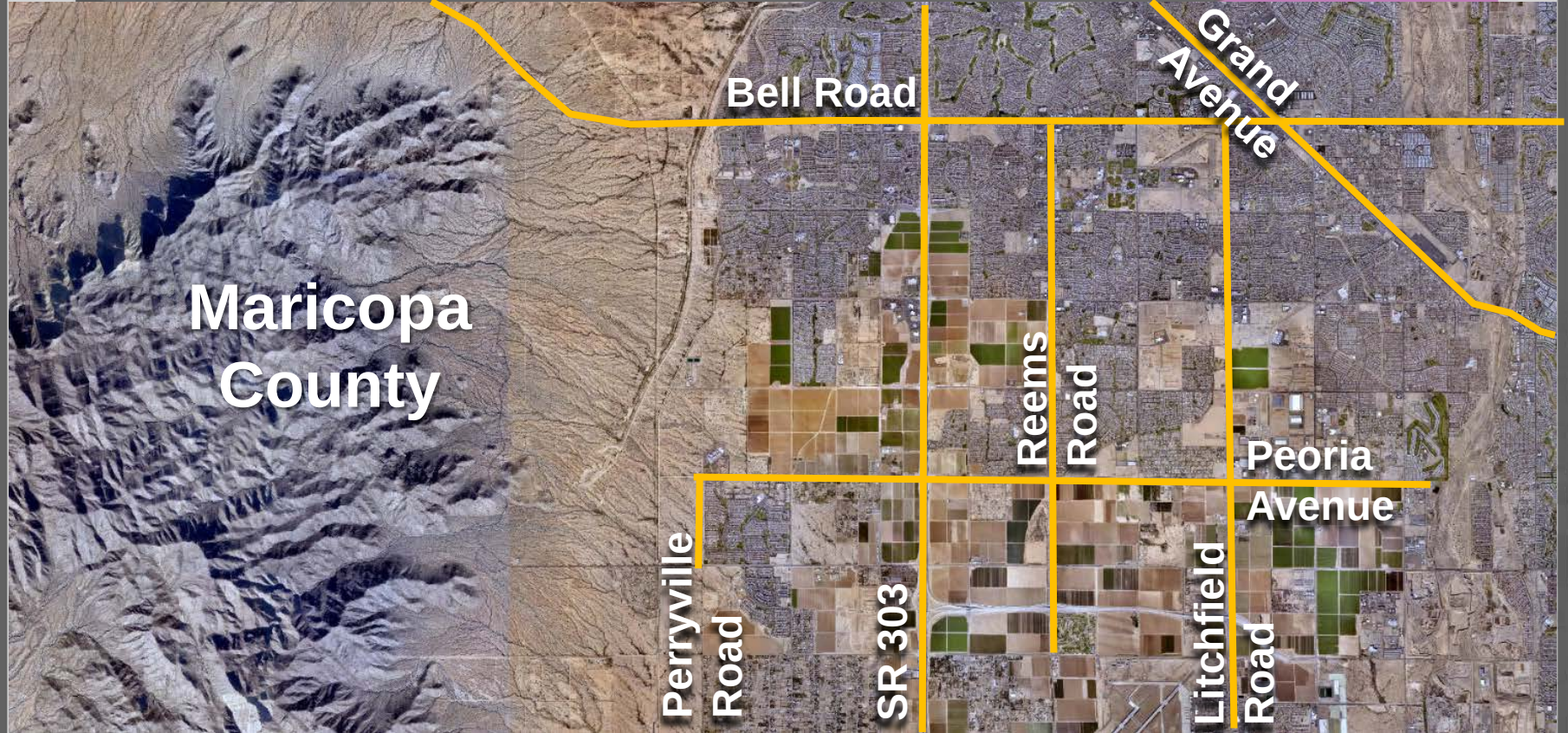


SURPRISE
ARIZONA

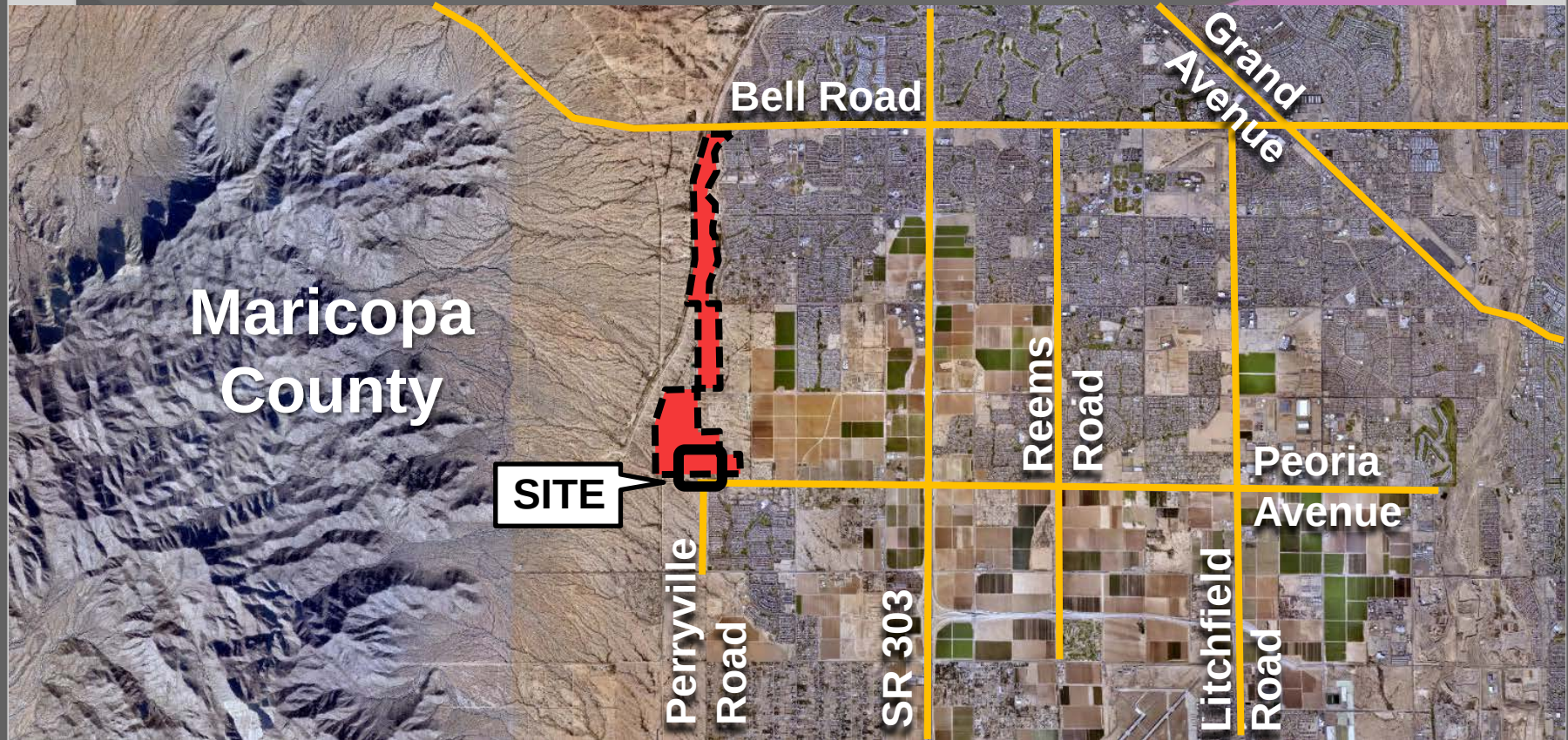
ZANJERO TRAILS PARCELS 16 AND 17

Preliminary Plat – May 2, 2017

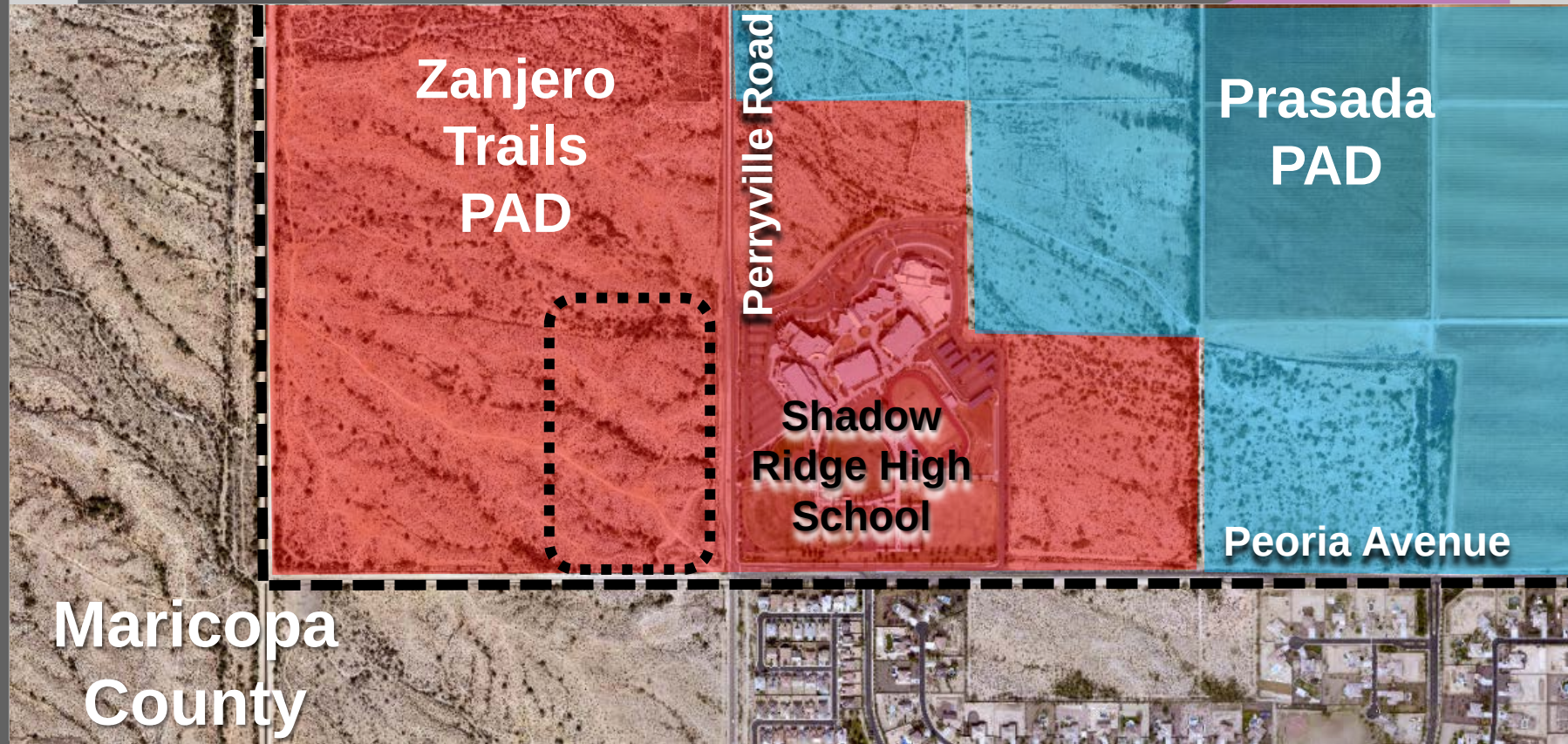
VICINITY MAP



VICINITY MAP



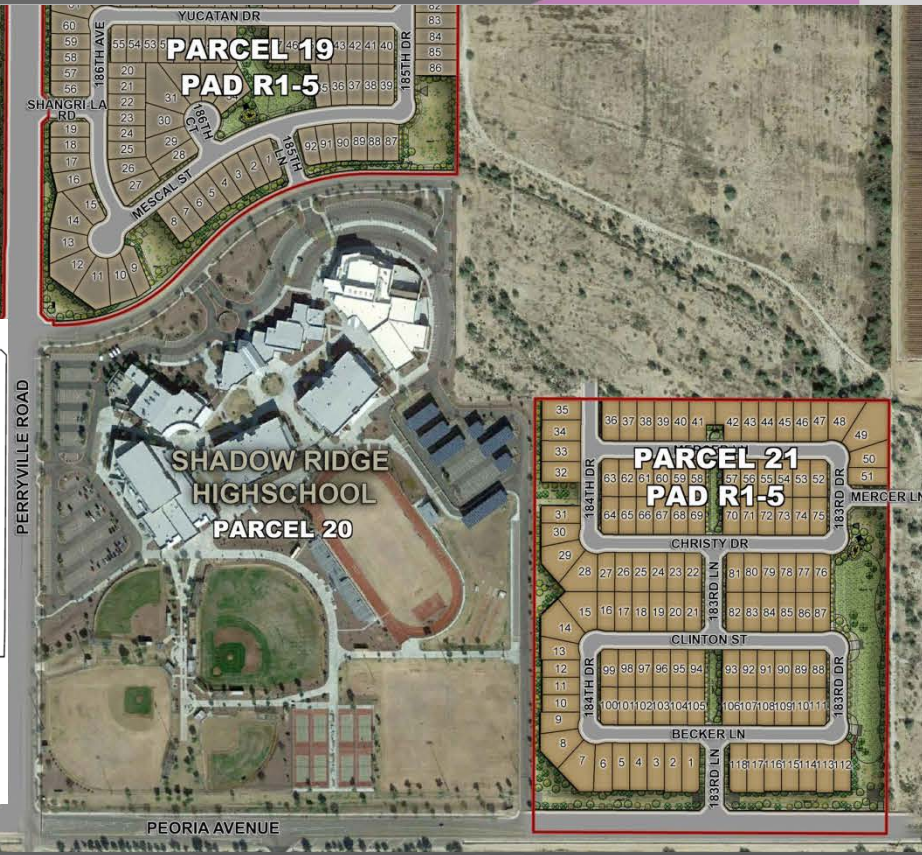
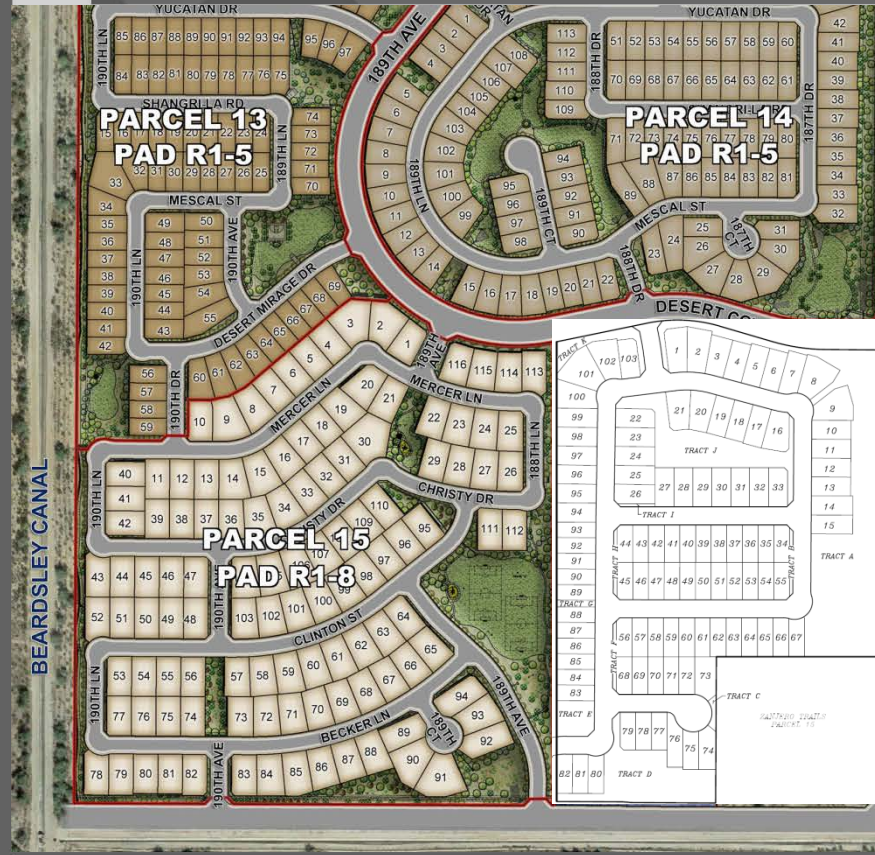
LOCATION MAP



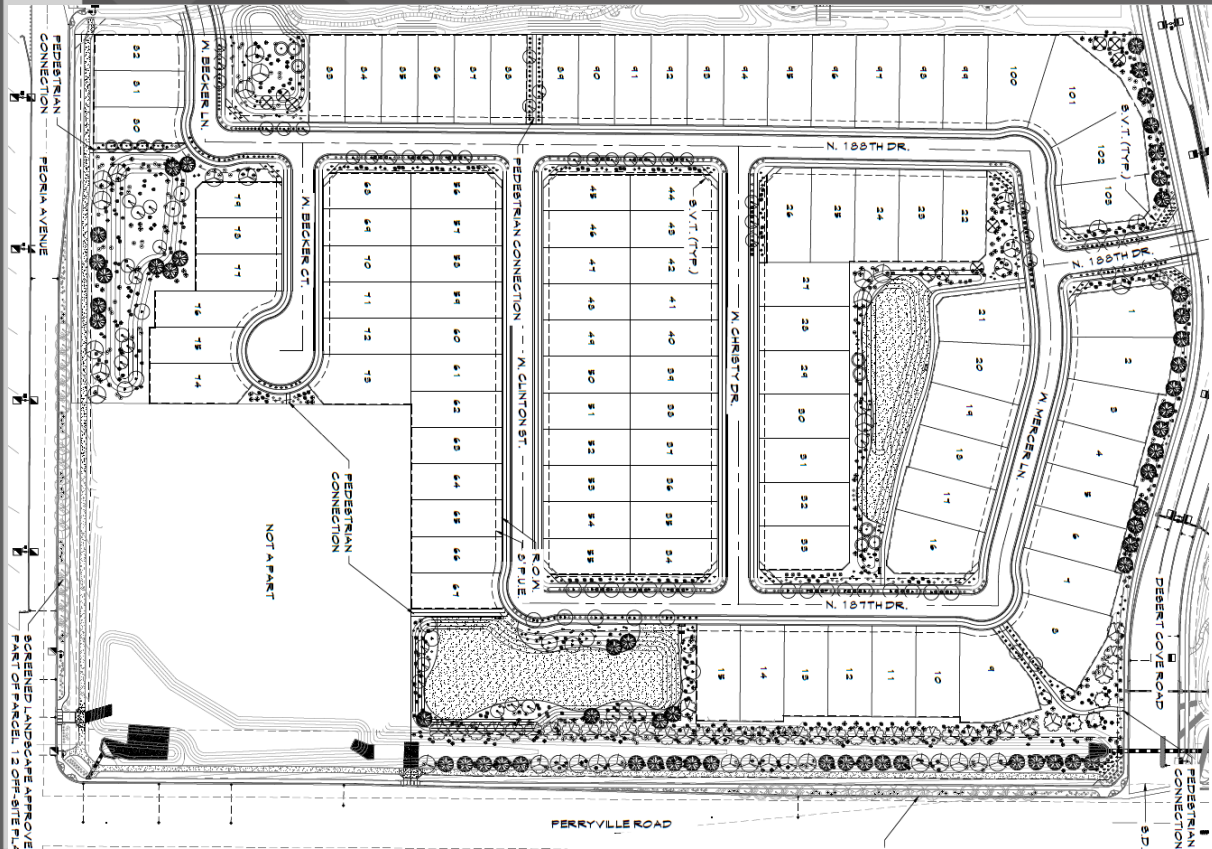
CONTEXT MAP



CONTEXT MAP



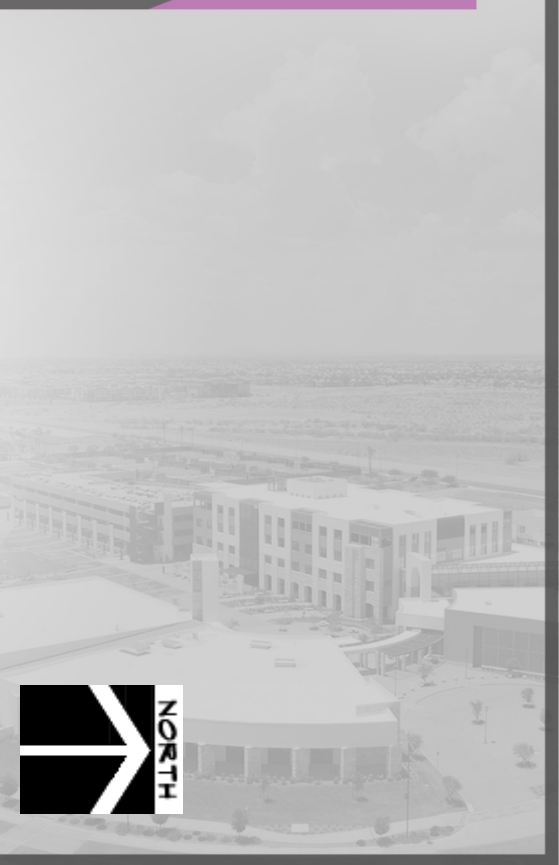
PRELIMINARY PLAT



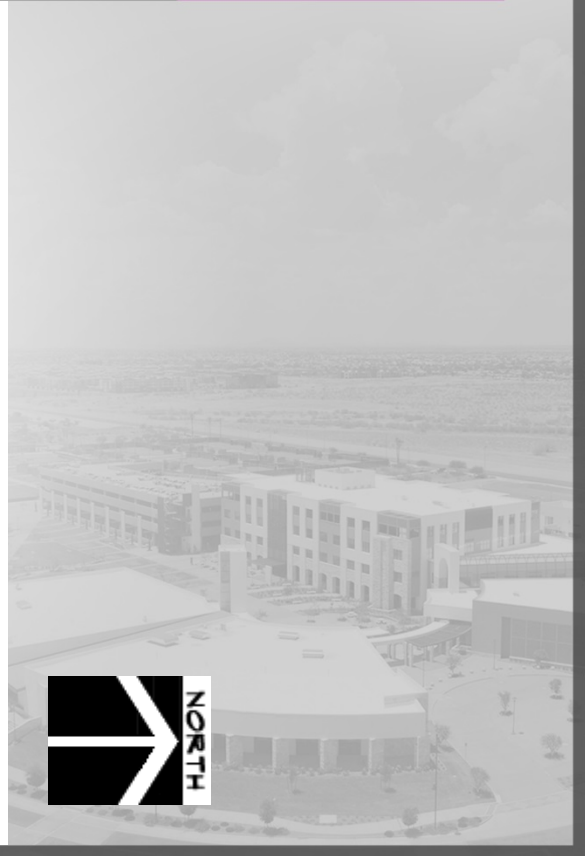
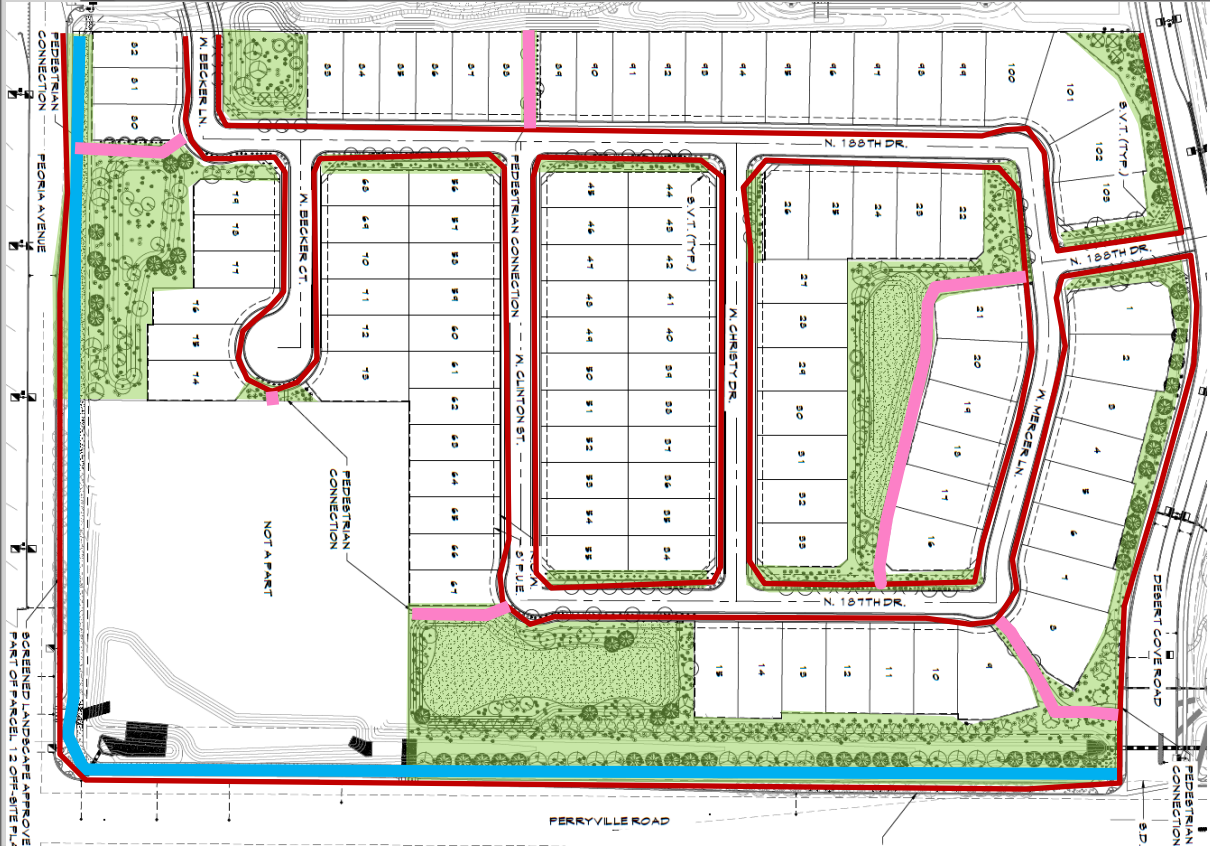
LANDSCAPE



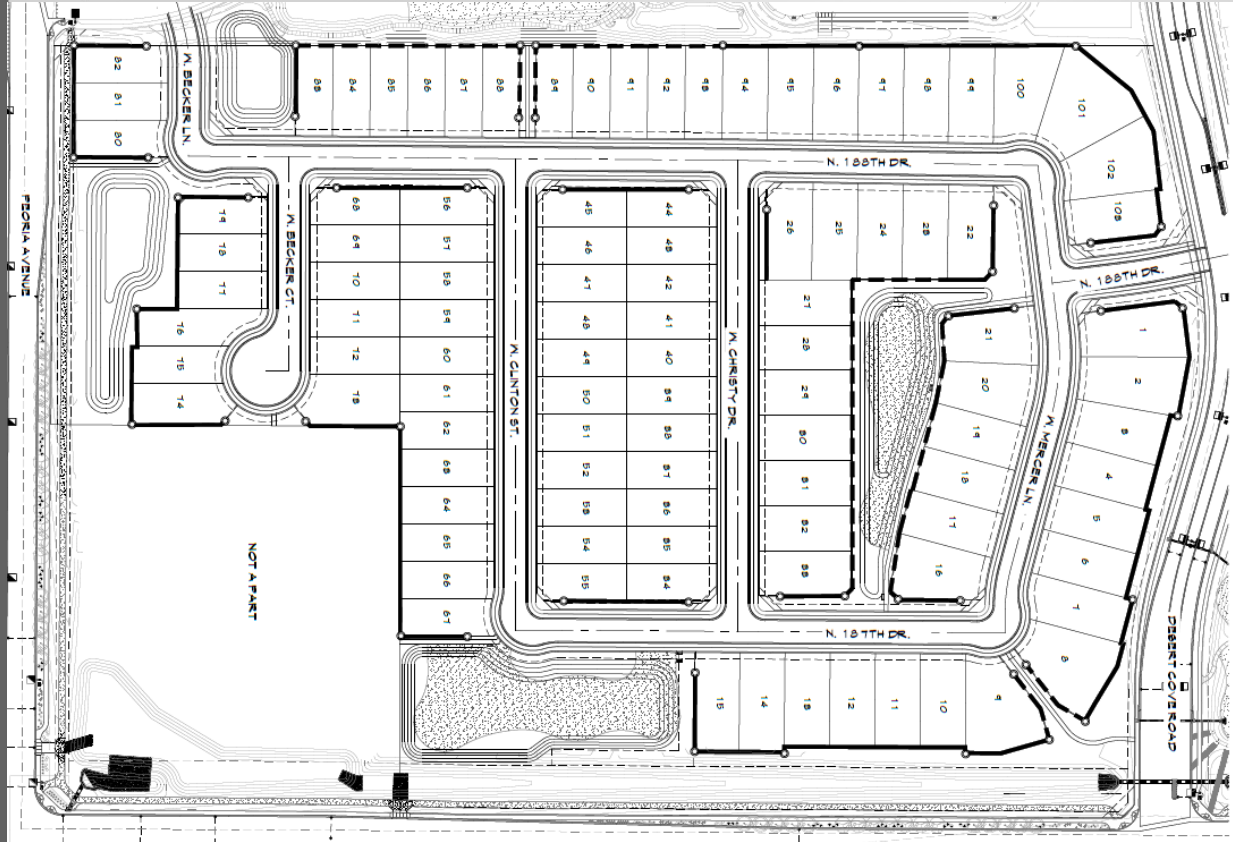
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PEDESTRIAN

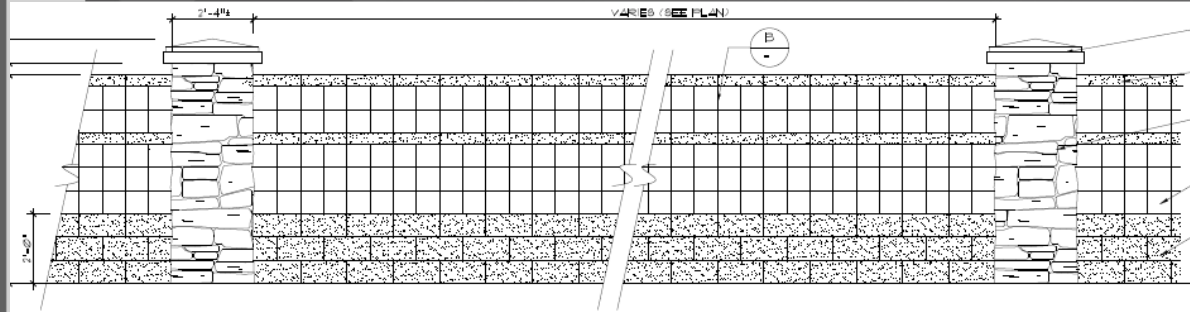


WALL PLAN

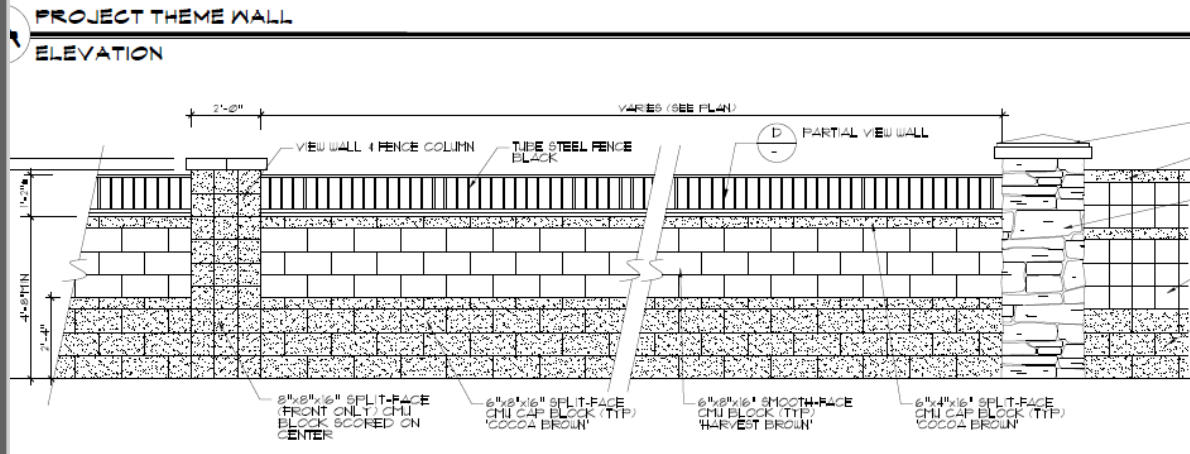




WALL PLAN



**Theme
Wall**



**View
Wall**



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:		District:	1
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to approval of the preliminary plat entitled, "Preliminary Plat for Altamira" dated February 27, 2017, a approximately 178 acres real property generally located north of Pinnacle Peak Road and west of the Reems Road / 155th Avenue alignment; Resolution #2017-49.

Motion:

I move to approve Resolution # 2017-49.

Background:

The subject request involves a proposed 178-acre Preliminary Plat within the Altamira PAD, which was formerly part of the Pinnacle Peak Country Estates PAD (PAD03-110), approved by the City Council in February, 2004. The Pinnacle Peak Country Estates was subsequently amended by two separate Council actions: the approval of the original Verdugo PAD Amendment (PADA08-171) in April, 2008 and the approval of the original Altamira PAD Amendment (PADA09-087) in December of 2009. In December of 2015, the City Council approved a Minor General Plan Amendment, Major PAD Amendment, and Preliminary Plat for Verdugo under FS14-059. The applicant for the subject Preliminary Plat filed concurrent requests for a Minor PAD Amendment and Preliminary Plat in July of 2016 under FS16-301. The Minor PAD Amendment was approved administratively in March 2017. The Planning and Zoning Commission recommended approval of the subject request during their regular meeting of April 6, 2017, subject to staff recommended stipulations with one additional stipulation regarding rip-rap and wasps.

Objective Analysis:

Staff believes the proposed Preliminary Plat is very well designed with abundant amenities including landscaping, parks and open space, and aesthetics. The project is well integrated with the adjacent Verdugo project and advances the goals and policies as established in the currently approved General Plan. While the development of this property will increase traffic congestion in the region, the likelihood of retailers entering the area is dependent upon increased residential. There may also be an issue with the drainage solution as it applies to the Beardsley Canal; however, the recommended stipulations address these concerns.

Policy Compliant:

The original Altamira PAD was deemed to be in conformance with the General Plan in existence at that time. Currently, the Surprise General Plan 2035 shows the subject property as lying within the Neighborhood land use category. At 2.55 DU/Ac, the project most closely aligns with the Suburban Character Area and is consistent with the current General Plan in that regard. The 2035 General Plan also includes abundant language encouraging trail connectivity and other quality of life components. Further, while the subject proposal aligns with the Neighborhood land use category, the General Plan also requires appropriate transitions and/or buffering adjacent to dissimilar land uses. The subject proposal includes a linear park along its northern edge adjacent to the existing rural properties, which provides the appropriate amount of transition and buffering. For these reasons, staff finds the subject proposal to be consistent with the General Plan as currently adopted.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:**Click to download**

- ☐ [00 - FS16-301 Preliminary Plat for Altamira - Staff Report](#)
 - ☐ [01 - FS16-301 Preliminary Plat for Altamira - Vicinity Map](#)
 - ☐ [02 - FS16-301 Preliminary Plat for Altamira - Case Map](#)
 - ☐ [03 - FS16-301 Preliminary Plat for Altamira](#)
 - ☐ [04 - FS16-301 Preliminary Plat for Altamira - PADA Exhibit C Conceptual Land Use Plan](#)
 - ☐ [05 - FS16-301 Preliminary Plat for Altamira - PADA Exhibit F Phasing Plan](#)
 - ☐ [06 - FS16-301 Preliminary Plat for Altamira - PADA Exhibit G Conceptual Open Space & Landscape Master Plan](#)
 - ☐ [07 - FS16-301 Preliminary Plat for Altamira - PADA Exhibit H Trails Plan](#)
 - ☐ [08 - FS16-301 Preliminary Plat for Altamira - PADA Exhibit J-1 Wall & Mailbox Concepts](#)
 - ☐ [09 - FS16-301 Preliminary Plat for Altamira - PADA Exhibit J-2 Conceptual Wall Plan](#)
 - ☐ [10 - FS16-301 Preliminary Plat for Altamira - PADA Exhibit K Park Concepts](#)
 - ☐ [11 - FS16-301 Preliminary Plat for Altamira - PADA Exhibit S Circulation & Trails Plan](#)
 - ☐ [12 - FS16-301 Preliminary Plat for Altamira - Luke AFB Comments](#)
 - ☐ [13 - FS16-301 Preliminary Plat for Altamira - MWD Comments](#)
 - ☐ [14 - FS16-301 Preliminary Plat for Altamira - Presentation](#)
 - ☐ [15 - Resolution 2017-49 Altamira Preliminary Plat - Resolution # 2017-49](#)
-

PRELIMINARY PLAT

REPORT TO THE CITY COUNCIL

Case: **FS16-301**

Project Name: Altamira

Council District: 1

Meeting Date: **May 2, 2017**

Planner: Robert H. Kuhfuss, AICP

Owner: 371 on 163, LLC

Applicant: Kelly Hall, Phillip Miller Consulting, LLC

Request: 41-Tract, 455-Lot Preliminary Plat within the Altamira PAD

Site Location: Generally north of Pinnacle Peak Road and west the of the Reems Road/155th Avenue alignment

Site Size: 178 gross acres (approx.)

Density: 2.55 DU/Ac

General Plan Conformance: The proposals advance the goals of the Surprise General Plan 2035.

Support/Opposition: No items of support or opposition received.

Staff Recommendation: Staff recommended the Commission vote to recommend **approval** of the proposed Preliminary Plat to the City Council, subject to stipulations "a" through "e".

Commission

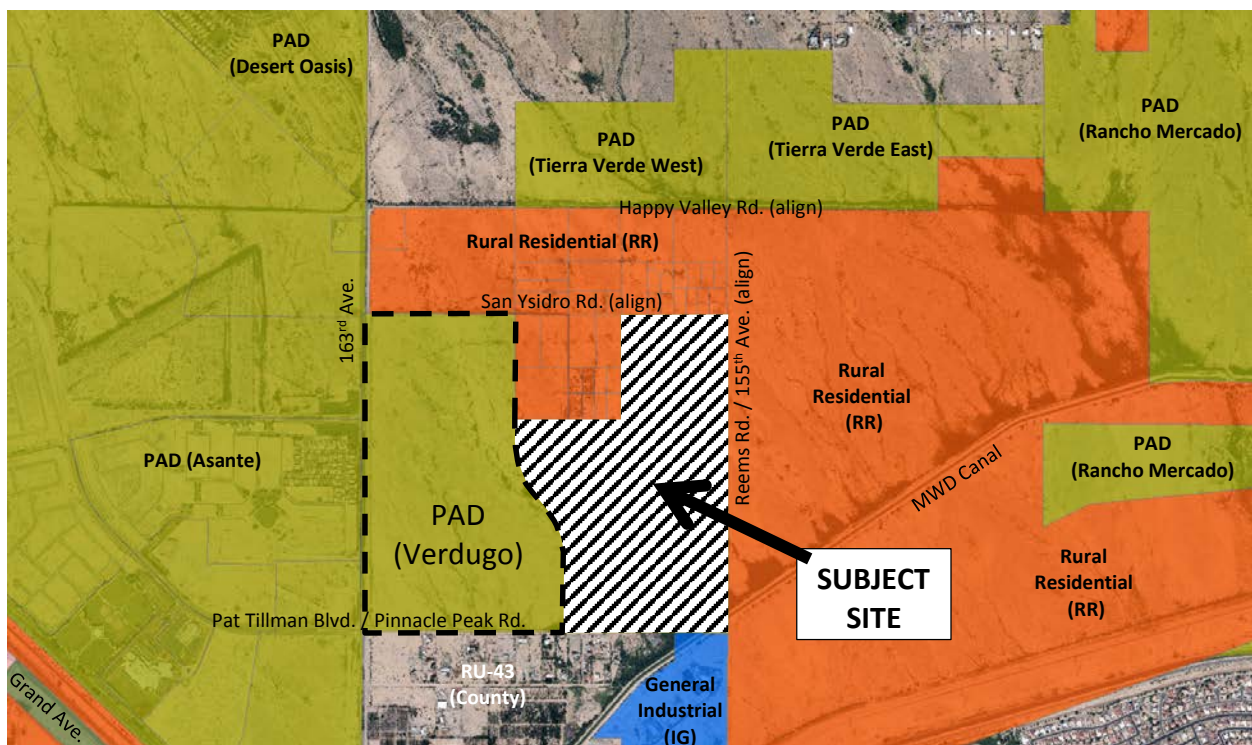
Recommendation: The Planning and Zoning Commission recommended approval subject to staff recommended stipulations "a" through "e" with an added stipulation "f" regarding rip-rap and wasps:

Project Description:

Kelly Hall, of Phillip Miller Consulting, LLC, on behalf of 371 on 163, LLC requests approval of a Preliminary Plat in the PAD zoning district (Altamira). The Preliminary Plat consists five (5) development parcels (A, B, C, D & E) totaling 455 single-family lots and 41 landscape/open space tracts. Three (3) lot categories are proposed (63'x130', 58'x125' and 53'x120') as are ample amenities and open space. The project is adjacent to the Verdugo project approved by the City Council on December of 2015.

Existing Zoning:

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



Background:

February 12, 2004: The City Council approved the Pinnacle Peak Country Estates PAD under case PAD03-110. The PAD was subsequently amended by virtue of the Verdugo PAD approved in 2008.

April 22, 2008: The City Council approved the original Verdugo PAD under case PADA08-171, subject to stipulations 'a' through 'g'.

December 1, 2009: The City Council approved the original Altamira PAD under case PADA09-087. The Altamira PAD involved the balance of the Pinnacle Peak Country Estates PAD not covered by Verdugo.

December 15, 2015: The City Council approved a Minor General Plan Amendment for Verdugo under case FS14-059.

December 15, 2015: The City Council approved a Major PAD Amendment for Verdugo under case FS14-159.

December 15, 2015: The City Council approved a Preliminary Plat for Verdugo under case FS14-159.

July 7, 2016: The applicant filed a request for a Minor PAD Amendment together with a Preliminary Plat case under case FS16-301, the subject case.

October 27, 2016: Verdugo submitted five (5) Final Plat requests and three (3) Map-of-Dedication requests under FS16-471 through FS16-478. Said requests are currently in progress.

March 14, 2017: Staff approved the Minor PAD Amendment for Altamira requested under case FS16-301.

April 6, 2017: The Planning and Zoning Commission recommended approval of the requested Preliminary Plat subject to staff recommended stipulations “a” through “f” with an added stipulation regarding the installation of rip-rap and wasps.

Citizen Outreach:

N/A

Analysis and Discussion:

The project will consist of three Lot Categories across five different development parcels. The mix of lots and the lot yields are depicted in the following table captured from the approved Altamira PAD as recently amended through an administrative process.

[See image on following page]

Table A - Proposed Land Use Summary

Parcel	Land Use	Lot Size	Approx. Gross Acreage	Approx. Lot Yield	Approx. Density	Area Mix
A	SFD	63' x 130'	47.74	104	2.18	23.0%
B	SFD	58' x 125'	36.51	100	2.74	22.0%
C	SFD	53' x 120'	19.56	57	2.91	13.0%
D	SFD	53' x 120'	34.82	96	2.76	21.0%
E	SFD	58' x 125'	39.62	98	2.47	21.0%
Total			178.25	455*	2.55	100%

*Maximum number of units will be determined with the final plat.

The amended PAD also includes a set of development standards as depicted in the following table:

Table B - Traditional Residential Development Standards

Minimum Area	6,360 SF	7,250 SF	8,190 SF
Minimum Width	53'	58'	63'
Maximum House Width	40'	45'	50'
Minimum Depth	120'	125'	130'

Note: Minimum lot width/depth with exception of corner lots and lots fronting knuckles.

Building Setbacks*	
Front	20' to garage/12' for living area, side-entry garage, front porch and courtyard
Side	5' minimum; 13' on-lot aggregate
Street Side**	13'
Rear – 1 Story / 2 Story	15'/20'
Rear Adjacent to Arterial*** 1 Story/ 2 Story	20'/25'
Maximum Building Height	30'
Maximum Lot Coverage	50% 2 story 55% single story additional 2% with front porch additional 10% with rear garage
Accessory Uses, Buildings, Structures	In accordance to the current Surprise Unified Development Code.

*Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks.

**Street side setbacks may be reduced to 8' if adjacent to a minimum 5' landscape tract and to 5' if adjacent to a 10' landscape tract.

***Pinnacle Peak Road & Reems Road.

Note: All setbacks are subject to the IRC and all development will be bound by the applicable building codes adopted by the City.

All development shall be in accordance to the Surprise Unified Development Code unless revised by this PAD.

The layout of the subdivision includes a largely linear street pattern with relatively short block lengths. This configuration will enhance the walkability of the neighborhoods, minimize traffic, reduce vehicular speeds and provide access to the various amenities of the project. This configuration is readily visible in Exhibit G captured below and included as an attachment to this report, and expressed in the subject Preliminary Plat.

The Altamira project will include approximately 59 acres of open space, which is approximately 33% of the gross project area. The open space will be well amenitized including two pocket parks, a larger private community park with parking, and a linear park that will buffer the project from the adjacent rural residential to the north and provide a backbone open space corridor for the community. The amenities are listed below:

- Tot lots - 5
- Little league/softball field - 1
- Soccer field - 1
- Basketball courts – 3
- Volleyball courts - 3
- Picnic ramadas with site furnishings - 6
- Each of the four park areas will have a picnic table(s), barbeque grill(s), waste receptacle(s), and a drinking fountain.
- 8' wide public access concrete trail system with rest nodes approximately every 1500'. Rest nodes will consist of a bench or seat wall, and may contain a litter receptacle and/or dog station.
- Rest nodes may be incorporated into park amenities

A linear park will bisect the community as well as provide a buffer against the adjacent low-density residential to the north of the site. A public trail system will traverse the entire community and will integrate with the Verdugo project to the east. The trail system will also include an at-grade crossing over the Pinnacle Peak / Reems Road transition and lead to a future trail to be located on the north side of the canal and outside of the MWD easement area. Staff envisions the latter trail will continue both to the east and west with future projects. Exhibits G and H (attached) express the amenity profile.

[See image on following page]



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141

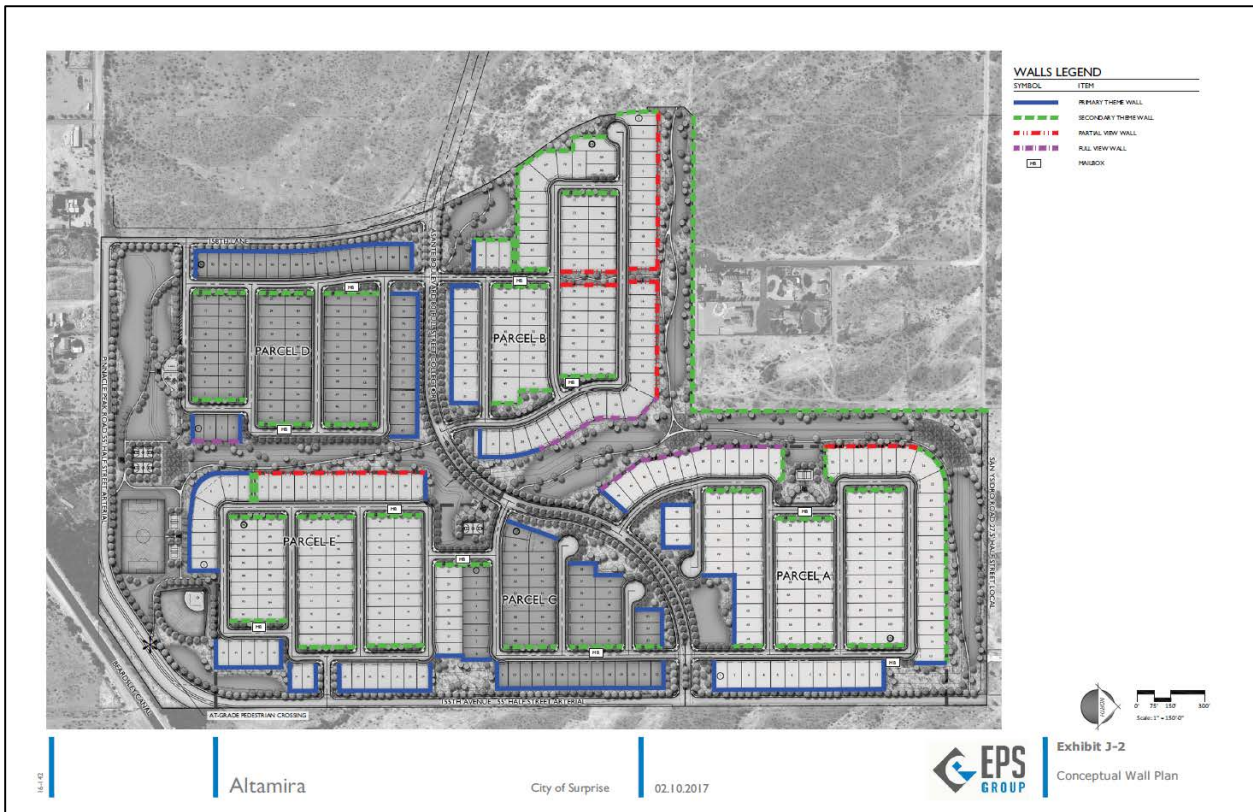
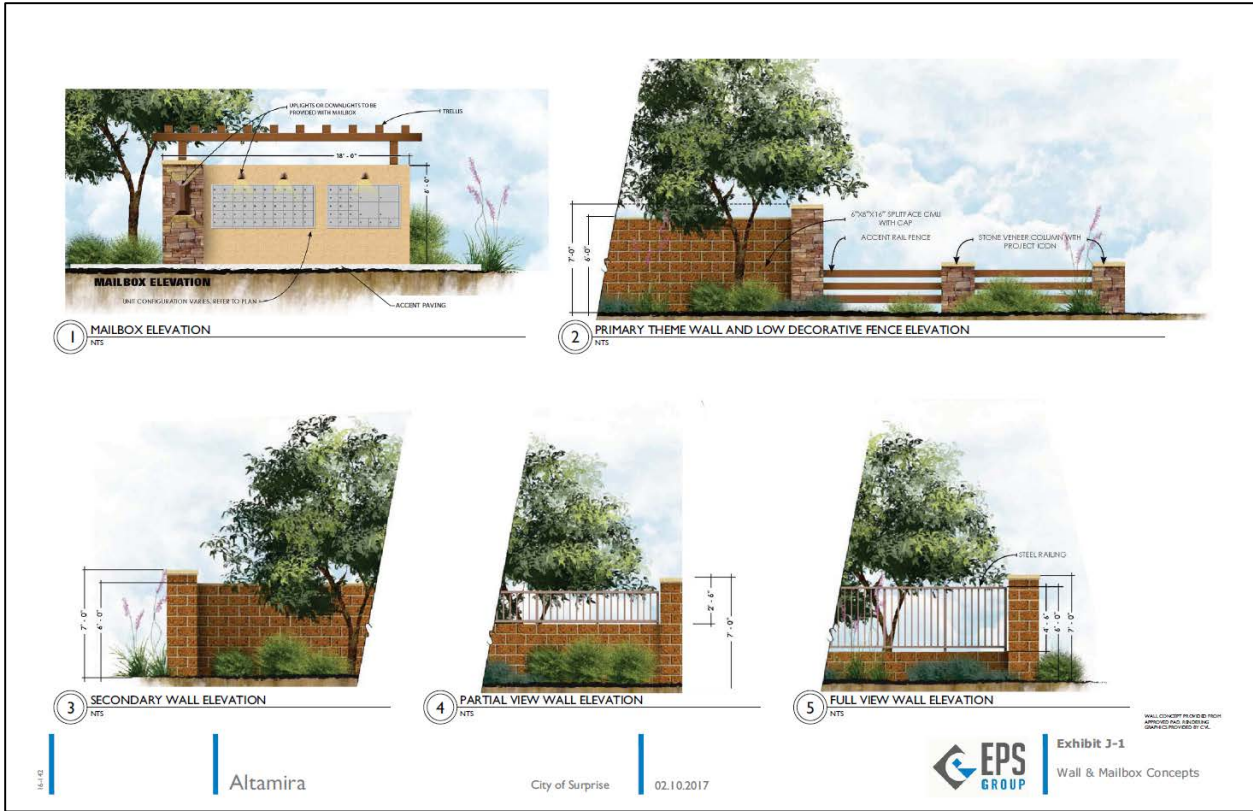
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[See image on following page]

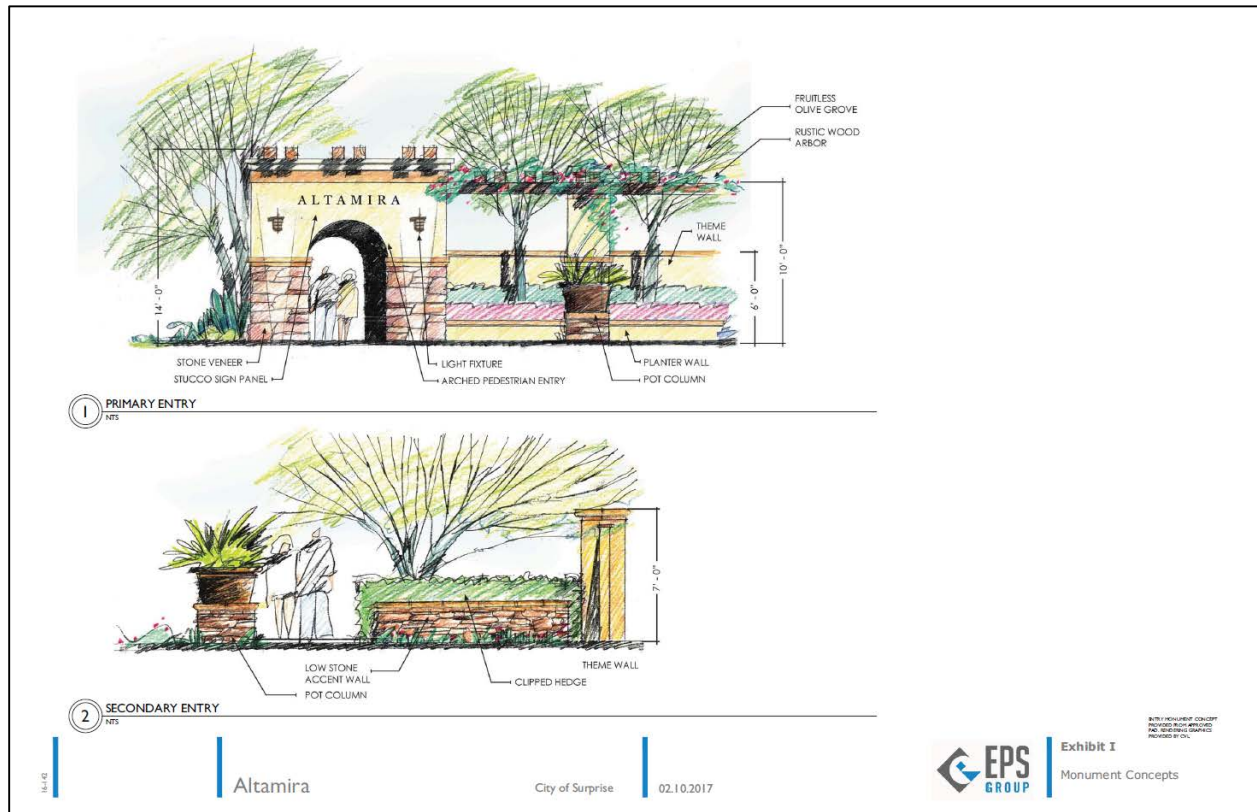


Altamira will include both Primary and Secondary Theme Wall configurations in addition to two view wall configurations. The Primary Theme Wall will incorporate split face CMU with decorative cap, split rail, and faux stone faced columns with decorative cap. All other wall configurations will utilize the same CMU and cap configuration, but the columns will be of split face CMU as opposed to faux stone. The plan also includes complimenting decorative features incorporated into the community mailboxes. These configurations are illustrated in Exhibit J-1 and J-2 below and included as attachments to this report.

[See images on following page]



In addition to the various wall configurations, Altamira will incorporate a Major and Minor entry monument configuration as depicted below and included in the attached Exhibit I. The locations of these entry features is shown on attached Exhibit H.



The project will be well landscaped using a palette of drought-tolerant plant species. Turf will be utilized throughout the linear park system in addition to some of the retention basins and the majority of the southern park.

The common amenities for overall project will incorporate a contemporary Tuscan architecture, while the residential component will include a diverse architectural palette. Architectural Guidelines anticipating a variety of architectural styles have been put in place with the PAD which will provide guidance during the review of the various Home Products at a later date. The approved PAD Amendment includes a Conceptual Residential Architecture exhibit, which is captured below.

[See image on following page]



The phasing of the project is depicted in the attached Exhibit F. Phase 1 will include Development Parcels B and D along with landscaping, amenities and supporting infrastructure, including the following roadways*:

- ½-width dedication and construction of Pinnacle Peak Road from 163rd Avenue to 158th Lane;
- ½-width dedication and construction of 158th Lane from Pinnacle Peak Road to Asante Boulevard;
- ½-width dedication and construction of 163rd Avenue from Pinnacle Peak Road to Asante Boulevard;
- Full-width dedication and construction of Asante Boulevard from 158th Lane to the Phase 1 / Phase 2 boundary.

Phase 2 will include Development Parcels A, C, and E along with landscaping, amenities and supporting infrastructure, including the following roadways*:

- ½-width dedication and construction of Pinnacle Peak Road from 158th Lane to Reems Road;
- ½-width dedication and construction of Reems Road from Pinnacle Peak Road to San Ysidro Road;
- Full-width dedication and construction of Asante Boulevard from the Phase 1 / Phase 2 boundary to Reems Road.

- Full-width dedication and construction of the transition between Pinnacle Peak Road and Reems Road near the Beardsley Canal.

* San Ysidro Road along the northern boundary of the project will be dedicated to the City of Surprise upon request. The developer will also provide a “cash-in-lieu-of” payment to the city to cover their pro-rata construction cost for San Ysidro.

Staff notes the subject property along with the neighboring Verdugo project, are part of what was originally the Pinnacle Peak Country Estates PAD. Subsequent to the approval of the Pinnacle Peak Country Estates PAD, the property was divided into two separate ownership entities, each of which having sought and been granted approval of their own respective PAD Amendments. To facilitate the development of these two projects, the two ownership entities entered into a joint development agreement (JDA). The JDA includes a provision concerning the timing of certain roadways. Essentially, if Verdugo develops prior to Altamira, Verdugo will make the requisite dedications improvements for those roadways adjacent to the Verdugo site. Conversely, if Altamira develops first, Altamira will make these improvements. This is illustrated in the attached Exhibit F.

As noted in the Reviewing Agency section below, Maricopa Water District indicated the proposed project may impact their facility. The concern stems from the potential for run-off generated within the Verdugo and Altamira projects overtopping the northern bank of the Beardsley Canal. Staff agrees with those concerns, which is the impetus for the inclusion of stipulations “b” and “c”. Essentially, if the final drainage design does not meet the requirements of MWD or the City of Surprise, a new drainage solution must be sought. If in the opinion of the City Engineer the new drainage solution negatively impacts the overall design of the project, the Preliminary Plat may be re-visited by the Planning and Zoning Commission and City Council.

Staff is concerned over the incremental increase in the number of platted lots within the region since this region also suffers from a lack of connectivity to the surrounding area, with the majority of the traffic being funneled to the intersection of 163rd Avenue and Grand Avenue. Increasing the population within that area will only serve to increase the traffic congestion at that intersection until such time as alternative access to the region is established. The City of Surprise is working with another developer to the east, which will extend Happy Valley Road from 163rd Avenue in an easterly direction to connect with existing development occurring within the unincorporated area of Maricopa County; however, the extension of Happy Valley Road will only have minimal impacts to the congestion problem occurring at 163rd Avenue and Grand Avenue. The City is also discussing a future interchange at Litchfield Road and the Loop 303, which will ultimately reduce traffic congestion in the immediate area; however, that interchange might not be constructed until several years into the future. The City is also discussing a grade-separated crossing at Jomax Road and Grand Avenue, but this is well into the future and will have no impacts in the short run.

Having stated this, short of a moratorium on development in the region, a city-funded CIP project, or the creation of a Community Facilities District (CFD), the City has little in the way of being able to limit development in the area or manage traffic, especially where existing zoning entitlements already grant the rights of the developer to proceed as currently approved. Additional rooftops in the region, however, will have the effect of incentivizing commercial retailers to establish much needed businesses in the area, which will have the effect of altering traffic patterns in the region.

During the Commission meeting of April 6, 2017, a Commissioner expressed concerns over the manner in which rip-rap is installed and the potential for wasps nesting in the voids. To address this issue, the Commission included an additional stipulation “f” as follows:

“Any rip-rap installed in drainage areas shall be installed in such a manner that eliminates the possibility of voids that allow wasps to build nests.”

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Dysart USD #89

Conformance with Adopted Plans:

Surprise General Plan 2035: The original Altamira PAD was deemed to be in conformance with the General Plan in existence at that time. Currently, the Surprise General Plan 2035 shows the subject property as lying within the Neighborhood land use category. At 2.55 DU/Ac, the project most closely aligns with the Suburban Character Area and is consistent with the current General Plan in that regard. The 2035 General Plan also includes abundant language encouraging trail connectivity and other quality of life components. Further, while the subject proposal aligns with the Neighborhood land use category, the General Plan also requires appropriate transitions and/or buffering adjacent to dissimilar land uses. The subject proposal includes a linear park along its northern edge adjacent to the existing rural properties, which provides the appropriate amount of transition and buffering. For these reasons, staff finds the subject proposal to be consistent with the General Plan as currently adopted.

290 **Reviewing Agencies:**

291
292 The project was routed to the standard reviewing agencies who offered the following comments:

293
294 **Luke Air Force Base (LAFB):** In a letter dated July 25, 2016 (attached), LAFB indicated the proposed
295 development will not negatively affect operation at the base, but recommends appropriate sound
296 attenuation.

297
298 **Maricopa Water District (MWD):** In emails dated July 14, 2016 and February 8, 2017 (attached),
299 MWD indicated the proposed project may impact their operations.

300
301 **Summary:**

302
303 Staff believes the proposed Preliminary Plat is very well designed with abundant amenities
304 including landscaping, parks and open space, and aesthetics. The project is well integrated with the
305 adjacent Verdugo project and advances the goals and policies as established in the currently
306 approved General Plan. While the development of this property will increase traffic congestion in
307 the region, the likelihood of retailers entering the area is dependent upon increased residential.
308 There may also be an issue with the drainage solution as it applies to the Beardsley Canal; however,
309 the recommended stipulations address these concerns.

310
311 **Findings:**

- 312
313 • The proposed Preliminary Plat advances the goals and policies of the Surprise 2025 General
314 Plan.
315 • The proposed Preliminary Plat is consistent with the Altamira PAD.
316 • The reviewing agencies have indicated no concerns with the request that are not addressed in
317 the recommended stipulations.
318

319 **Commission Recommendation:**

320
321 Based on the findings noted above, the Commission recommend **approval** of the proposed
322 Preliminary Plat, subject to stipulations “a” through “f” as follows:

- 323
324 a. Development of the site shall be in conformance with the Preliminary Plat entitled
325 “Preliminary Plat for Altamira”, consisting of seven sheets prepared by EPS Group as
326 revised February 27, 2017, except as modified below.
327
328 b. Prior to Final Plat submittal, the applicant shall provide written approval from Maricopa
329 Water District (MWD) stating MWD is in agreement with the preliminary drainage
330 design of Altamira.
331

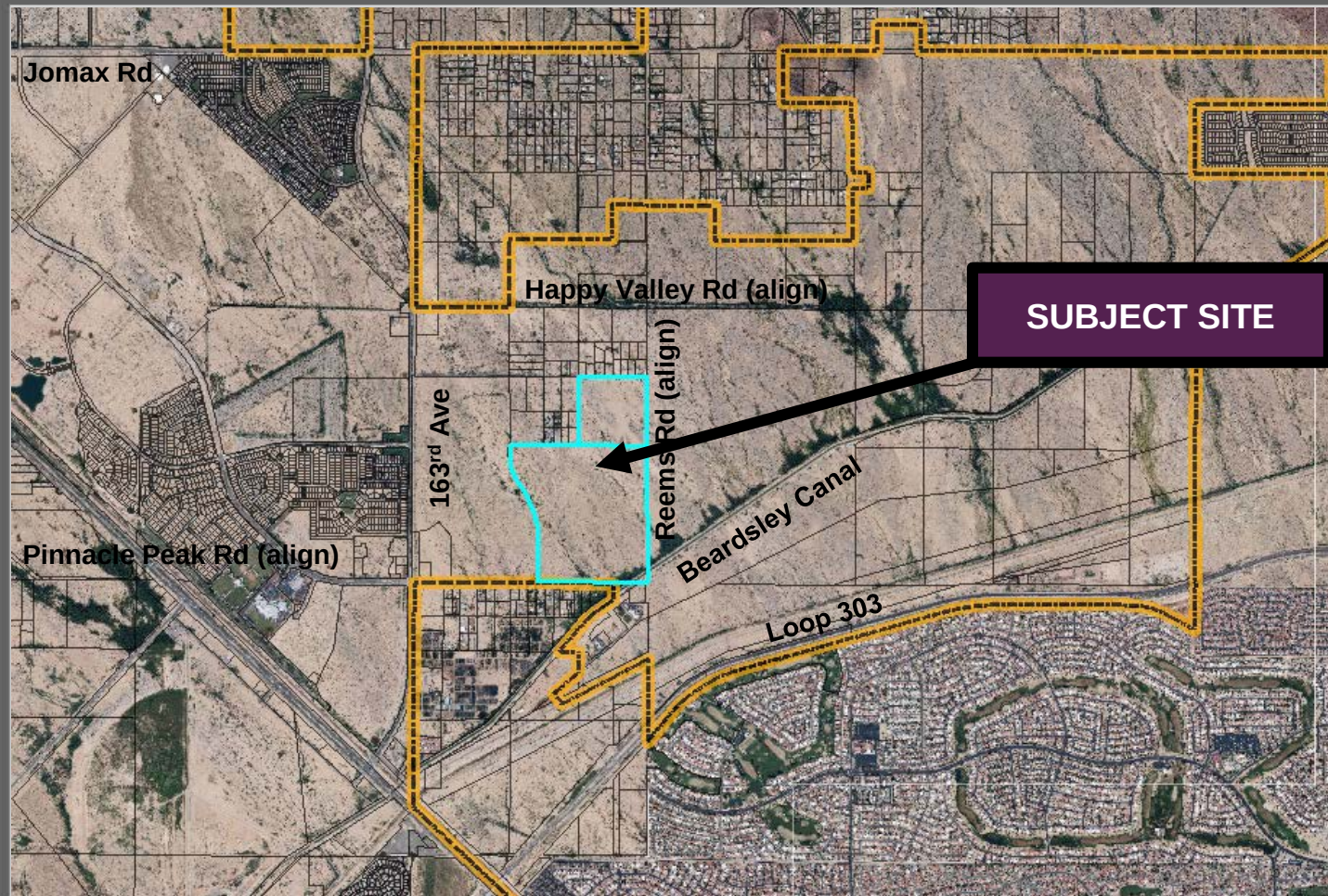
- c. If in the opinion of the City Engineer there are changes resulting from MWD review of the preliminary drainage design that cause substantial revisions to the Preliminary Plat and/or supporting civil engineering documents following Planning and Zoning Commission and City Council approval, the applicant understands that the Preliminary Plat shall go through the review and approval process to gain re-approval.
- d. Finalized street names dated March 10, 2017 shall be reflected on the Final Plat.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- f. Any rip-rap installed in drainage areas shall be installed in such a manner that eliminates the possibility of voids that allow wasps to build nests.

However, should the Council wish to deny the request, the Council should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 – Vicinity Map (1 page)
 - 02 – Case Map (1 page)
 - 03 – Preliminary Plat (7 pages)
 - 04 – Exhibit C Conceptual Land Use Plan (1 page)**
 - 05 – Exhibit F Phasing Plan (1 page)**
 - 06 – Exhibit G Conceptual Open Space & Landscape Master Plan (1 page)**
 - 07 – Exhibit H Trails Plan (1 page)**
 - 08 – Exhibit J-1 Wall & Mailbox Concepts (1 page)**
 - 09 – Exhibit J-2 Conceptual Wall Plan (1 page)**
 - 10 – Exhibit K Park Concepts (1 page)**
 - 11 – Exhibit S Circulation & Trails Plan (1 page)**
 - 12 – Luke Air Force Base comments (2 pages)
 - 13 – MWD comments (3 pages)
- ** Exhibits from Altamira PAD Amendment as administratively approved under FS16-301

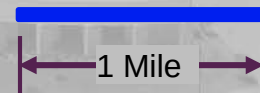
**FS16-301
Altamira
Preliminary Plat**



Vicinity Map

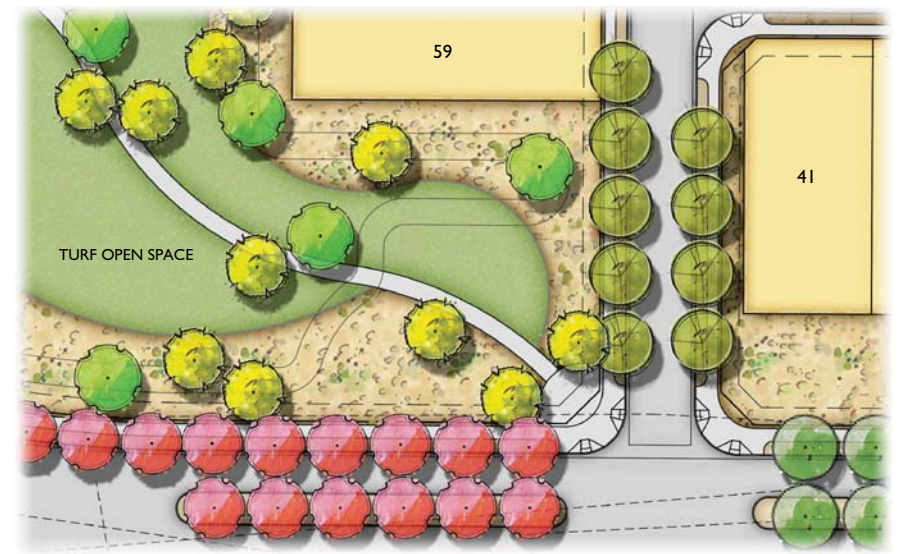
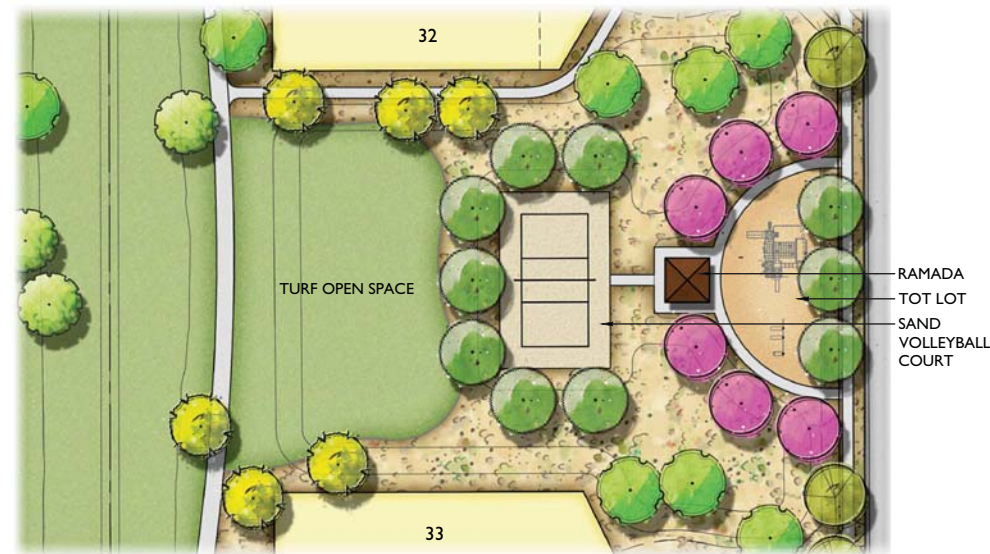


North



1 Mile





1 POCKET PARK A
Scale: 1" = 40'-0"

2 POCKET PARK B
Scale: 1" = 40'-0"

3 POCKET PARK C
Scale: 1" = 40'-0"



4 SOUTHERN PARK
Scale: 1" = 60'-0"



WASH CROSS SECTION A



WASH CROSS SECTION B



NATURALIZED WASH CHARACTER SECTION C

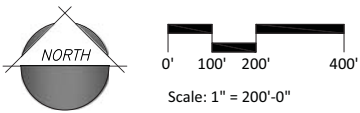
* AT-GRADE PEDESTRIAN CROSSING

WASH CROSS SECTION & CHARACTER CONCEPT PROVIDED FROM APPROVED PAD. RENDERING GRAPHICS PROVIDED BY CVL

ENTRY CONCEPT PROVIDED FROM APPROVED PAD.



LEGEND	
SYMBOL	ITEM
	LOCAL TRAIL PER CITY OF SURPRISE TRAILS MASTER PLAN (TMP)
	TRAIL DEVELOPED TO CITY OF SURPRISE "LOCAL TRAIL" STANDARD
	CANAL ACCESS TO MARICOPA REGIONAL TRAIL
	MARICOPA REGIONAL TRAIL
	AT-GRADE PEDESTRIAN CROSSING





**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

25 July 2016

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Jamie Sullivan
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-301; Altamira

Dear Ms. Sullivan

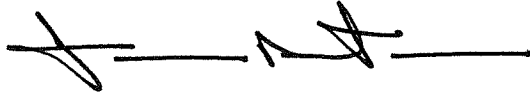
Thank you for the opportunity to comment on the Amendment to the Planned Area Development and Preliminary Plat Application for Altamira, formerly Pinnacle Peak Country Estates. Altamira is located on 178.25 gross acres at the northeast corner of 163rd Avenue and Pinnacle Peak Road within the City of Surprise, AZ. Originally the PAD Amendment was approved by the Surprise City Council on November 12, 2009. The purpose of this application is to revise the land plan to accommodate the new drainage channel, adjust changes to the Verdugo PAD which include the realignment of Asante Boulevard, and to change the "Cluster" product parcel to conventional single family residential. The development is approximately 3 1/4 miles east of the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

The requested changes as stated in the Altamira PAD narrative will not negatively impact Luke AFB's flying mission.

Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 13,000 flight operations per year, with some as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents and tenants about Luke AFB operations.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'J. Mitchell', followed by a horizontal line.

JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From: Leslie Jarrell
Sent: Thursday, July 14, 2016 1:07 PM
To: Jamie Sullivan
Cc: Chris Cain; Debbie Trasancos
Subject: FS16-301 Altamira Electronic Submittal

Jamie,

Thank you for providing the electronic submittal for **Altamira FS16-301**. MWD has reviewed this submittal and determined that the proposed development project may impact MWD. Please have the developer or their consultant contact MWD to discuss this project. Additionally, the developer will need to provide copies of any subdivision plats and utility and improvement plans that are adjacent to the Beardsley Canal to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with the payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat and/or plans once they are provided by developer, MWD will copy the City on our approval and/or comments. Thanks again.

Leslie Jarrell
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Avenue
Surprise, AZ. 85374
Phone: (623)546-8266 Ext. 204
Fax: (623)584-2536
E-mail: lesliej@mwdaz.com

From: Leslie Jarrell

Sent: Wednesday, February 08, 2017 12:58 PM

To: Jamie Sullivan

Cc: Chris Cain

Subject: Verdugo Development & Altamira Development - MWD Beardsley Canal Potential Impact

Jamie,

On July 19, 2016, Maricopa Water District (MWD) received the attached City of Surprise Notification for the Verdugo development and MWD originally responded that this was a *No Impact*, however, as a result our review of the Verdugo Drainage Report, prepared by Cardno dated October 20, 2016, which was submitted to us for the Altamira Development, MWD has determined that it could possibly affect the Beardsley Canal. Therefore, the developers for Verdugo and Altamira will need to provide copies of drainage and grading improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with the payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*.

Upon our review of the above mentioned improvement plans once they are provided by the developers, MWD will copy the City on our approval and/or comments.

Thank you.

Leslie Jarrell

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Avenue

Surprise, AZ. 85374

Phone: (623)546-8266 Ext. 204

Fax: (623)584-2536

E-mail: lesliej@mwdaaz.com



SURPRISE
ARIZONA

FS16-301 Altamira Preliminary Plat

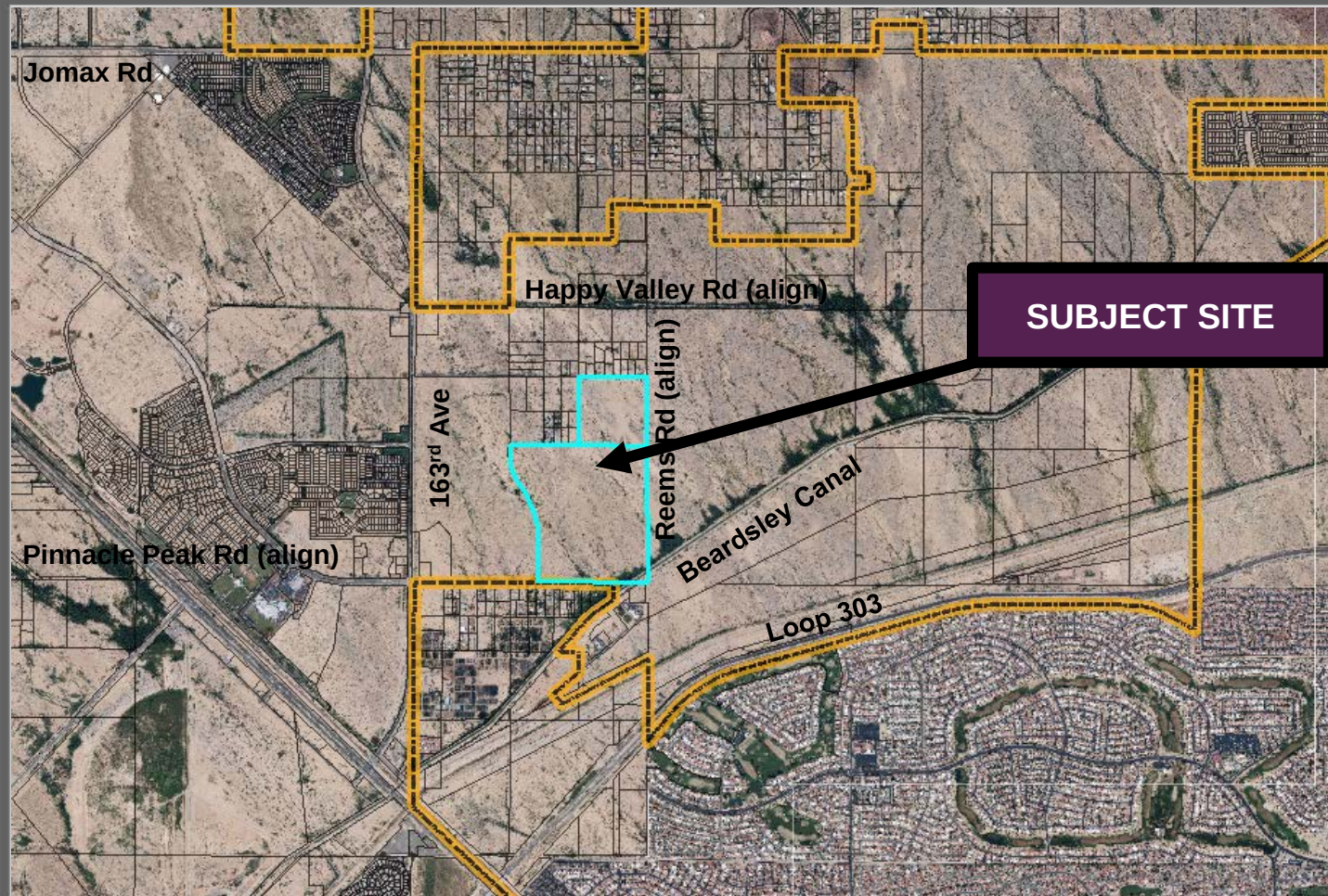
City Council
May 02, 2017

Topics of Discussion

**FS16-301
Altamira
Preliminary Plat**

- [Vicinity Map](#)
- [Case Map](#)
- [Preliminary Plat](#)
- [Land Use Summary](#)
- [Development Standards](#)
- [Lot Typicals](#)
- [Exhibit C – Conceptual Land Use Plan](#)
- [Exhibit F – Phasing](#)
- [Exhibit G – Conceptual O/S & L/S Master Plan](#)
- [Exhibit H – Trails Plan](#)
- [Exhibit I – Monument Concepts](#)
- [Exhibit J-1 – Wall & Mailbox Concepts](#)
- [Exhibit J-2 – Conceptual Wall Plan](#)
- [Exhibit K – Park Concepts](#)
- [Exhibit M – Conceptual Residential Architecture](#)
- [Exhibit R – Conceptual Single-Family Lot Mix Character](#)
- [Exhibit S – Circulation & Trails](#)
- [MWD Drainage Issue](#)
- [Commission Recommendation](#)
- [Questions or Comments](#)

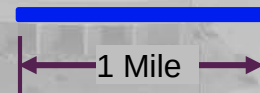
**FS16-301
Altamira
Preliminary Plat**



Vicinity Map



North

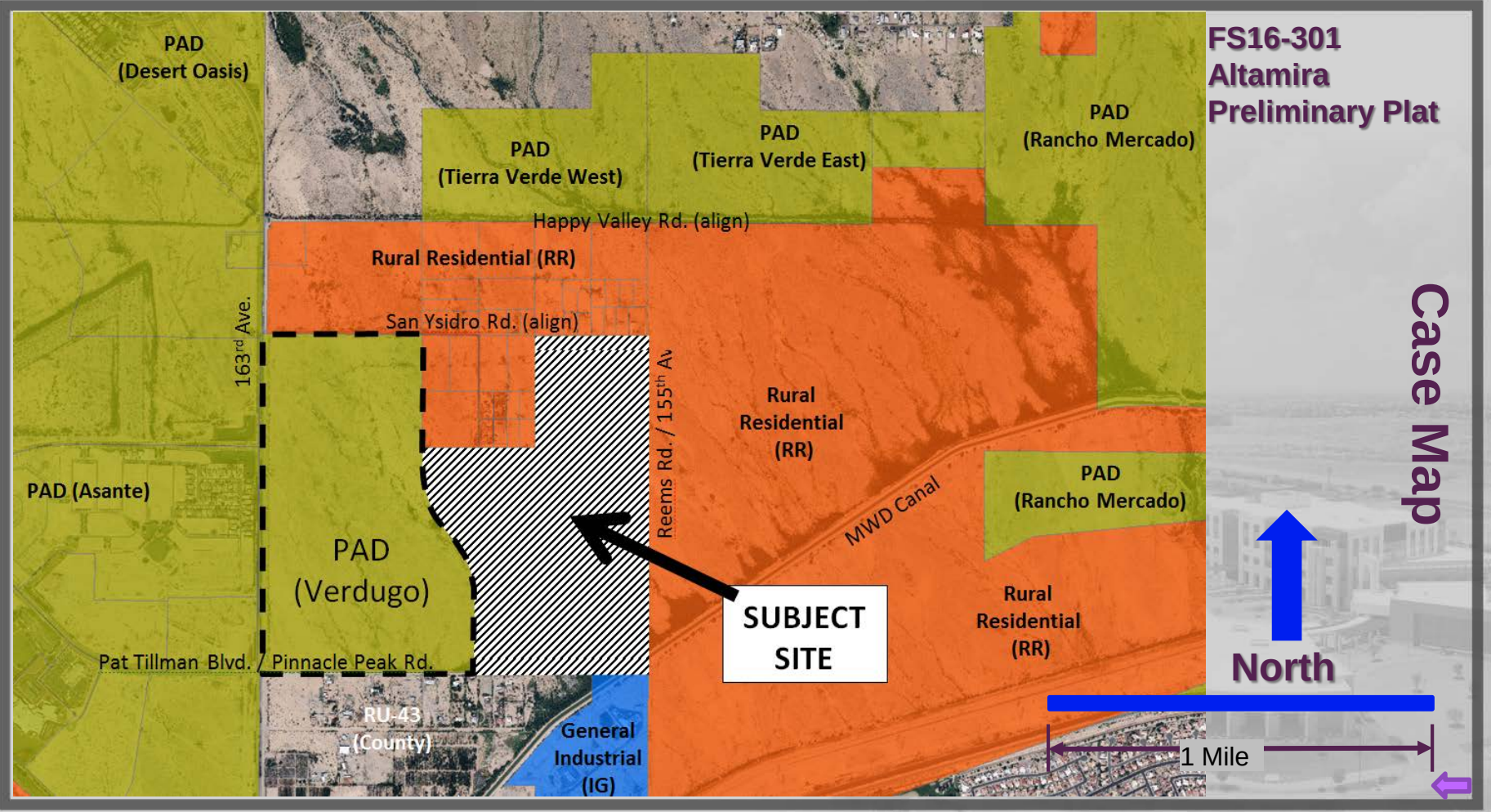


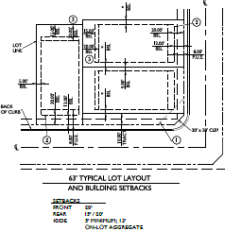
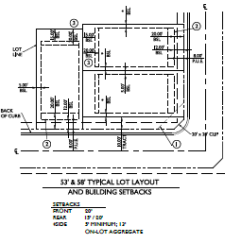
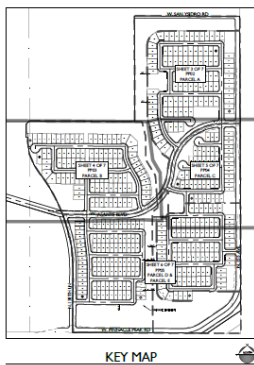
1 Mile



**FS16-301
Altamira
Preliminary Plat**

Case Map





① LOCAL TO LOCAL STREET INTERSECTIONS
PARK WIDTH $\geq 30'$ $\times$ 30' UNSTRUCTURED VIEW
BASEMENT

② NO UNSET WITHIN VISIBILITY TRIANGLES
PARK WIDTH $\geq 30'$ $\times$ 30' UNSTRUCTURED VIEW
BASEMENT

③ 4' VERT CURB & GUTTER
PARK WIDTH $\geq 30'$ $\times$ 30' UNSTRUCTURED VIEW
BASEMENT

④ 4' VERT CURB & GUTTER
PARK WIDTH $\geq 30'$ $\times$ 30' UNSTRUCTURED VIEW
BASEMENT

⑤ 4' VERT CURB & GUTTER
PARK WIDTH $\geq 30'$ $\times$ 30' UNSTRUCTURED VIEW
BASEMENT

⑥ 4' VERT CURB & GUTTER
PARK WIDTH $\geq 30'$ $\times$ 30' UNSTRUCTURED VIEW
BASEMENT

⑦ 4' VERT CURB & GUTTER
PARK WIDTH $\geq 30'$ $\times$ 30' UNSTRUCTURED VIEW
BASEMENT

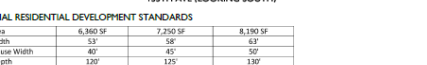
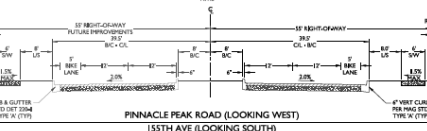
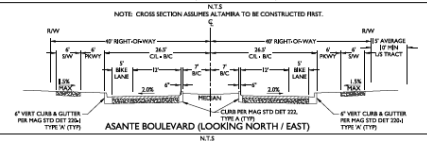
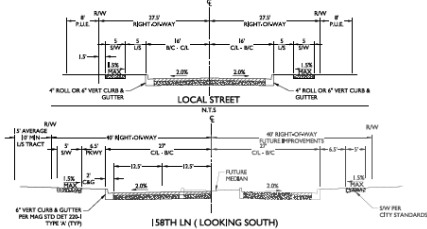
⑧ 4' VERT CURB & GUTTER
PARK WIDTH $\geq 30'$ $\times$ 30' UNSTRUCTURED VIEW
BASEMENT

⑨ 4' VERT CURB & GUTTER
PARK WIDTH $\geq 30'$ $\times$ 30' UNSTRUCTURED VIEW
BASEMENT

⑩ 4' VERT CURB & GUTTER
PARK WIDTH $\geq 30'$ $\times$ 30' UNSTRUCTURED VIEW
BASEMENT

PRELIMINARY PLAT FOR ALTAMIRA

A PORTION OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



TRADITIONAL RESIDENTIAL DEVELOPMENT STANDARDS

Minimum Area	6,360 SF	7,250 SF	8,190 SF
Minimum Width	33'	36'	40'
Minimum Depth	120'	125'	130'

Note: Minimum lot width/depth with exception of corner lots and lots fronting knuckles.

Building Setbacks*	
Front	20' to garage/12' for living area, side entry garage, front porch and courtyard
Side	5' minimum; 12' on lot aggregate
Street Side**	15'
Rear - 1 Story/2 Story	15'/20'
Rear Adjacent to Arterial***	20'/25'
1 Story/2 Story	15'/20'
Maximum Building Height	30'
Maximum Lot Coverage	50% 2 story 55% single story additional 2% with front porch additional 10% with rear garage

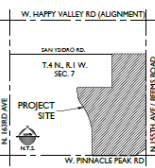
* In accordance to the current Surprise Unified Development Code.

**Fences, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks.

***Street side setbacks may be reduced to 8' if adjacent to a minimum 5' landscape tract and to 3' if adjacent to a 10' landscape tract.

****Pinnacle Peak Road & Heens Road.

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
HEEN H. COOPER AND WIFE
SCOTTIE H. COOPER
CONTACT: KERRY PHILLIPS

CONSULTANTS:
SPE GROUP, INC.
SPE GROUP, INC. SUITE 100
P.O. BOX 100
TEL: 480-850-0000
FAX: 480-850-0000
CONTACT: JOHN HANCOCK / JOHN PROHASKA, P.E.

PROJECT DATA

A.P.N.: 803-24-008-A, 803-24-008-B, 803-24-008-C
VACANT LOT: 1.00 ACRES
EXISTING GENERAL PLAN: SUBDIVISION NEIGHBORHOOD
EXISTING ZONING: R2
GROSS AREA: 1.00 ACRES
NET AREA: 1.00 ACRES
LOT SIZE: 130' x 130' x 130' x 130'
LOT COVERAGE: 40%
GROSS DENSITY: 120 UNITS/AC
NET DENSITY: 120 UNITS/AC
OPEN SPACE: 10% 30' AC

GENERAL NOTES

1. THE PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE FOR THE FINAL PLAT.
3. ALL UTILITIES SHALL BE DEEPENED TO CITY OF SURPRISE PLANNING STANDARDS AS REQUIRED.
4. THE DEVELOPER SHALL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPROVEMENT OF ALL UTILITIES WITHIN THE PROJECT AREA.
6. THE AREA PLATTED HEREON IS WITHIN THE COASTAL WATER SERVICE AREA OF THE CITY OF PHOENIX. THE DEVELOPER SHALL OBTAIN ALL NECESSARY WATER SUPPLY PERMITS TO SECTION 48-57A ARIZONA REBID STATUTE.

BASIS OF BEARING

NORTH BEARING: BEARING ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, AS SHOWN IN BOOK 64 PAGE 1, MARICOPA COUNTY RECORDS.

BENCHMARK

USGS BENCHMARK DIS. STATION IS LOCATED ALONG THE SOUTH SIDE OF THE BARRINGER CANAL, NEAR THE CANAL, TOWNSHIP 4 NORTH, RANGE 1 WEST, AS SHOWN IN BOOK 64 PAGE 1, MARICOPA COUNTY RECORDS.

FLOODZONE NOTE

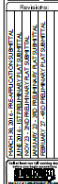
1. ALL UTILITIES THAT ARE WITHIN A FLOODPLAIN AREA SHALL REQUIRE A FLOODPLAIN USE REVIEW FROM THE LOCAL CONTROL DISTRICT OF MARICOPA COUNTY.
2. ALTAMIRA IS WITHIN FLOODPLAIN AND ZONE X SHOWN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 84012C DATED OCTOBER 14, 2015.

UTILITIES

WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK
CABLE TV	CITY OF SURPRISE
POLE	CITY OF SURPRISE

SHEET INDEX

SHEET 01	CDN	COPIES
SHEET 02 - 04	PDF	PRELIMINARY PLAT
SHEET 05 - 06	PDF	PRELIMINARY UTILITY PLAN
SHEET 07 - 08	PDF	PRELIMINARY GRADING & DRAINAGE PLAN



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Preliminary Plat



PARCEL	NET AREA (AC.)	GROSS AREA (AC.)	LOT SIZE	NO. OF LOTS	NET DENSITY (D.U./AC.)	GROSS DENSITY (D.U./AC.)
A	43.85	47.74	63' x 130'	104	2.37	2.18
B	35.37	36.51	56' x 125'	100	2.82	2.74
C	16.89	19.56	53' x 120'	57	3.32	2.91
D	31.16	34.82	53' x 120'	96	3.08	2.76
E	35.64	39.62	56' x 125'	98	2.75	2.47
TOTAL	162.93	178.25	--	455	2.79	2.55

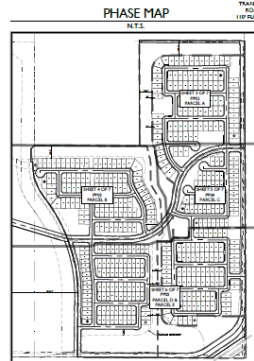
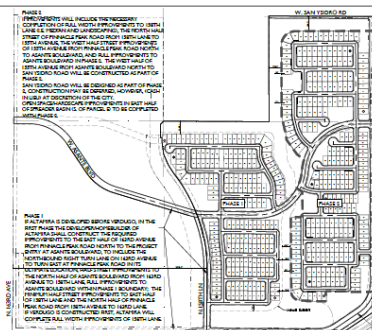
TRACT	USE	AREA (SQ)	AREA (AC)
A-A	LANDSCAPE / RETENTION / OPEN SPACE / DRAINAGE MAJOR TRAIL	64520	14.81
A-B	OPEN SPACE	3200	0.053
A-C	OPEN SPACE	3200	0.053
A-D	OPEN SPACE	3200	0.053
A-E	OPEN SPACE	3200	0.053
A-F	OPEN SPACE	3200	0.053
A-G	LANDSCAPE / OPEN SPACE / RETENTION	104622	2.40
	TOTAL OPEN SPACE	761230	17.46

TRACT	USE	AREA (SF)	AREA (AC)
B-A	LANDSCAPE TRACT / OPEN SPACE / DRAINAGE	21927	7.23
B-B	LANDSCAPE TRACT / OPEN SPACE / RETENTION PUBLIC USE TRAIL	124470	3.63
B-C	OPEN SPACE	1204	0.03
B-D	OPEN SPACE	2220	0.03
B-E	LANDSCAPE TRACT / OPEN SPACE PUBLIC USE TRAIL	14320	0.23
B-F	OPEN SPACE	8091	0.14
B-G	OPEN SPACE	3330	0.03
B-H	OPEN SPACE	17213	0.40
B-I	OPEN SPACE	26328	0.68
	TOTAL OPEN SPACE	92530	12.04

PARCEL - C TRACT USE TABLE			
TRACT	USE	AREA (SQ)	AREA (AC)
C-A	RETENTION / OPEN SPACE	72824	1.80
C-B	RETENTION / OPEN SPACE	50597	1.50
C-C	OPEN SPACE	2130	0.02
C-D	OPEN SPACE	2130	0.02
C-E	LANDSCAPE / OPEN SPACE	1275	0.03
C-F	LANDSCAPE / OPEN SPACE / RETENTION	87940	1.97
	TOTAL OPEN SPACE	82220	2.10

PARCEL - D TRACT USE TABLE			
TRACT	USE	AREA (SQ)	AREA (SQ)
D.A	OPEN SPACE	3624	0.00
D.B	LANDSCAPE / RETENTION / OPEN SPACE / DRAINAGE	42376	10.00
D.C	MAINT TRAIL		
D.D	OPEN SPACE	7913	0.00
D.E	OPEN SPACE	5213	0.00
D.F	OPEN SPACE	5180	0.00
D.G	OPEN SPACE	5234	0.00
D.H	OPEN SPACE	5180	0.00
	OPEN SPACE	5180	0.00
	TOTAL OPEN SPACE	49264	11.01

PARCEL - ETRACT USE TABLE			
TRACT	USE	AREA GD	AREA HA
E-A	LANDSCAPE TRAIL / OPEN SPACE MAJOR TRACT	42174.1	8.91
E-B	OPEN SPACE	5300	0.05
E-C	OPEN SPACE	1335	0.03
E-D	OPEN SPACE	24419	0.04
E-E	OPEN SPACE	4497	0.10
E-F	OPEN SPACE	2423	0.06
E-G	OPEN SPACE	2423	0.06
E-H	OPEN SPACE	4497	0.11
E-I	OPEN SPACE	4497	0.11
E-J	OPEN SPACE / REGIONAL TRAIL EASEMENT	15969	0.48
E-K	NATURAL OPEN SPACE	10240.86	0.24
	TOTAL OPEN SPACE	23287.18	12.14



TRACT TABLE TOTALS			
PARCEL	USE	AREA (G)	AREA (A)
A	LANDSCAPE TRACT / OPEN SPACE	761353	17.48
B	LANDSCAPE TRACT / OPEN SPACE	933506	15.96
C	LANDSCAPE TRACT / OPEN SPACE	102390	3.10
D	LANDSCAPE TRACT / OPEN SPACE	497674	11.31
E	LANDSCAPE TRACT / OPEN SPACE	102871	15.14
TOTAL OPEN SPACE		2326077	76.19
LAND USE		AREA	
RESIDENTIAL		76.83	
LOCAL STREET RIGHT OF WAY		26.67	
WHEELSLEY CANAL RIGHT OF WAY		1.14	
OPEN SPACE		58.16	
DRAINAGE CHANNELS, OPEN SPACE		17.93	
RIGHT OF WAY - AIRPORT / AIRCRAFT		11.55	
NOT YET INTEGRATED		17.57	

[illegible]

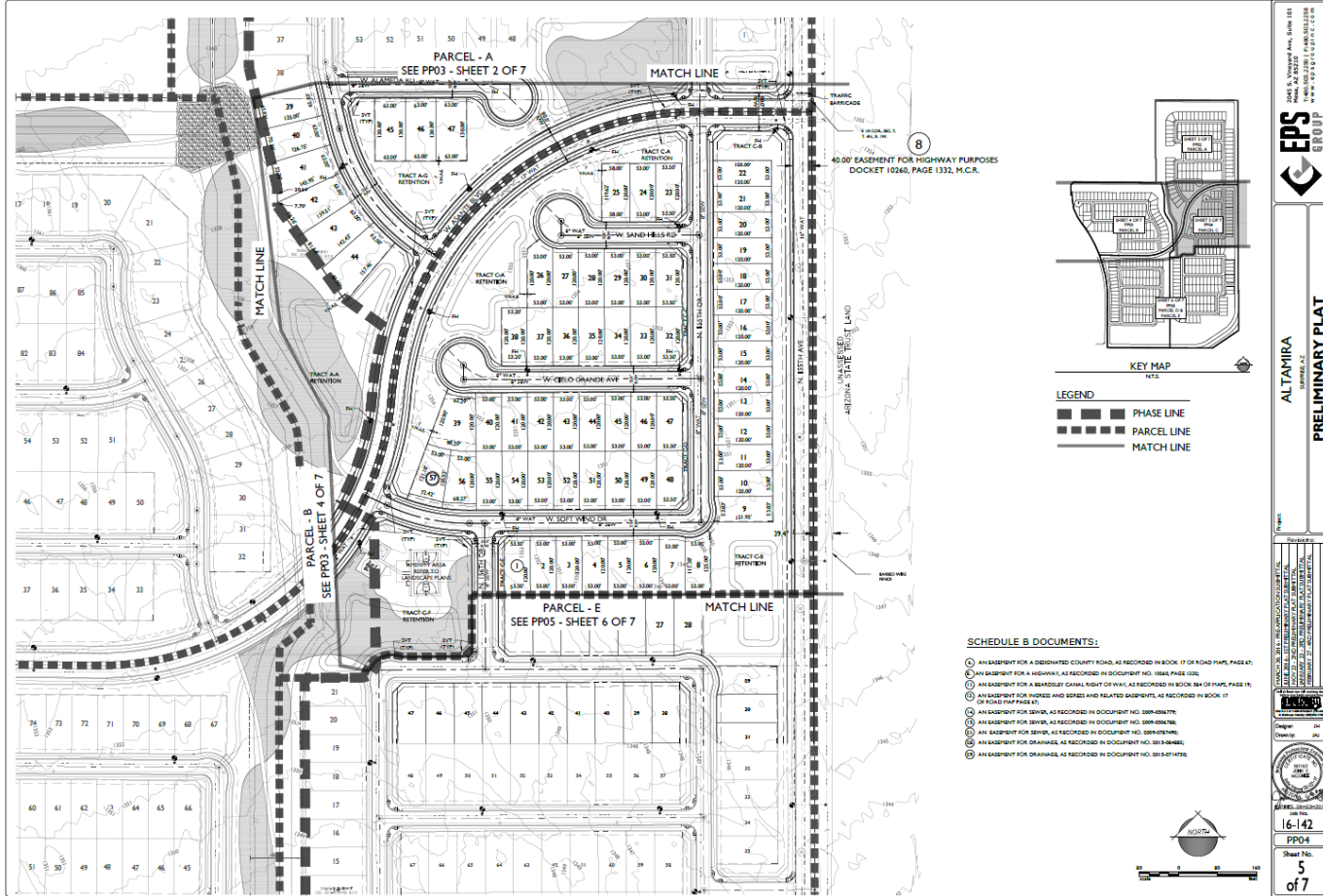
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Preliminary Plat

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TOTAL LOT AREA TABLE		
PARCEL	SQUARE FOOT	AC
A	870816.32 SQ. FT.	19.99
B	772782.50 SQ. FT.	17.74
C	369301.43 SQ. FT.	8.48
D	612444.24 SQ. FT.	14.06
E	721586.02 SQ. FT.	16.56
TOTAL	3346930.50 SQ. FT.	76.83 AC

PARCEL E											
Lot Table	Lot width @	Lot Table	Lot width @	Lot Table	Lot width @	Lot Table	Lot width @	Lot Table	Lot width @	Lot Table	Lot width @
Lot #	7350.00	Lot #	7350.00	Lot #	7350.00	Lot #	7350.00	Lot #	7350.00	Lot #	7350.00
1	7350.00	5F'	21	7275.30	58.87'	41	7350.11	5F'	61	7350.00	5F'
2	7350.00	5F'	22	7380.30	66.50'	42	7350.11	5F'	62	7350.00	5F'
3	7350.00	5F'	23	7370.00	59.00'	43	7350.11	5F'	63	7350.00	5F'
4	7371.97	58.87'	24	7350.00	5F'	44	7350.11	5F'	64	7350.00	5F'
5	7350.00	5F'	25	7350.00	5F'	45	7350.11	5F'	65	7350.00	5F'
6	7350.00	5F'	26	7350.00	5F'	46	7350.11	5F'	66	7350.00	5F'
7	6831.48	5F'	27	7350.00	5F'	47	7362.61	58.50'	67	7249.93	58.12'
8	7350.00	5F'	28	7274.80	58.50'	48	7324.39	58.50'	68	7249.93	58.12'
9	7350.00	5F'	29	7296.43	59.50'	49	7350.00	5F'	69	7350.00	5F'
10	7350.00	5F'	30	7310.99	58.50'	50	7350.00	5F'	70	7350.00	5F'
11	7350.00	5F'	31	7350.00	5F'	51	7350.00	5F'	71	7350.00	5F'
12	7350.00	5F'	32	7350.00	5F'	52	7350.00	5F'	72	7350.00	5F'
13	7350.00	5F'	33	7350.00	5F'	53	7350.00	5F'	73	7350.00	5F'
14	7350.00	5F'	34	7350.00	5F'	54	7350.00	5F'	74	7350.00	5F'
15	7350.00	5F'	35	7350.00	5F'	55	7350.00	5F'	75	7350.00	5F'
16	7350.00	5F'	36	7317.57	58.50'	56	7350.00	5F'	76	7350.00	5F'
17	7350.00	5F'	37	7306.54	58.50'	57	7342.39	58.12'	77	7249.97	58.12'
18	7350.00	5F'	38	7362.61	58.12'	58	7349.97	58.12'	78	7350.00	5F'
19	7350.00	5F'	39	7350.00	5F'	59	7350.00	5F'	79	7350.00	5F'
20	7350.00	5F'	40	7350.11	5F'	60	7350.00	5F'	80	7350.00	5F'

TOTAL
 73,186.03 SQ. FT.
 TOTAL
 165 Acres

Project: **Rev. 10/18/18**

March 30, 2016 - PRE-APPLICATION SUBMITTAL
April 26, 2016 - 1ST PRIMARY PLAT SUBMITTAL
Nov 23 - 2ND PRIMARY PLAT SUBMITTAL
January 22 - 3RD PRELIMINARY PLAT SUBMITTAL
February 27 - 4TH PRELIMINARY PLAT SUBMITTAL

DATE: **11/26/18** TIME: **1:28**

Designer: **JSA**
Drawn by: **JSA**

STATE PROJECT LOG - EXHIBIT
CERTIFICATE NO. **007105**
JSA
ISSUED: **11/26/18**

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Table A - Proposed Land Use Summary

Parcel	Land Use	Lot Size	Approx. Gross Acreage	Approx. Lot Yield	Approx. Density	Area Mix
A	SFD	63' x 130'	47.74	104	2.18	23.0%
B	SFD	58' x 125'	36.51	100	2.74	22.0%
C	SFD	53' x 120'	19.56	57	2.91	13.0%
D	SFD	53' x 120'	34.82	96	2.76	21.0%
E	SFD	58' x 125'	39.62	98	2.47	21.0%
Total			178.25	455*	2.55	100%

*Maximum number of units will be determined with the final plat.

Total Gross Acreage Includes Approximately 59 Acres (33%) Open Space

Land Use Summary



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Development Standards

Table B - Traditional Residential Development Standards

Minimum Area	6,360 SF	7,250 SF	8,190 SF
Minimum Width	53'	58'	63'
Maximum House Width	40'	45'	50'
Minimum Depth	120'	125'	130'

Note: Minimum lot width/depth with exception of corner lots and lots fronting knuckles.

Building Setbacks*	
Front	20' to garage/12' for living area, side-entry garage, front porch and courtyard
Side	5' minimum; 13' on-lot aggregate
Street Side**	13'
Rear – 1 Story / 2 Story	15'/20'
Rear Adjacent to Arterial*** 1 Story/ 2 Story	20'/25'
Maximum Building Height	30'
Maximum Lot Coverage	50% 2 story 55% single story additional 2% with front porch additional 10% with rear garage
Accessory Uses, Buildings, Structures	In accordance to the current Surprise Unified Development Code.

*Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks.

**Street side setbacks may be reduced to 8' if adjacent to a minimum 5' landscape tract and to 5' if adjacent to a 10' landscape tract.

***Pinnacle Peak Road & Reems Road.

Note: All setbacks are subject to the IRC and all development will be bound by the applicable building codes adopted by the City.

All development shall be in accordance to the Surprise Unified Development Code unless revised by this PAD.



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Lot Typicals



ABBREVIATIONS

F.F.G. - FRONT FACING GARAGE
S.E.G. - SIDE ENTRY GARAGE
* E.F.P. - EXTENDED FRONT PORCH
* E.C.Y. - EXTENDED COURT YARD

TRADITIONAL RESIDENTIAL DEVELOPMENT STANDARDS

Minimum Area	6,360 SF	7,250 SF	8,190 SF
Minimum Width	33'	36'	43'
Minimum House Width	40'	45'	50'
Minimum Depth	120'	125'	130'

Note: Minimum lot width/depth with exception of corner lots and lots featuring knuckles.

Building Setbacks*

Front	20' to garage/15' for living area, side-entry garage, front porch and courtyard
Side	5' minimum, 15' on lot aggregate
Street Side**	15'
Rear - 1 Story / 2 Story	15'/20'
Rear Adjacent to Arterial***	20'/25'
2 Story / 3 Story	20'/25'
Maximum Building Height	30'
Maximum Lot Coverage	50% 2 story 55% single story additional 2% with front porch additional 10% with rear garage

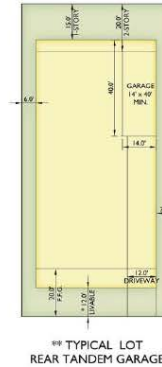
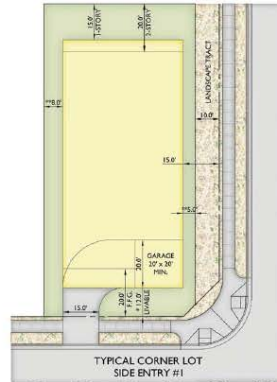
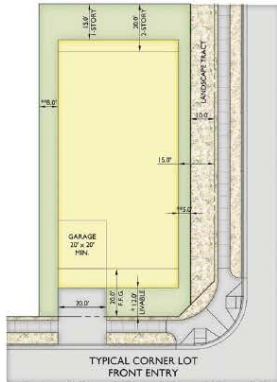
Accessory Uses, Buildings, Structures

Is accordance to the current Surplus Unified Development Code

*Fireplaces, bay windows, porches, or patio covers may encroach 2.5' into front and side setbacks.

**Street side setbacks may be reduced to 5' if adjacent to a minimum 5' landscape tract and to 5' if adjacent to a 30' landscape tract.

***Paved Peak Road & Reams Road.



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**Exhibit M – Conceptual
Residential Architecture**



CVL 2009 PAD



CVL 2009 PAD



CVL 2009 PAD



CVL 2009 PAD



CVL 2009 PAD



CVL 2009 PAD

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**Exhibit R – Conceptual
Single-Family Lot Mix
Character**

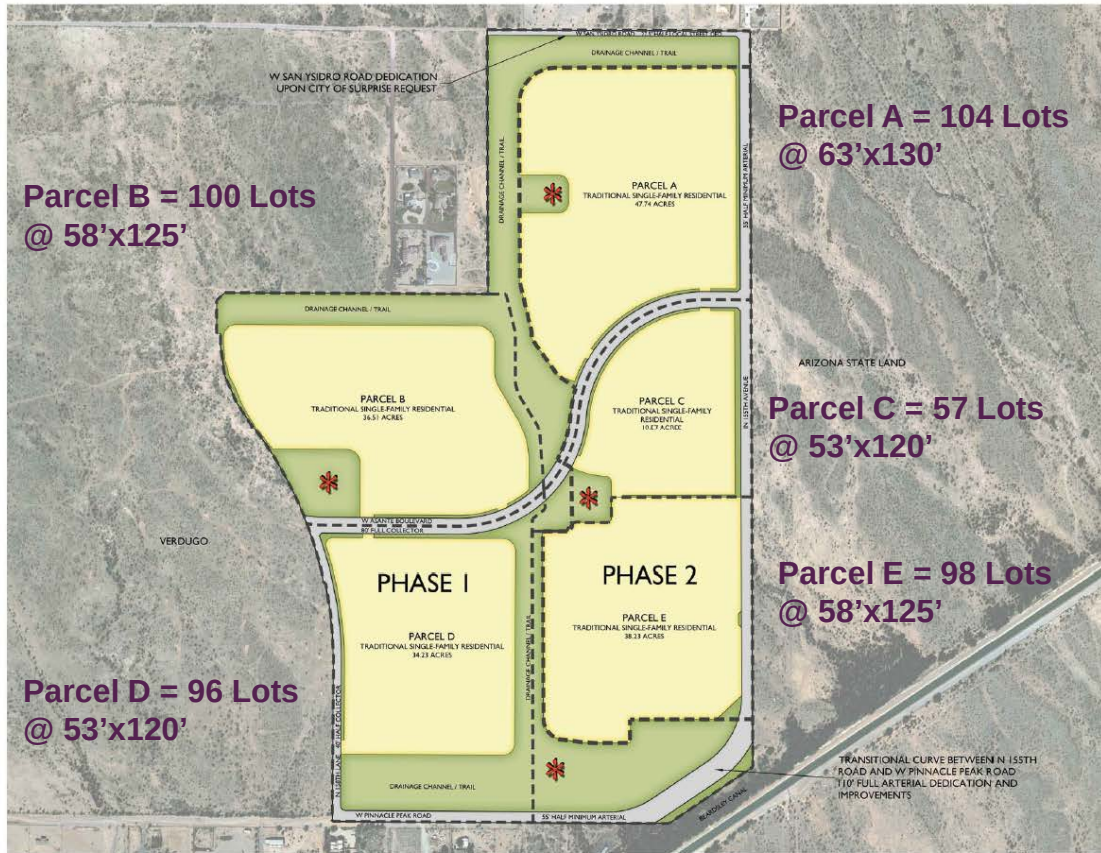


CVL 2009 PAD



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**Exhibit C – Conceptual
Land Use Plan**



LEGEND



Exhibit F – Phasing Plan



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Exhibit G – Conceptual Open Space & Landscape Master Plan

- 33% Open Space
- 2 Pocket Parks
- 1 Community Park w/
Parking (Private)
- 5 Tot Lots
- 1 Soccer Field
- 3 Basketball Courts
- 3 Volleyball Courts
- 6 Picnic Ramadas with
Furnishings
- 8' Wide Trail System w/
Rest Nodes Every
1,500'

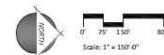




SYMBOL	ITEM
	8' CONCRETE TRAIL
	BIKE LANE
	CONCRETE SIDEWALK
	PRIMARY ENTRY MONUMENT
	SECONDARY ENTRY MONUMENT
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	0.25 MILE PARK RADII
	AT-GRADE PEDESTRIAN CROSSING



AT GRADE CROSSING OVER PINNACLE PEAK / 155TH AVE
NTS



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Exhibit H – Trails Plan

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Exhibit S – Circulation & Trails Plan

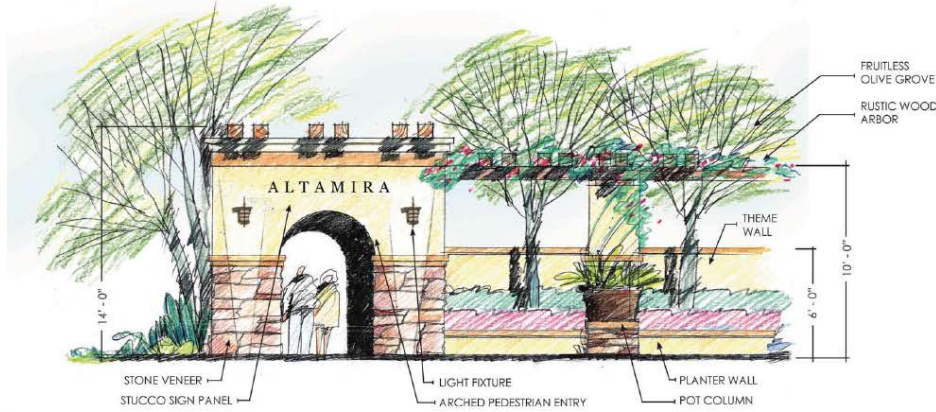


SYMBOL	ITEM
	LOCAL TRAIL PER CITY OF SURPRISE TRAILS MASTER PLAN (TMP)
	TRAIL DEVELOPED TO CITY OF SURPRISE "LOCAL TRAIL" STANDARD
	CANAL ACCESS TO MARICOPA REGIONAL TRAIL
	MARICOPA REGIONAL TRAIL
	AT-GRADE PEDESTRIAN CROSSING

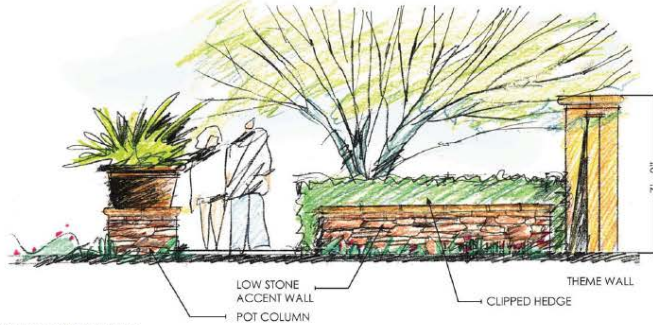


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Exhibit I – Monument Concepts



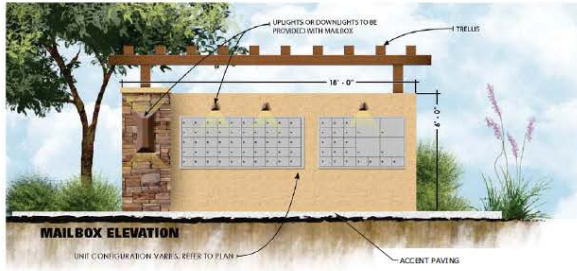
1 PRIMARY ENTRY
NTS



2 SECONDARY ENTRY
NTS

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Exhibit J-1 – Wall & Mailbox Concepts



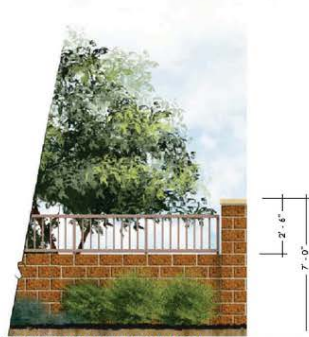
1 MAILBOX ELEVATION
NTS



2 PRIMARY THEME WALL AND LOW DECORATIVE FENCE ELEVATION
NTS



3 SECONDARY WALL ELEVATION
NTS



4 PARTIAL VIEW WALL ELEVATION
NTS



5 FULL VIEW WALL ELEVATION
NTS

WALL CONCEPT PROVIDED FROM APPROVED ARCHITECTURAL DRAWING PROVIDED BY OCL



Exhibit J-2 – Conceptual Wall Plan

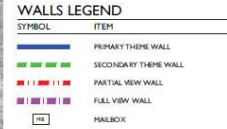
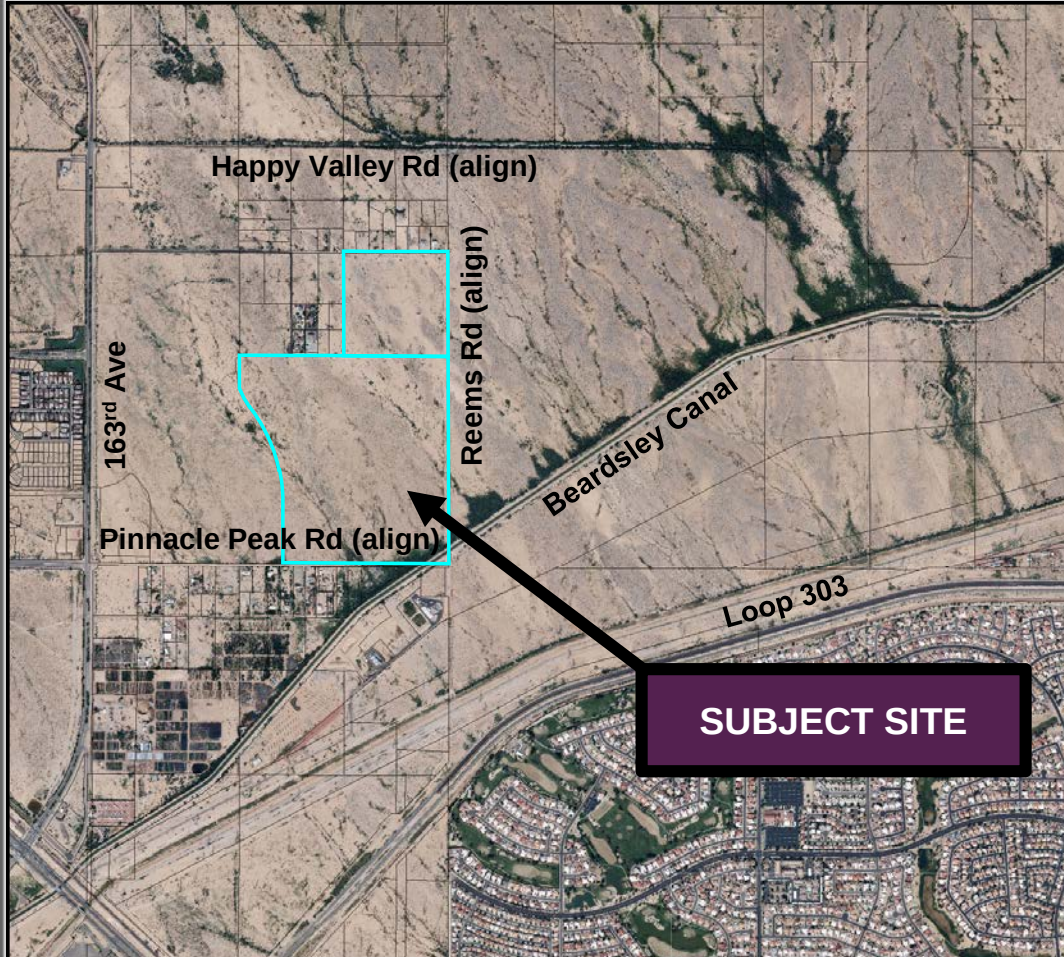


Exhibit K – Park

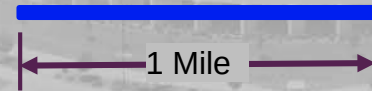


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MWD Drainage Issue

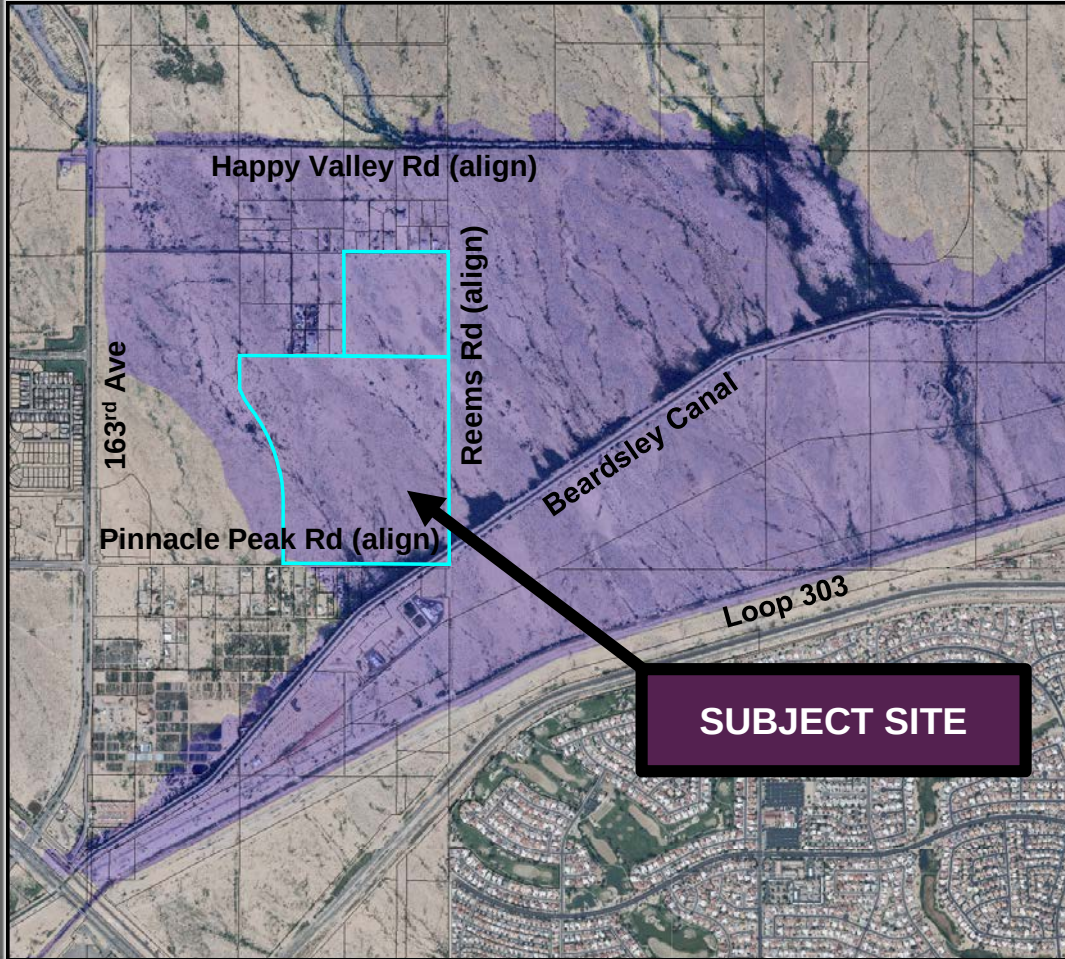


North

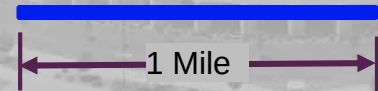


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Altamira
Preliminary Plat**

MWD Drainage Issue

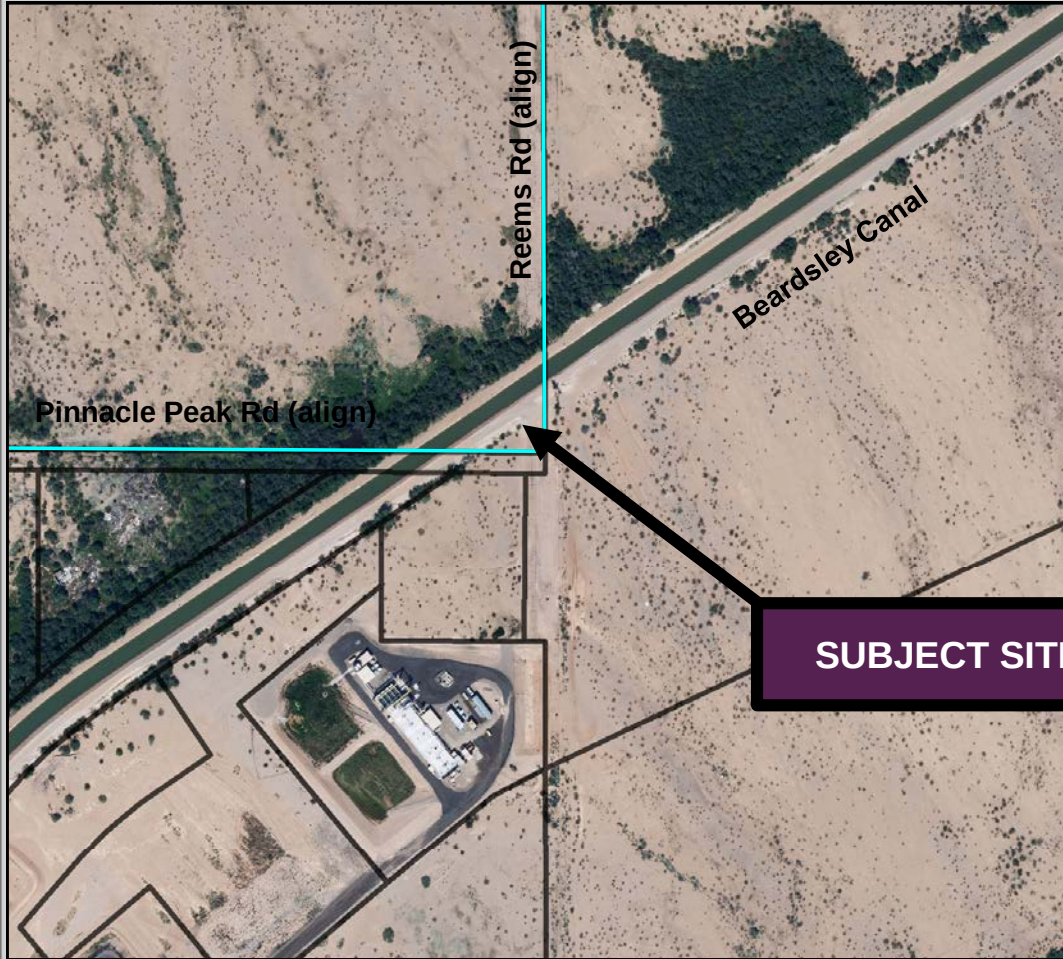


North



**FS16-301
Altamira
Preliminary Plat**

MWD Drainage Issue



SUBJECT SITE



**FS16-301
Altamira
Preliminary Plat**

Approve
Subject to Stipulations “a” – “f”

**Commission
Recommendation**





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



RESOLUTION #2017-49

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PRELIMINARY PLAT ENTITLED "PRELIMINARY PLAT FOR ATLAMIRA," GENERALLY LOCATED AT NORTHWEST CORNER OF PINNACLE PEAK AND 155TH ROADS.

WHEREAS, on December 1, 2009 the Mayor and City Council approved the Altamira Planned Area Development; 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 "Preliminary Plat for Altamira," dated February 27, 2017 is approved, subject to the following conditions:

- a. Development of the site shall be in conformance with the Preliminary Plat entitled "Preliminary Plat for Altamira", consisting of seven sheets prepared by EPS Group as revised February 27, 2017, except as modified below.
- b. Prior to Final Plat submittal, the applicant shall provide written approval from Maricopa Water District (MWD) stating MWD is in agreement with the preliminary drainage design of Altamira.
- c. If in the opinion of the City Engineer there are changes resulting from MWD review of the preliminary drainage design that cause substantial revisions to the Preliminary Plat and/or supporting civil engineering documents following Planning and Zoning Commission and City Council approval, the applicant understands that the Preliminary Plat shall go through the review and approval process to gain re-approval.
- d. Finalized street names dated March 10, 2017 shall be reflected on the Final Plat.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- f. Any rip-rap installed in drainage areas shall be installed in such a manner that eliminates the possibility of voids that allow wasps to build nests.

[SIGNATURES ON THE FOLLOWING PAGE]

APPROVED AND ADOPTED this _____ day of _____ 2017.

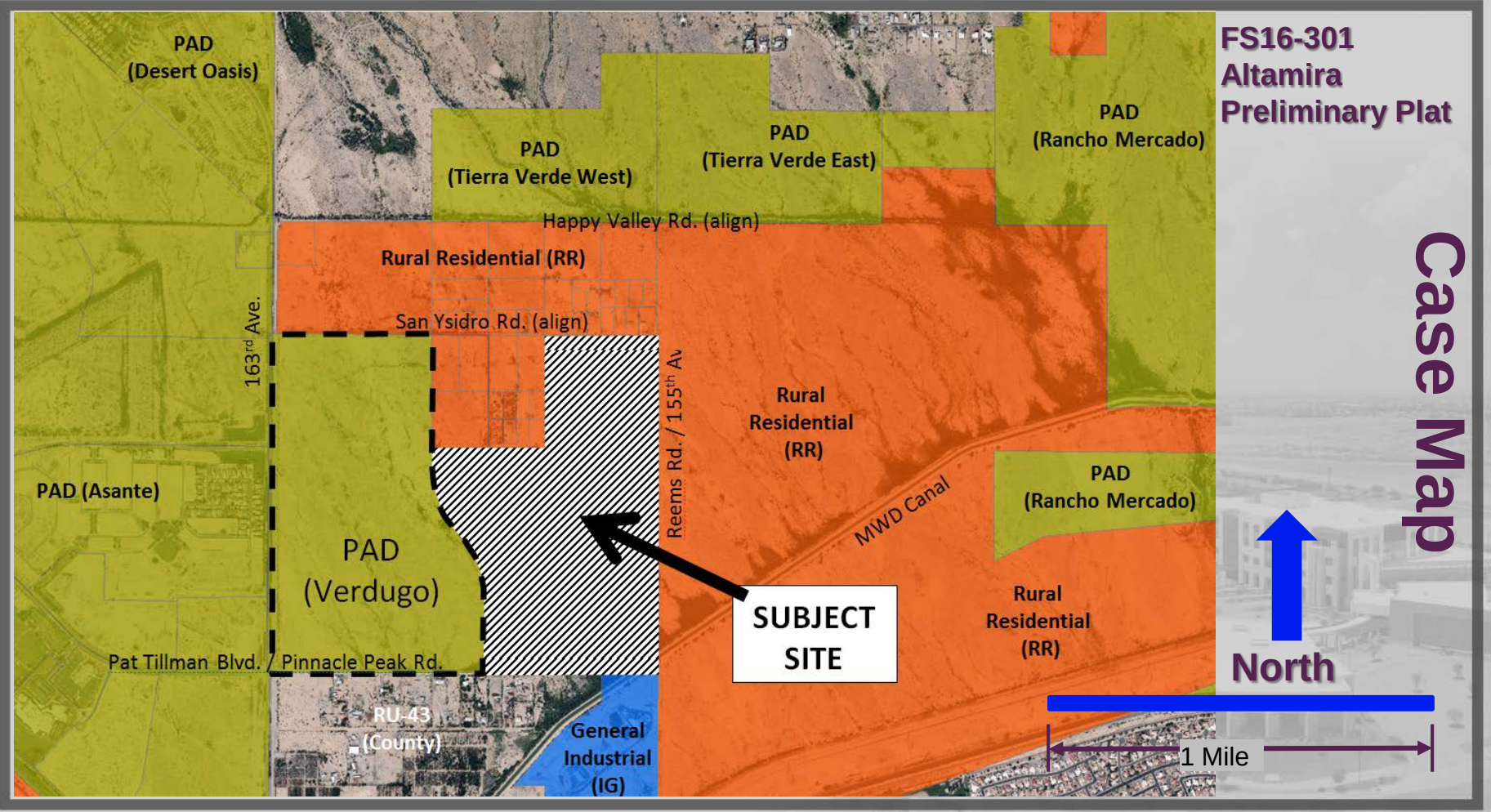
Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



PAD
(Desert Oasis)

PAD
(Tierra Verde West)

PAD
(Tierra Verde East)

PAD
(Rancho Mercado)

**FS16-301
Altamira
Preliminary Plat**

Case Map

Rural Residential (RR)

San Ysidro Rd. (align)

Happy Valley Rd. (align)

163rd Ave.

PAD (Asante)

PAD
(Verdugo)

Reems Rd. / 155th Ave

Rural
Residential
(RR)

PAD
(Rancho Mercado)

North

Rural
Residential
(RR)

Pat Tillman Blvd. / Pinnacle Peak Rd.

RU-43
(County)

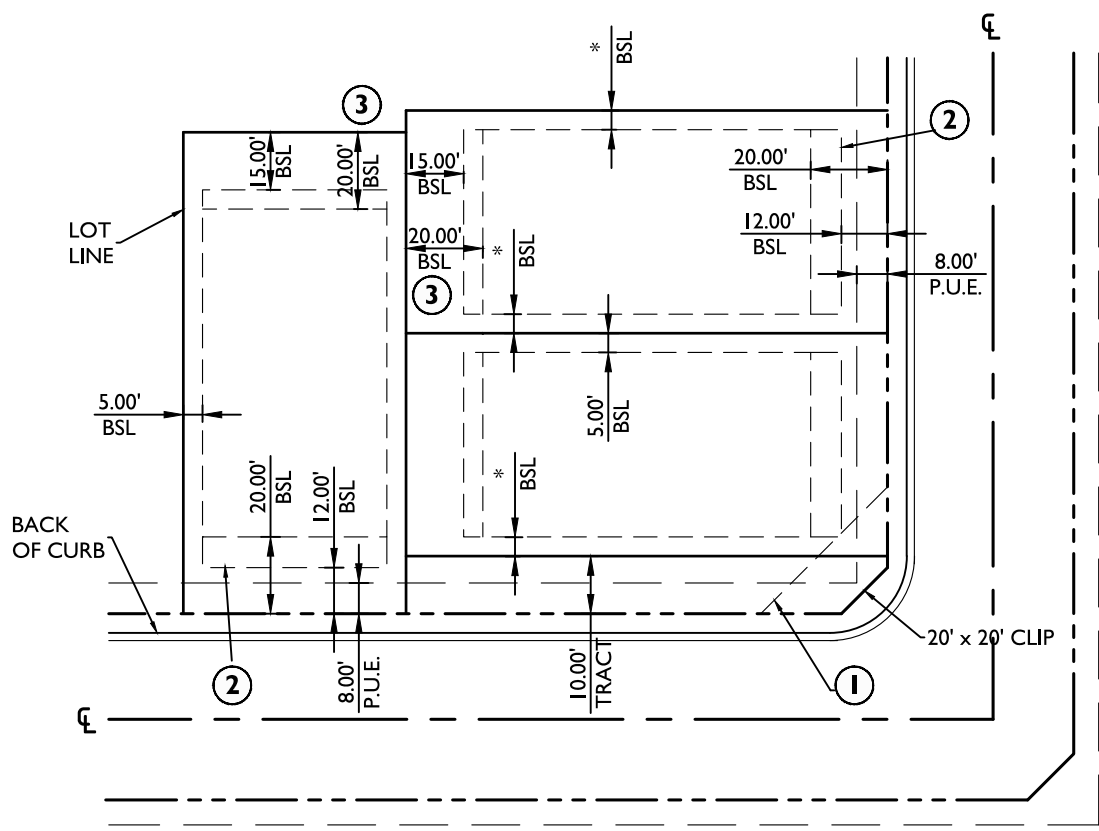
General
Industrial
(IG)

**SUBJECT
SITE**

1 Mile

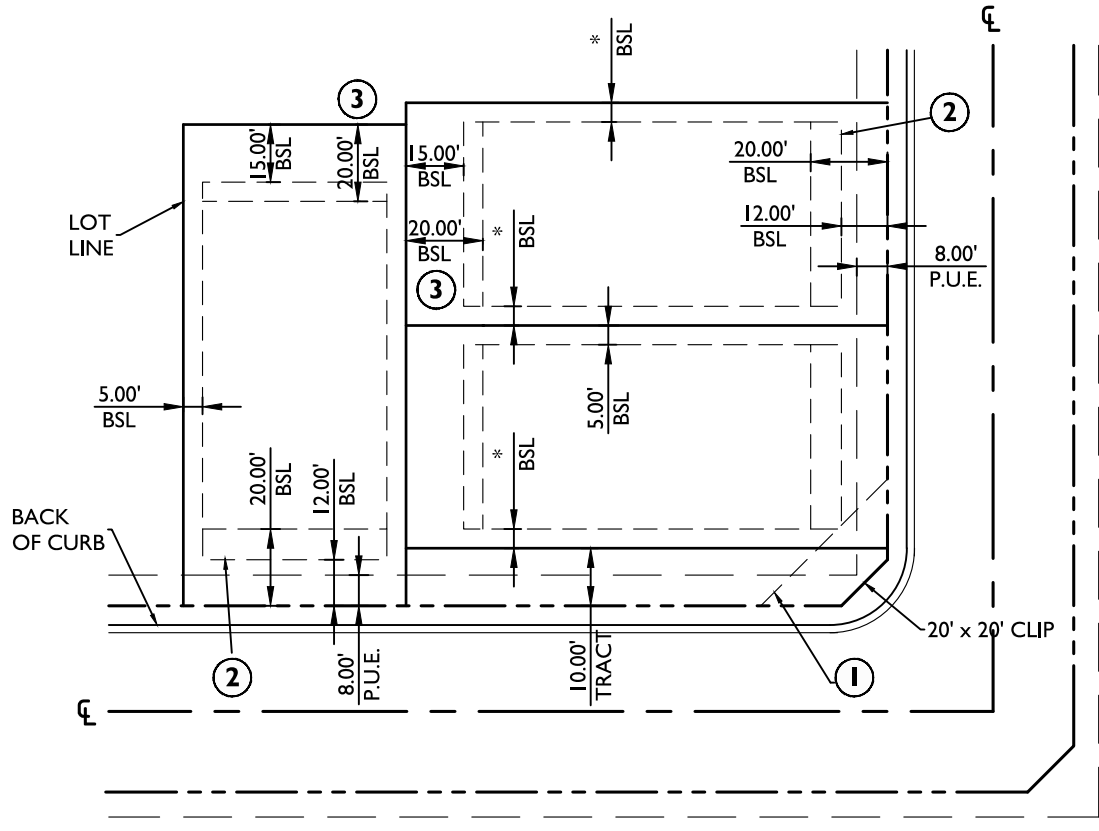


KEY MAP
N.T.S.



53' & 58' TYPICAL LOT LAYOUT
AND BUILDING SETBACKS

SETBACKS	
FRONT	20'
REAR	15' / 20'
*SIDE	5' MINIMUM; 13' ON-LOT AGGREGATE



63' TYPICAL LOT LAYOUT
AND BUILDING SETBACKS

SETBACKS	
FRONT	20'
REAR	15' / 20'
*SIDE	5' MINIMUM; 13' ON-LOT AGGREGATE

- 1 LOCAL TO LOCAL STREET INTERSECTIONS MAY HAVE A 30' x 30' UNOBSTRUCTED VIEW EASEMENT.
NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT.
- 2 12' LIVING AREA OR SIDE ENTRY GARAGE, FRONT PORCH AND COURTYARD.
- 3 20' REAR FOR 2-STORY

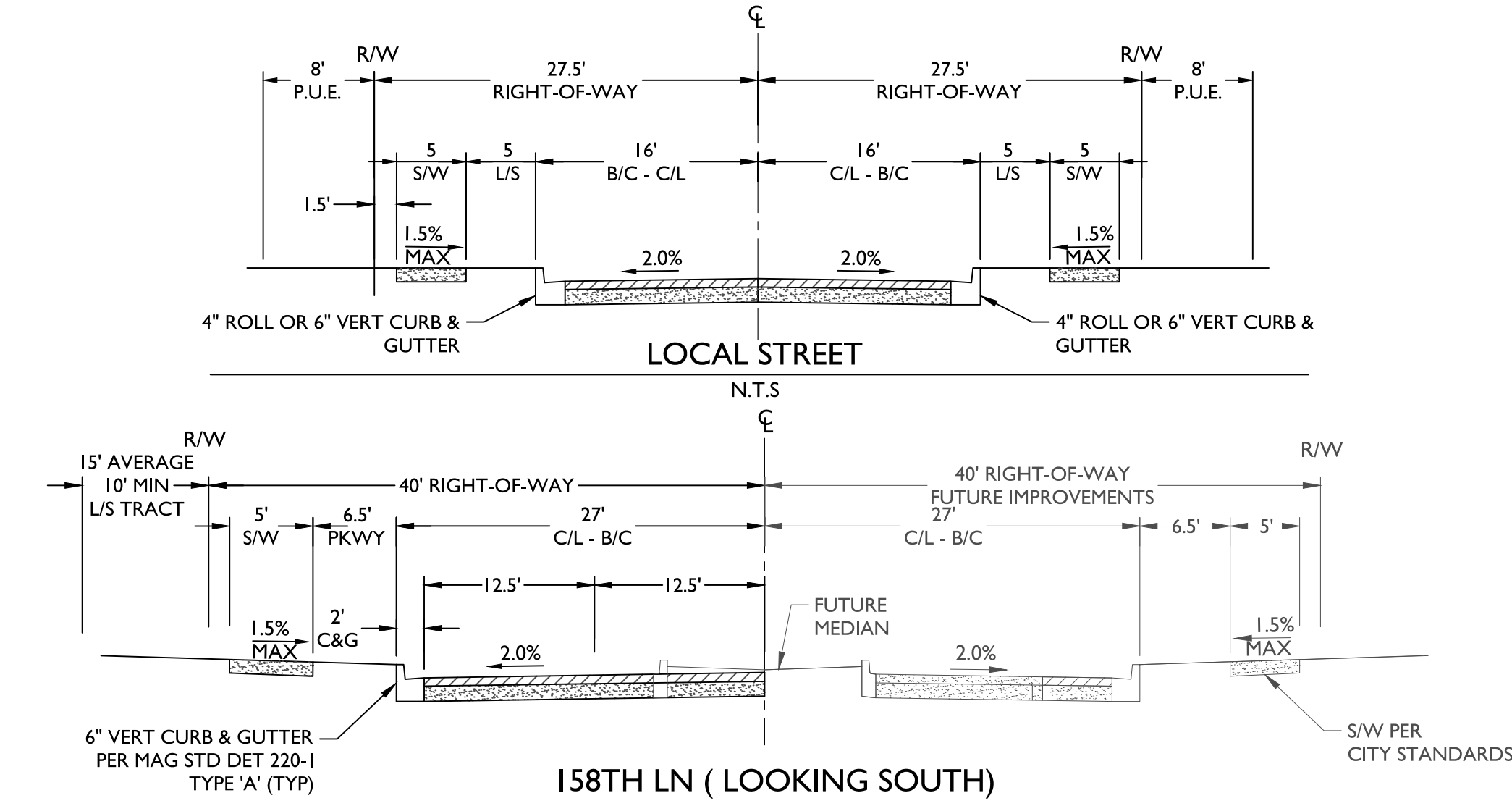
NOTE:
• CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT.

• SIGHT DISTANCE FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS SHALL COMPLY WITH EDS STANDARD DETAIL 4-01.

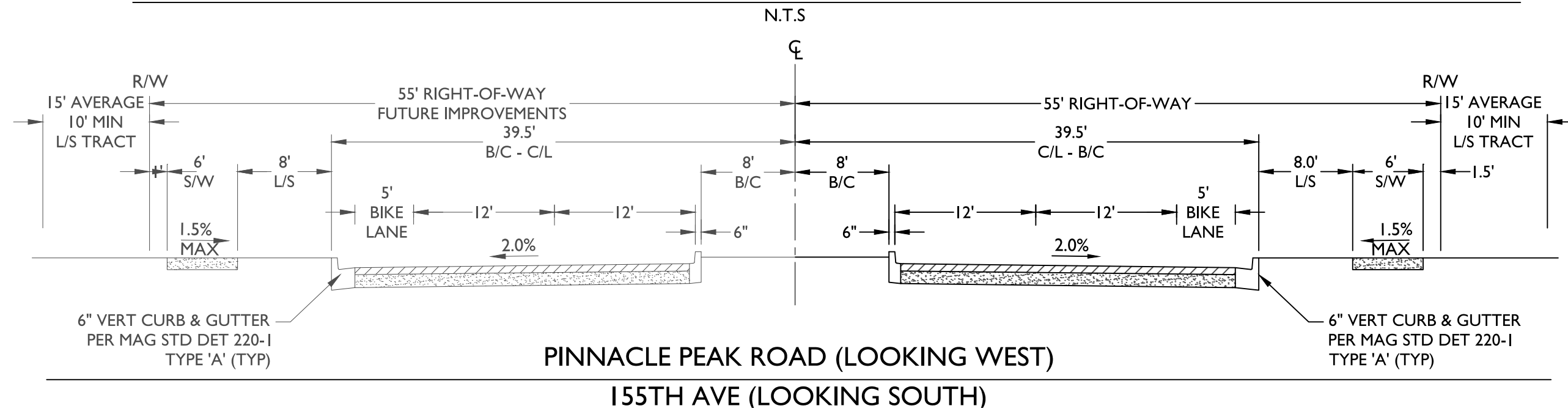
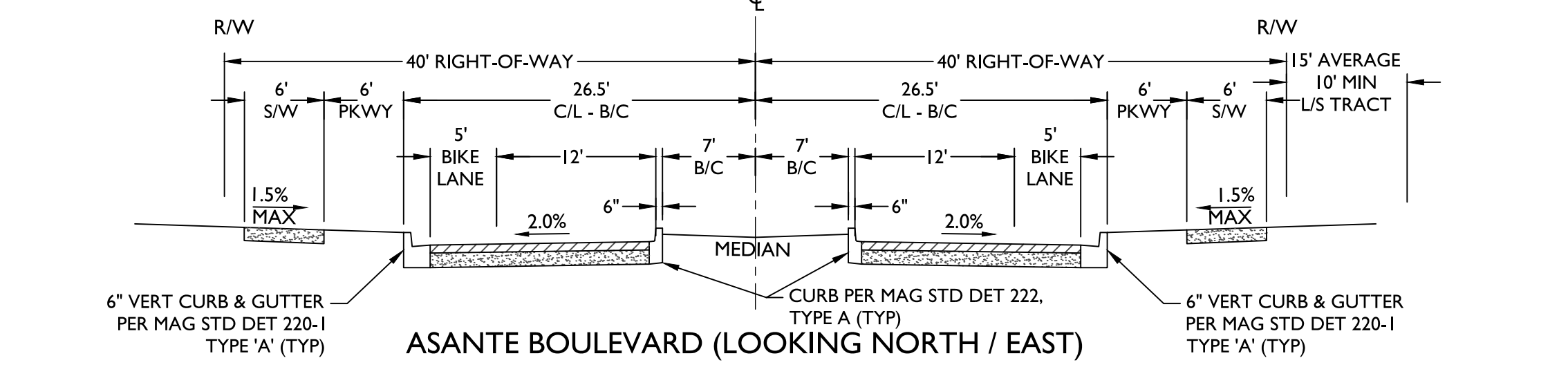
• LOCAL STREET SIGHT VISIBILITY TRIANGLES SHALL COMPLY WITH EDS STANDARD DETAIL 4-02.

PRELIMINARY PLAT FOR ALTAMIRA

A PORTION OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



NOTE: CROSS SECTION ASSUMES ALTAMIRA TO BE CONSTRUCTED FIRST.



TRADITIONAL RESIDENTIAL DEVELOPMENT STANDARDS

Minimum Area	6,360 SF	7,250 SF	8,190 SF
Minimum Width	53'	58'	63'
Maximum House Width	40'	45'	50'
Minimum Depth	120'	125'	130'

Note: Minimum lot width/depth with exception of corner lots and lots fronting knuckles.

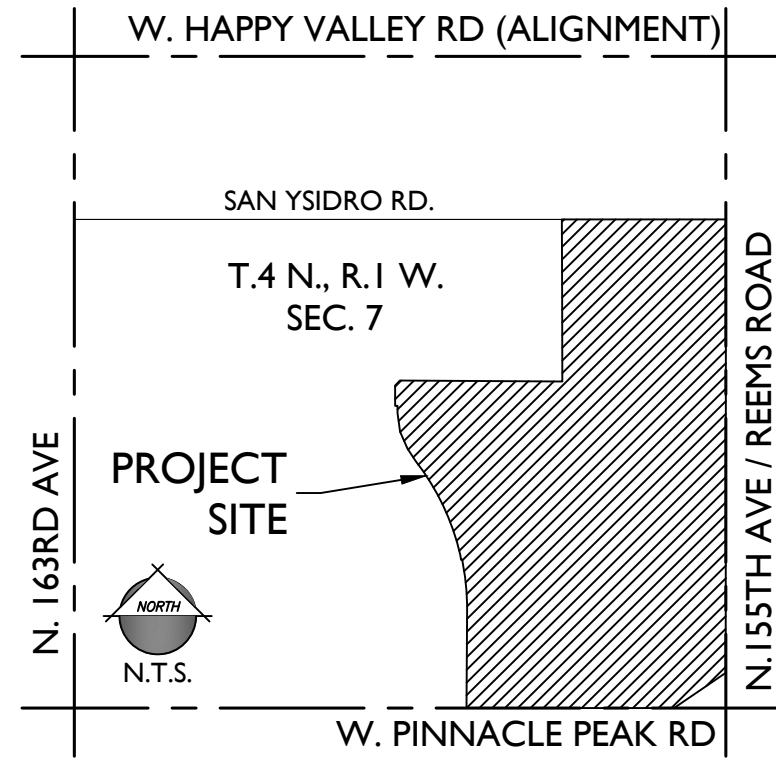
Building Setbacks*	
Front	20' to garage/12' for living area, side-entry garage, front porch and courtyard
Side	5' minimum; 13' on-lot aggregate
Street Side**	13'
Rear – 1 Story / 2 Story	15'/20'
Rear Adjacent to Arterial***	20'/25'
1 Story/ 2 Story	
Maximum Building Height	30'
Maximum Lot Coverage	50% 2 story 55% single story additional 2% with front porch additional 10% with rear garage
Accessory Uses, Buildings, Structures	In accordance to the current Surprise Unified Development Code.

*Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks.

**Street side setbacks may be reduced to 8' if adjacent to a minimum 5' landscape tract and to 5' if adjacent to a 10' landscape tract.

***Pinnacle Peak Road & Reems Road.

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
14555 N. SCOTTSDALE RD #330
SCOTTSDALE, AZ 85254
TEL: (480)-368-5205
CONTACT: KEITH MILLER

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON /
JOHN MCGHEE, P.E.

APPLICANT:
PMC CONSULTANTS
16 SPUR CIRCLE
SCOTTSDALE, AZ 85251
TEL: (480)-220-7393
CONTACT: KELLY HALL

PROJECT DATA

A.P.N.	503-56-002-R, 503-56-005-B, 503-56-003F
CURRENT LAND USE:	VACANT DESERT
EXISTING GENERAL PLAN:	SUBDIVISION NEIGHBORHOOD PAD
EXISTING ZONING:	
GROSS AREA:	+/- 178.25 ACRES (INCLUDES R/W OF ADJACENT ARTERIALS & COLLECTOR ROADS)
NET AREA:	+/- 162.98 ACRES (EXCLUDES R/W OF ADJACENT ARTERIALS & COLLECTOR ROADS)
LOT SIZE:	63' x 130' - 58' x 125' - 53' x 120'
NO. OF LOTS:	455
GROSS DENSITY:	2.55 DU/AC
NET DENSITY:	2.79 DU/AC
OPEN SPACE:	+/- 58.09 AC

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL PRIVATE STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
5. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
6. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

BASIS OF BEARING

NORTH 00°12'27" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, AS SHOWN IN BOOK 834, PAGE 1, MARICOPA COUNTY RECORDS.

BENCHMARK

USC&GS BENCHMARK DISK. STATION IS LOCATED ALONG THE SOUTH SIDE OF THE BEARDSLEY CANAL NEXT TO THE CANAL ROAD, APPROX. 1.20 MI. NORTHEAST OF US 60 (GRAND AVE). (V 265 - 1948)
ELEVATION = 1338.51 (NAV88)

FLOODZONE NOTE:

1. ALL WORK THAT LIES WITHIN A FLOODPLAIN AREA WILL REQUIRE A FLOODPLAIN USE PERMIT FROM THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY.
2. ALTAMIRA LIES WITHIN ZONE "A" AND ZONE "X" SHADED AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 04013C1210L DATED OCTOBER 16, 2013.

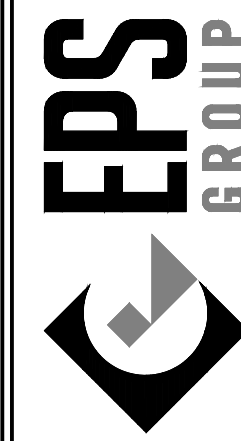
UTILITIES

WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

SHEET INDEX

SHEET ONE	CS01	COVERSHEET
SHEET TWO - SEVEN	PP01	PRELIMINARY PLAT
SHEET THREE -	UT01	PRELIMINARY UTILITY PLAN
SHEET FOUR -	GD01	PRELIMINARY GRADING & DRAINAGE PLAN

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Project:
ALTAMIRA
SURPRISE, AZ

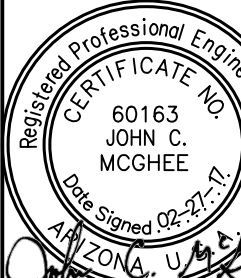
COVER SHEET

Revisions:

MARCH 30, 2016 - PRE-APPLICATION SUBMITTAL
JUNE 2016 - 1ST PRELIMINARY PLAT SUBMITTAL
NOV 23 - 2ND PRELIMINARY PLAT SUBMITTAL
JANUARY 23 - 3RD PRELIMINARY PLAT SUBMITTAL
FEBRUARY 27 - 4RD PRELIMINARY PLAT SUBMITTAL



Designer: JH
Drawn by: JAJ



EXPIRES: 06-23-2018
Job No.

16-142

CS01

Sheet No.
1
of 7



PARCEL BREAKDOWN TABLE						
PARCEL	NET AREA (AC.)	GROSS AREA (AC.)	LOT SIZE	NO. OF LOTS	NET DENSITY (D.U. / AC.)	GROSS DENSITY (D.U. / AC.)
A	43.85	47.74	63' x 130'	104	2.37	2.18
B	35.37	36.51	58' x 125'	100	2.83	2.74
C	16.89	19.56	53' x 120'	57	3.37	2.91
D	31.16	34.82	53' x 120'	96	3.08	2.76
E	35.66	39.62	58' x 125'	98	2.75	2.47
TOTAL	162.93	178.25	--	455	2.79	2.55

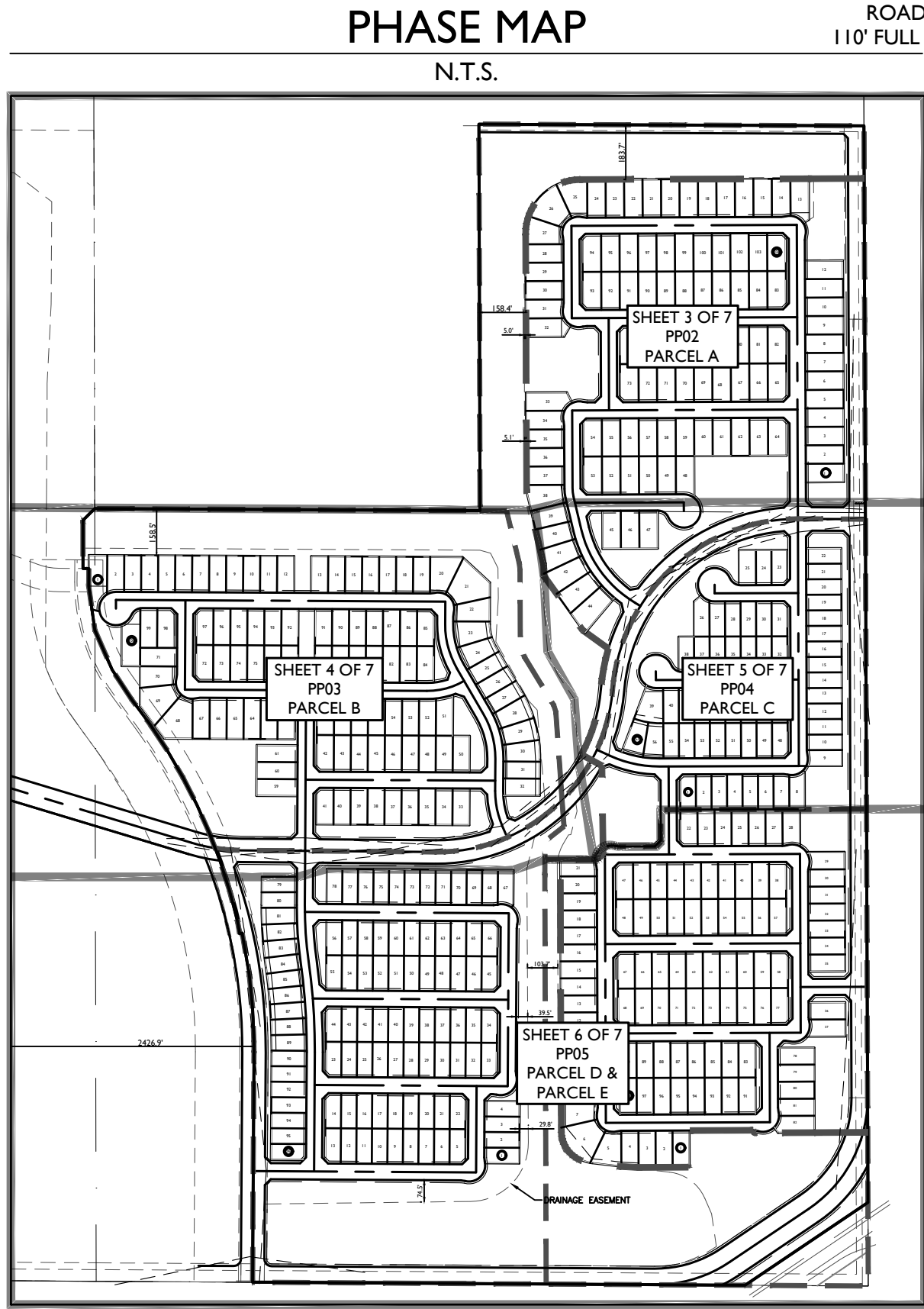
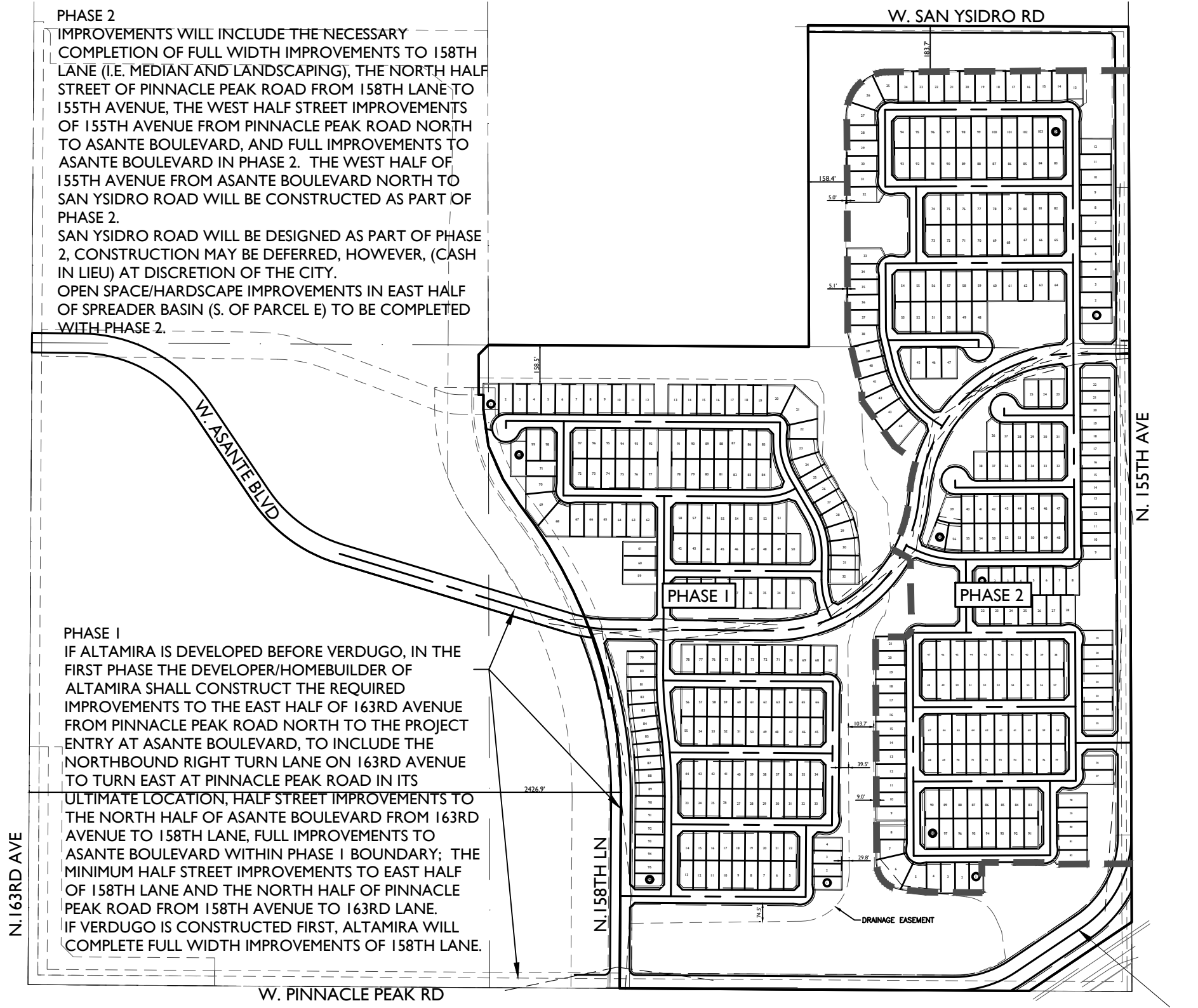
PARCEL - A TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A-A	LANDSCAPE / RETENTION/ OPEN SPACE /DRAINAGE MAJOR TRAIL	645232	14.81
A-B	OPEN SPACE	2300	0.053
A-C	OPEN SPACE	2300	0.053
A-D	OPEN SPACE	2300	0.053
A-E	OPEN SPACE	2300	0.053
A-F	OPEN SPACE	2300	0.053
A-G	LANDSCAPE / OPEN SPACE / RETENTION	104623	2.40
TOTAL OPEN SPACE		761355	17.48

PARCEL - B TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
B-A	LANDSCAPE TRACT / OPEN SPACE /DRAINAGE MAJOR TRAIL	319537	7.33
B-B	LANDSCAPE TRACT / OPEN SPACE / RETENTION PUBLIC USE TRAIL	124470	2.85
B-C	OPEN SPACE	1204	0.03
B-D	OPEN SPACE	2200	0.05
B-E	LANDSCAPE TRACT / OPEN SPACE PUBLIC USE TRAIL	14250	0.33
B-F	OPEN SPACE	5891	0.14
B-G	OPEN SPACE	2200	0.05
B-H	OPEN SPACE	17213	0.40
B-I	OPEN SPACE	38238	0.88
TOTAL OPEN SPACE		525202	12.06

PARCEL - C TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
C-A	RETENTION / OPEN SPACE	78384	1.80
C-B	RETENTION / OPEN SPACE	52297	1.20
C-C	OPEN SPACE	2100	0.05
C-D	OPEN SPACE	2100	0.05
C-E	LANDSCAPE / OPEN SPACE	1272	0.03
C-F	LANDSCAPE / OPEN SPACE /RETENTION	85940	1.97
TOTAL OPEN SPACE		222093	5.10

PARCEL - D TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
D-A	OPEN SPACE	38234	0.88
D-B	LANDSCAPE / RETENTION/ OPEN SPACE /DRAINAGE MAJOR TRAIL	435758	10.00
D-C	OPEN SPACE	7910	0.18
D-D	OPEN SPACE	2210	0.05
D-E	OPEN SPACE	2100	0.05
D-F	OPEN SPACE	2354	0.05
D-G	OPEN SPACE	2100	0.05
D-H	OPEN SPACE	2100	0.05
TOTAL OPEN SPACE		492766	11.31

PARCEL - E TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
E-A	LANDSCAPE TRACT / OPEN SPACE MAJOR TRAIL	431741	9.91
E-B	OPEN SPACE	2200	0.05
E-C	OPEN SPACE	1332	0.03
E-D	OPEN SPACE	36418	0.84
E-E	OPEN SPACE	4697	0.10
E-F	OPEN SPACE	3433	0.08
E-G	OPEN SPACE	3435	0.08
E-H	OPEN SPACE	4600	0.11
E-I	OPEN SPACE	4847	0.11
E-J	OPEN SPACE / REGIONAL TRAIL EASEMENT	25905	0.60
E-K	NATURAL OPEN SPACE	10263.86	0.24
TOTAL OPEN SPACE		528871.86	12.14



SHEET INDEX			
N.T.S.			
TRACT TABLE TOTALS			
PARCEL	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE TRACT / OPEN SPACE	761355	17.48
B	LANDSCAPE TRACT / OPEN SPACE	525202	12.06
C	LANDSCAPE TRACT / OPEN SPACE	222093	5.10
D	LANDSCAPE TRACT / OPEN SPACE	492766	11.31
E	LANDSCAPE TRACT / OPEN SPACE	528871	12.14
TOTAL OPEN SPACE		2530287	58.09
LAND USE		AREA	
RESIDENTIAL		76.83	
LOCAL STREET RIGHT OF WAY		26.69	
BEARDSLEY CANAL RIGHT OF WAY		1.14	
OPEN SPACE		28.16	
DRAINAGE CHANNEL OPEN SPACE		29.93	
RIGHT OF WAY - ARTERIAL / COLLECTOR		15.50	
TOTAL GROSS AREA		178.25	

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Mesa, AZ 85210
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ALTAMIRA
SURPRISE, AZ

PRELIMINARY PLAT

Project:

Revisions:

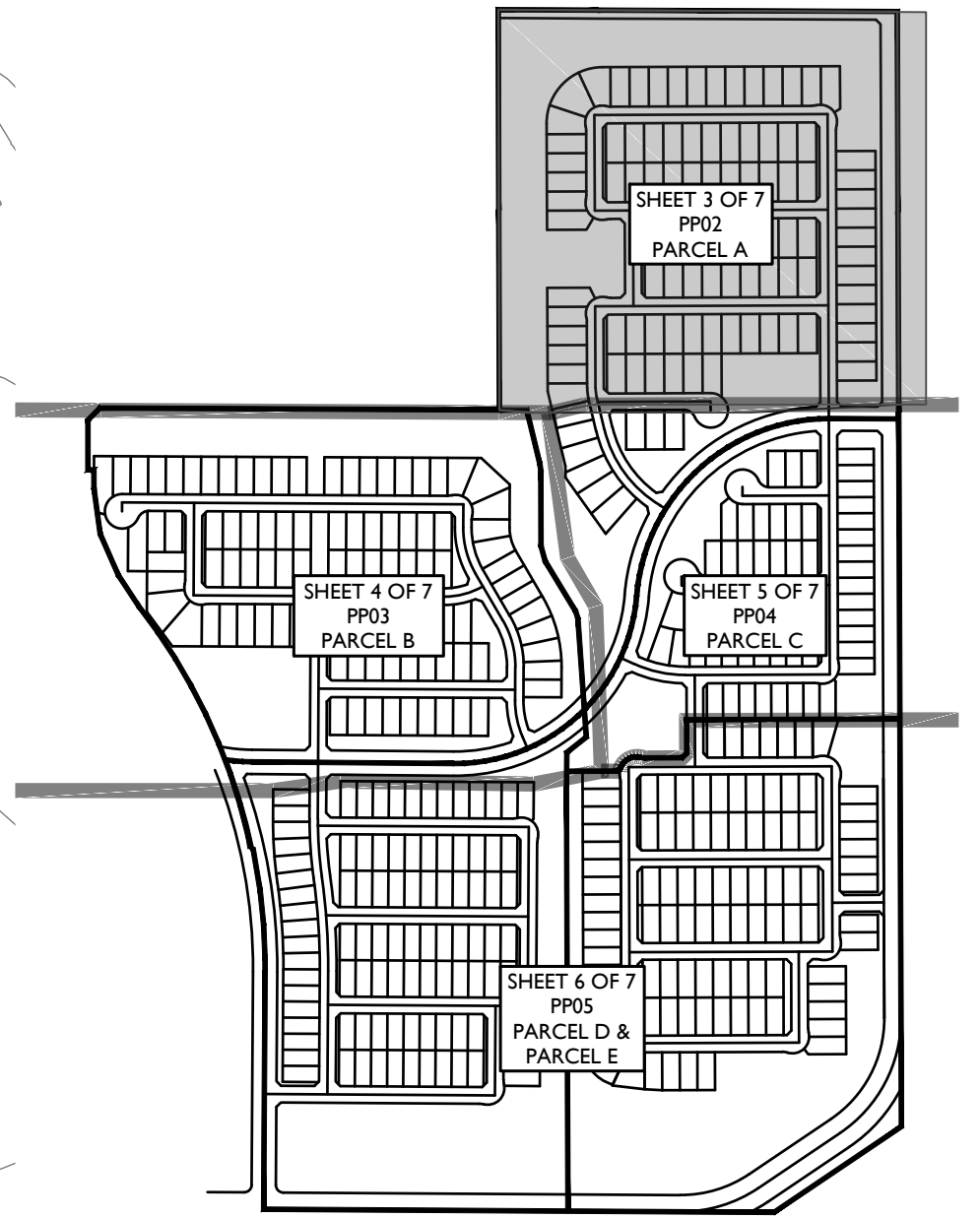
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JANUARY 23 - 3RD PRELIMINARY PLAT SUBMITTAL
FEBRUARY 27 - 4RD PRELIMINARY PLAT SUBMITTAL

Call it sheet for working days
before you begin excavation

ARIZONA GO
Done in full or 800-874-6117 (Toll Free)
in Maricopa County (602)263-1100

Designer: JH
Drawn by: JAJ

EXP. 06-23-2018
Job No.
16-142
PPO1
Sheet No.
2
of 7

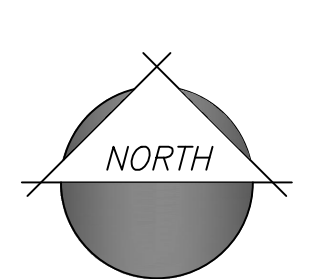


KEY MAP
N.T.S.

- LEGEND**
- | | | | |
|---|---|---|-------------|
|  |  |  | PHASE LINE |
|  |  |  | PARCEL LINE |
|  | | | MATCH LINE |

SCHEDULE B DOCUMENTS:

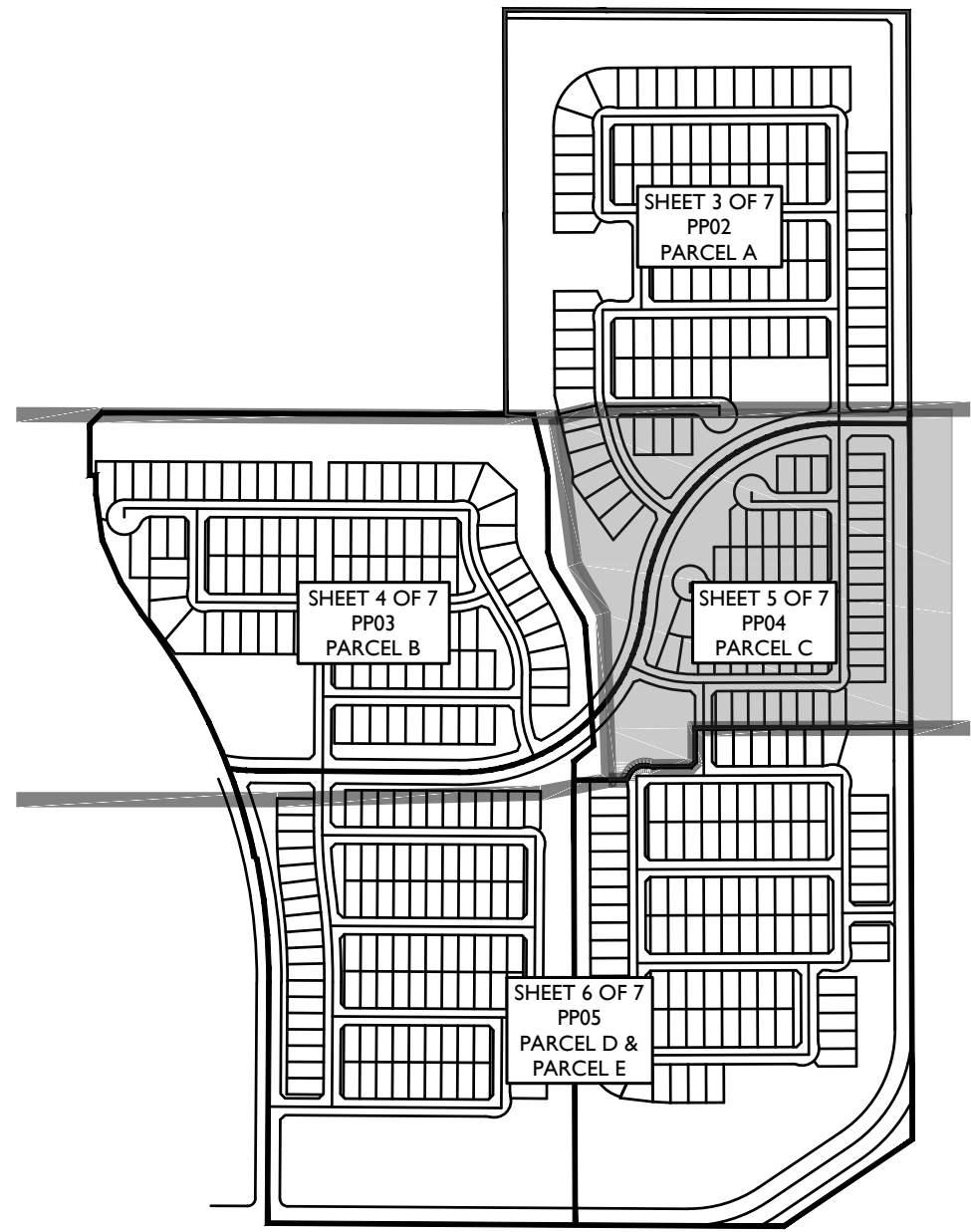
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- 13 AN EASEMENT FOR INGRESS AND EGRESS AND RELATED EASEMENTS, AS RECORDED IN BOOK 17 OF ROAD MAP PAGE 67;
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- 15 AN EASEMENT FOR SEWER, AS RECORDED IN DOCUMENT NO. 2009-0506788;
- 21 AN EASEMENT FOR SEWER, AS RECORDED IN DOCUMENT NO. 2009-0787490;
- 28 AN EASEMENT FOR DRAINAGE, AS RECORDED IN DOCUMENT NO. 2015-084882;
- 29 AN EASEMENT FOR DRAINAGE, AS RECORDED IN DOCUMENT NO. 2015-0714750;



80 0 80 160

scale feet





KEY MAP
N.T.S.

LEGEND

- PHASE LINE
- PARCEL LINE
- MATCH LINE

SCHEDULE B DOCUMENTS:

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Call it first! Meet with us before you start excavating.
We're here to help you get it right.

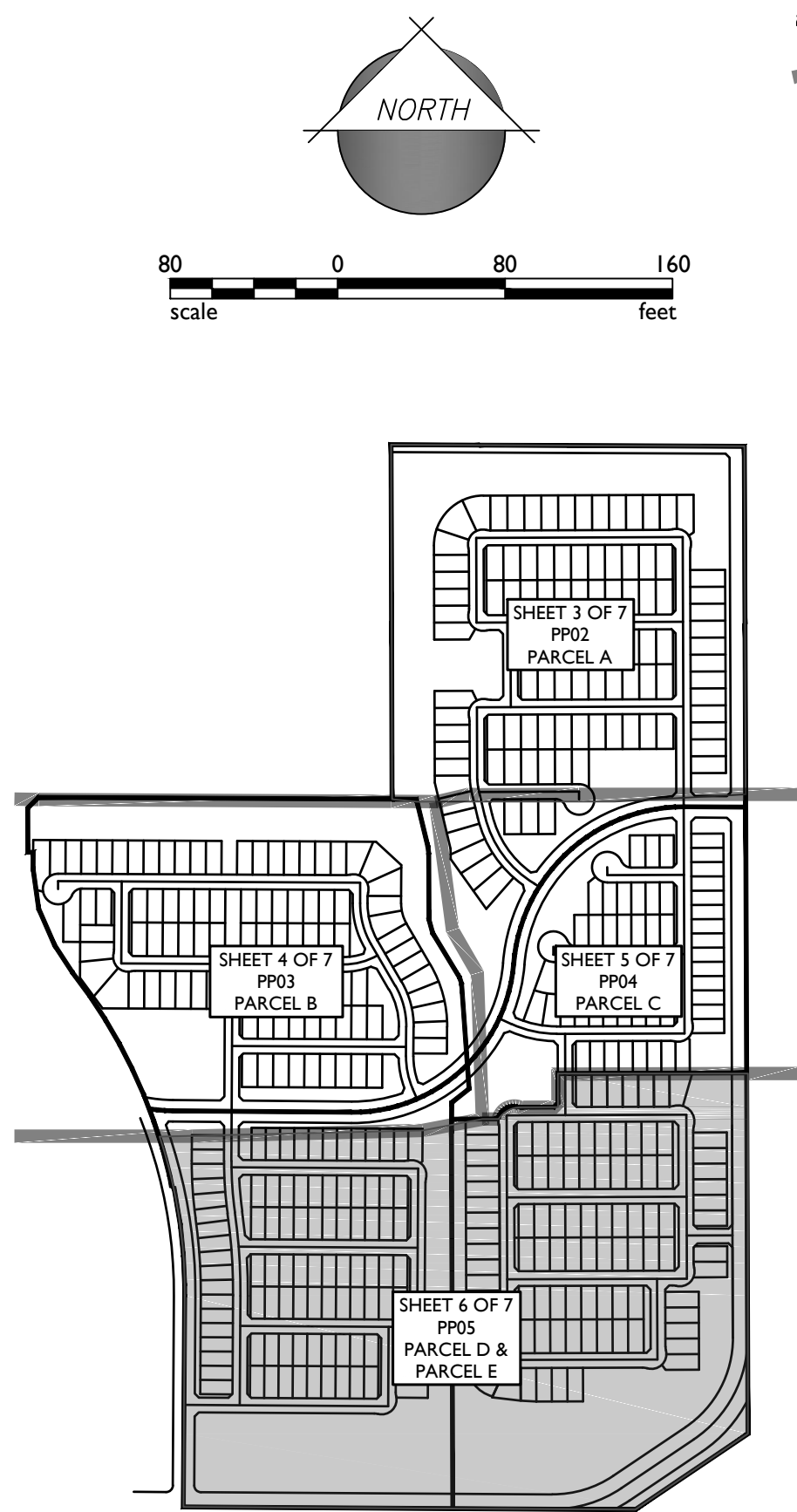
Don't let a small mistake become a big one.
In Maricopa County (602)263-1100

Designer: JH
Drawn by: JAJ

Job No.
16-142
PP04
Sheet No.
5
of 7

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LEGEND

- PHASE LINE
- PARCEL LINE
- MATCH LINE

40.00' EASEMENT FOR HIGHWAY PURPOSES
DOCKET 10260, PAGE 1332, M.C.R.

APN 503-56-003G
VERDUGO LAND LLC
DEED NUMBER: 120551866

APN 503-57-035

APN 503-57-033B

APN 503-57-009W

APN 503-57-009X

APN 503-57-051

APN 503-57-052

APN 503-57-007A

APN 503-57-007B

WILSON, JOHN J.
DOC. NO. 2001-1154101

APN 503-57-028B

APN 503-57-028A

SE COR., SEC. 7,
T. 4N., R. 1W.

APN 503-57-028B

APN 503-57-028A

SE COR., SEC. 7,
T. 4N., R. 1W.

SE COR., SEC. 7,
T. 4N., R. 1W.

SE COR., SEC. 7,
T. 4N., R. 1W.

SE COR., SEC. 7,
T. 4N., R. 1W.

PARCEL- A															
Lot Table		Lot width @ setback	Lot Table		Lot width @ setback	Lot Table		Lot width @ setback	Lot Table		Lot width @ setback	Lot Table		Lot width @ setback	Lot width @ setback
Lot #	Area		Lot #	Area		Lot #	Area		Lot #	Area		Lot #	Area		
1	8190.00	63'	21	8190.00	63'	41	9334.35	63'	61	8190.00	63'	81	8190.00	63'	TOTAL: 870816.32 SQ. FT. TOTAL: 19.99 ACRES
2	8190.00	63'	22	8190.00	63'	42	10218.58	63'	62	8190.00	63'	82	8205.00	63.50'	
3	8190.00	63'	23	8190.00	63'	43	9992.12	63'	63	8190.00	63'	83	8205.00	63.50'	
4	8190.00	63'	24	8190.00	63'	44	10723.15	63'	64	8205.00	63.50'	84	8190.00	63'	
5	8190.00	63'	25	10187.79	60.24'	45	8190.00	63'	65	8205.00	63.50'	85	8190.00	63'	
6	8190.00	63'	26	12060.74	57.82'	46	8190.00	63'	66	8190.00	63'	86	8190.00	63'	
7	8190.00	63'	27	9809.05	60.98'	47	8190.00	63'	67	8190.00	63'	87	8190.00	63'	
8	8190.00	63'	28	8190.00	63'	48	8339.30	63'	68	8190.00	63'	88	8190.00	63'	
9	8190.00	63'	29	8190.00	63'	49	8190.00	63'	69	8190.00	63'	89	8190.00	63'	
10	8190.00	63'	30	8190.00	63'	50	8190.00	63'	70	8190.00	63'	90	8190.00	63'	
11	8190.00	63'	31	8207.73	63.83'	51	8190.00	63'	71	8190.00	63'	91	8190.00	63'	
12	8190.00	63'	32	8875.25	63'	52	8190.00	63'	72	8190.00	63'	92	8190.00	63'	
13	8697.85	63'	33	9185.49	63'	53	8205.00	63.50'	73	8205.00	63.50'	93	8205.00	63.50'	
14	8196.22	63.50'	34	8206.13	63.83'	54	8205.00	63.50'	74	8205.00	63.50'	94	8205.00	63.50'	
15	8190.00	63'	35	8190.00	63'	55	8190.00	63'	75	8190.00	63'	95	8190.00	63'	
16	8190.00	63'	36	8190.00	63'	56	8190.00	63'	76	8190.00	63'	96	8190.00	63'	
17	8190.00	63'	37	8190.00	63'	57	8190.00	63'	77	8190.00	63'	97	8190.00	63'	
18	8190.00	63'	38	9560.78	63'	58	8190.00	63'	78	8190.00	63'	98	8190.00	63'	
19	8190.00	63'	39	8228.75	65.83'	59	8190.00	63'	79	8190.00	63'	99	8190.00	63'	
20	8190.00	63'	40	8298.04	63'	60	8190.00	63'	80	8190.00	63'	100	8190.00	63'	

PARCEL - B															
Lot Table		Lot width setback @	Lot Table		Lot width setback @	Lot Table		Lot width setback @	Lot Table		Lot width setback @	Lot Table		Lot width setback @	
Lot #	Area		Lot #	Area		Lot #	Area		Lot #	Area		Lot #	Area		
1	10254.79	62.61'	21	14606.40	58'	41	7262.50	58.50'	61	8120.00	58'	81	7250.00	58'	
2	7337.41	58'	22	8514.33	58'	42	7262.50	58.50'	62	8130.87	58.40'	82	7250.00	58'	
3	7250.00	58'	23	9072.29	87.40'	43	7250.00	58'	63	8120.00	58'	83	7250.00	58'	
4	7250.00	58'	24	8589.08	79.58'	44	7250.00	58'	64	8120.00	58'	84	7302.56	58.50'	
5	7250.00	58'	25	7297.67	58.94'	45	7250.00	58'	65	8120.00	58'	85	7262.50	58.50'	
6	7250.00	58'	26	7250.00	58'	46	7250.00	58'	66	8120.00	58'	86	7250.00	58'	
7	7250.00	58'	27	7250.56	58'	47	7250.00	58'	67	8129.25	58.35'	87	7250.00	58'	
8	7250.00	58'	28	8632.93	58'	48	7250.00	58'	68	13504.38	58'	88	7250.00	58'	
9	7250.00	58'	29	8338.59	58'	49	7250.00	58'	69	12216.68	58'	89	7250.00	58'	
10	7250.00	58'	30	8162.57	58'	50	7250.00	58'	70	8432.24	63'	90	7250.00	58'	
11	7250.00	58'	31	7250.00	58'	51	7668.49	58'	71	7938.00	63'	91	7250.00	58'	
12	7250.00	58'	32	7285.88	58.63'	52	7268.77	58'	72	7262.50	58.50'	92	7250.00	58'	
13	7250.00	58'	33	7250.00	58'	53	7250.00	58'	73	7250.00	58'	93	7250.00	58'	
14	7250.00	58'	34	7250.00	58'	54	7250.00	58'	74	7250.00	58'	94	7250.00	58'	
15	7250.00	58'	35	7250.00	58'	55	7250.00	58'	75	7250.00	58'	95	7250.00	58'	
16	7250.00	58'	36	7250.00	58'	56	7250.00	58'	76	7250.00	58'	96	7250.00	58'	
17	7250.00	58'	37	7250.00	58'	57	7250.00	58'	77	7250.00	58'	97	7262.50	58.50'	
18	7250.00	58'	38	7250.00	58'	58	7262.50	58.50'	78	7250.00	58'	98	7803.16	58'	
19	7250.00	58'	39	7250.00	58'	59	8120.00	58'	79	7250.00	58'	99	7852.28	58'	
20	10442.78	58'	40	7250.00	58'	60	8120.00	58'	80	7250.00	58'	100	10835.54	63'	
											TOTAL: 17.74 ACRES		TOTAL: 772782.50 SQ. FT.		

TOTAL LOT AREA TABLE		
PARCEL	SQUARE FOOT	AC
A	870816.32 SQ. FT.	19.99
B	772782.50 SQ. FT.	17.74
C	369301.43 SQ. FT.	8.48
D	612444.24 SQ. FT.	14.06
E	721586.02 SQ. FT.	16.56
TOTAL	3346930.50 SQ.FT.	76.83 AC

PARCEL- C						
Lot Table		Lot width @ setback	Lot Table		Lot width @ setback	Lot width @ setback
Lot #	Area		Lot #	Area		
1	6388.00	53.50'	21	6360.00	53'	53'
2	6360.00	53'	22	6360.00	53'	53'
3	6360.00	53'	23	6370.00	53.50'	53'
4	6360.00	53'	24	6360.00	53'	53'
5	6360.00	53'	25	6959.10	53'	53'
6	6360.00	53'	26	6911.82	53'	53'
7	6400.61	53'	27	6376.61	53'	53.50'
8	6419.79	53'	28	6360.00	53'	53.50'
9	6369.26	53.83'	29	6360.00	53'	53'
10	6360.00	53'	30	6360.00	53'	53'
11	6360.00	53'	31	6370.00	53.50'	53'
12	6360.00	53'	32	6370.00	53.50'	53'
13	6360.00	53'	33	6360.00	53'	53'
14	6360.00	53'	34	6360.00	53'	53'
15	6360.00	53'	35	6360.00	53'	53'
16	6360.00	53'	36	6360.00	53'	68.37'
17	6360.00	53'	37	6360.00	53'	72.42'
18	6360.00	53'	38	6377.38	53.50'	TOTAL: 369301.43 SQ. FT.
19	6360.00	53'	39	9594.35	62.29'	
20	6360.00	53'	40	6360.00	53'	TOTAL: 8.48 ACRES

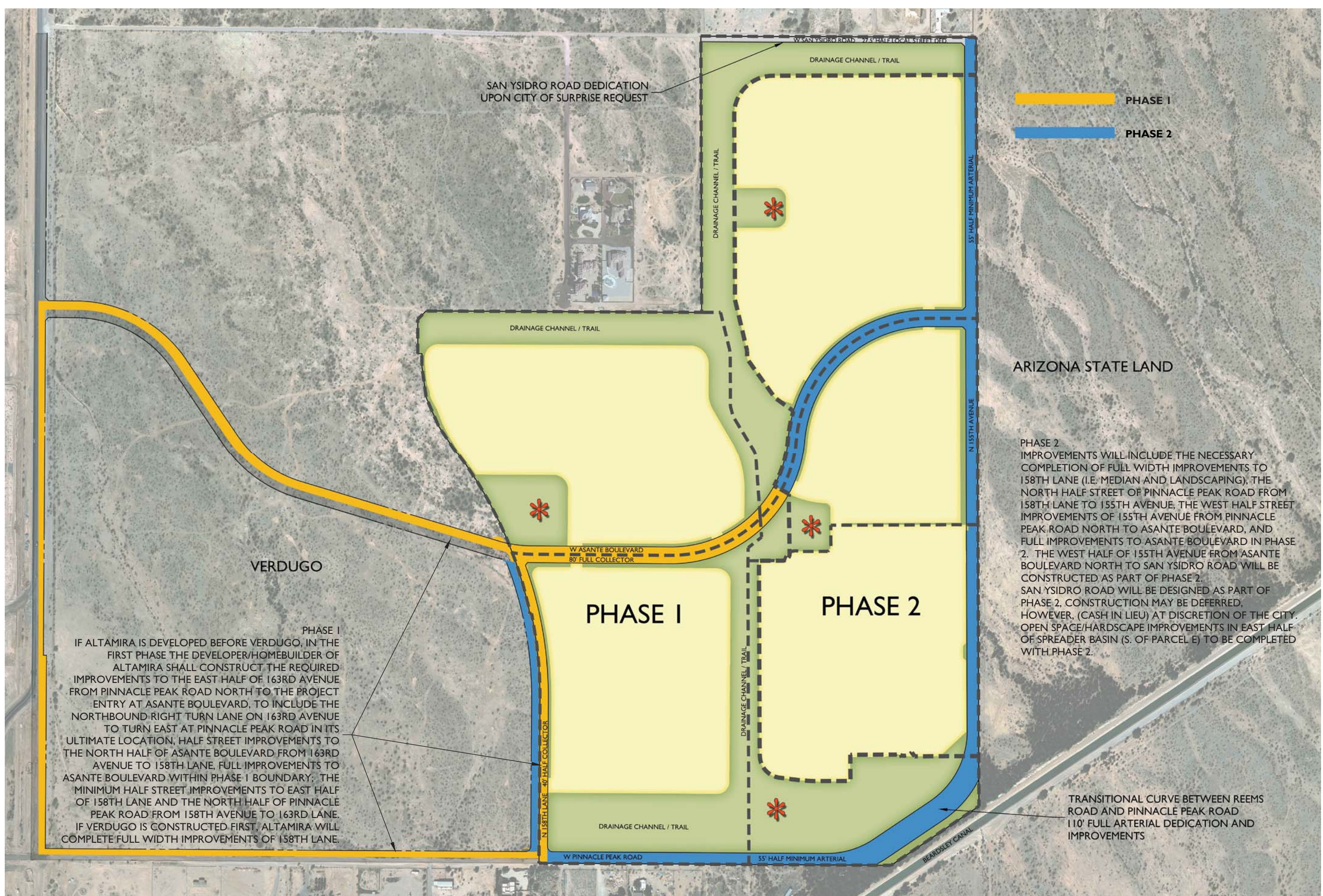
PARCEL- D											
Lot Table		Lot width @ setback	Lot Table		Lot width @ setback	Lot Table		Lot width @ setback	Lot Table		Lot width @ setback
Lot #	Area		Lot #	Area		Lot #	Area		Lot #	Area	
1	6396.33	53.50'	21	6360.00	53'	41	6360.00	53'	61	6582.01	53'
2	6360.00	53'	22	6370.00	53.50'	42	6360.00	53'	62	6360.00	53'
3	6360.00	53'	23	6370.00	53.50'	43	6360.00	53'	63	6360.00	53'
4	6360.00	53'	24	6360.00	53'	44	6409.96	53.50'	64	6360.00	53'
5	6370.00	53.50'	25	6360.00	53'	45	6374.87	53.50'	65	6360.00	53'
6	6360.00	53'	26	6360.00	53'	46	6360.00	53'	66	6374.87	53.50'
7	6360.00	53'	27	6360.00	53'	47	6360.00	53'	67	6400.58	53.50'
8	6360.00	53'	28	6360.00	53'	48	6360.00	53'	68	6412.17	53.50'
9	6360.00	53'	29	6360.00	53'	49	6360.00	53'	69	6360.00	53'
10	6360.00	53'	30	6360.00	53'	50	6360.00	53'	70	6360.00	53'
11	6360.00	53'	31	6360.00	53'	51	6360.00	53'	71	6360.00	53'
12	6360.00	53'	32	6360.00	53'	52	6360.00	53'	72	6360.00	53'
13	6370.00	53.50'	33	6370.00	53.50'	53	6360.00	53'	73	6360.00	53'
14	6370.00	53.50'	34	6370.00	53.50'	54	6360.00	53'	74	6360.00	53'
15	6360.00	53'	35	6360.00	53'	55	6360.00	53.50'	75	6360.00	53'
16	6360.00	53'	36	6360.00	53'	56	6360.00	53.50'	76	6360.00	53'
17	6360.00	53'	37	6360.00	53'	57	6360.00	53'	77	6360.00	53'
18	6360.00	53'	38	6360.00	53'	58	6360.00	53'	78	6360.00	53'
19	6360.00	53'	39	6360.00	53'	59	6360.00	53'	79	6360.20	53'
20	6360.00	53'	40	6360.00	53'	60	6360.00	53'	80	6360.17	52.95'
										TOTAL: 612444.24 SQ. FT.	
										TOTAL: 14.06 ACRES	

PARCEL- E															
Lot Table		Lot width @ setback	Lot Table		Lot width @ setback	Lot Table		Lot width @ setback	Lot Table		Lot width @ setback	Lot Table		Lot width @ setback	Lot width @



LEGEND





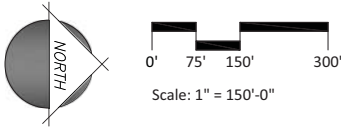


PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box
	Caesalpinia calalaco 'Smoothie'	Thornless Cascalote	24" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Dalbergia sissoo	Sissoo	24" Box
	Fraxinus velutina 'Fan West'	Fan West Ash *	24" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Prosopis hybrid 'Phoenix'	Phoenix Mesquite	24" Box
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	Agave americana	Century Plant	5 Gal
	Agave desmettiana	Smooth Agave	5 Gal
	Agave geminiflora	Twin-Flowered Agave	5 Gal
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe	1 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Dasylirion wheeleri	Desert Spoon	5 Gal
	Eremophila maculata 'Valentine'	Valentine Bush	5 Gal
	Ferocactus wislizenii	Fishhook Barrel Cactus	5 gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Justicia spicigera	Mexican Honeysuckle	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Muhlenbergia rigens	Deer Grass	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Tecoma stans 'Gold Star'	'Gold Star' Yellow Bells	5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal
GROUNDCOVERS			
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal
	Sphagneticola trilobata	Yellow Dot	1 Gal
TURF			
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod

NOTE:
Plants in the sight visibility triangle shall be trimmed between 30" and 84" per the EDS Standard Detail 4-01 & Detail 4-02.

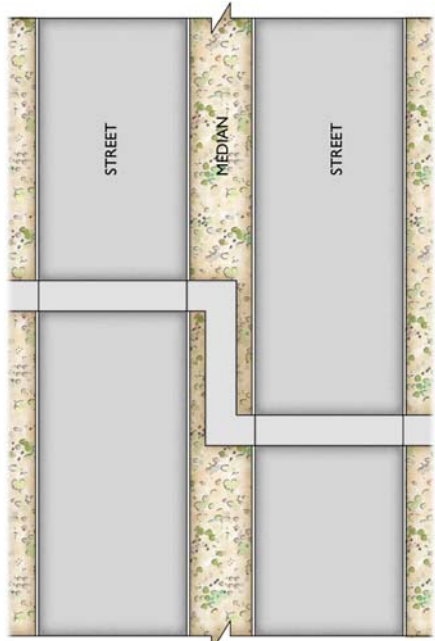
AT-GRADE PEDESTRIAN CROSSING



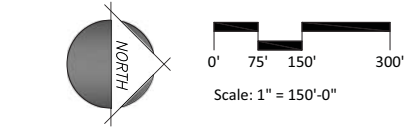


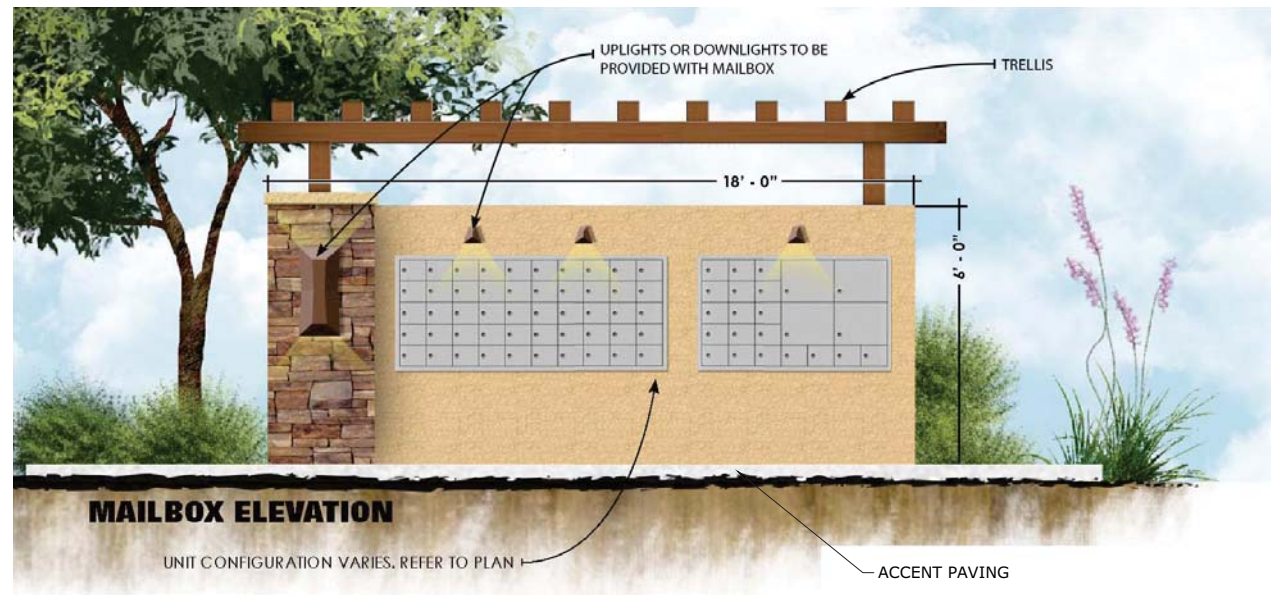
LEGEND

SYMBOL	ITEM
	8' CONCRETE TRAIL
	BIKE LANE
	CONCRETE SIDEWALK
	PRIMARY ENTRY MONUMENT
	SECONDARY ENTRY MONUMENT
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	0.25 MILE PARK RADIUS
	AT-GRADE PEDESTRIAN CROSSING



AT GRADE CROSSING OVER PINNACLE PEAK / 155TH AVE
NTS





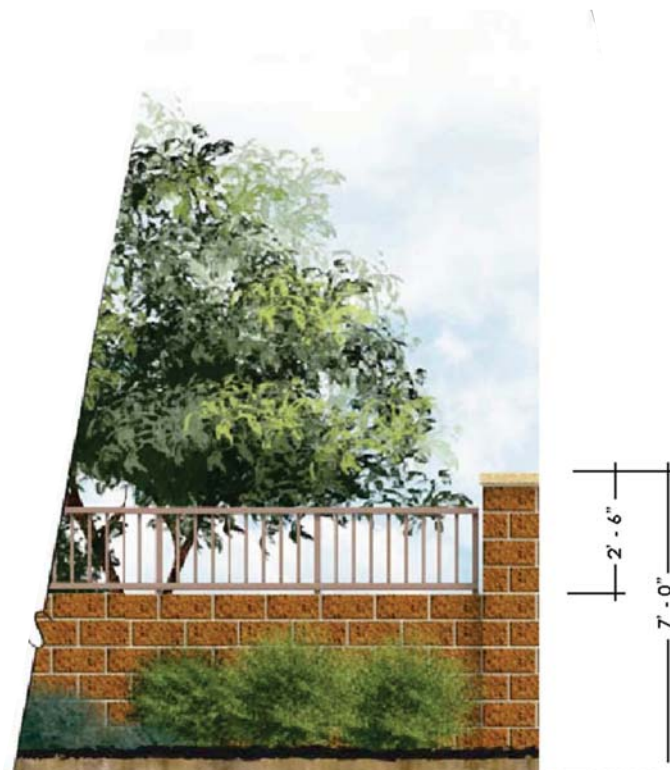
1 MAILBOX ELEVATION
NTS



2 PRIMARY THEME WALL AND LOW DECORATIVE FENCE ELEVATION
NTS



3 SECONDARY WALL ELEVATION
NTS

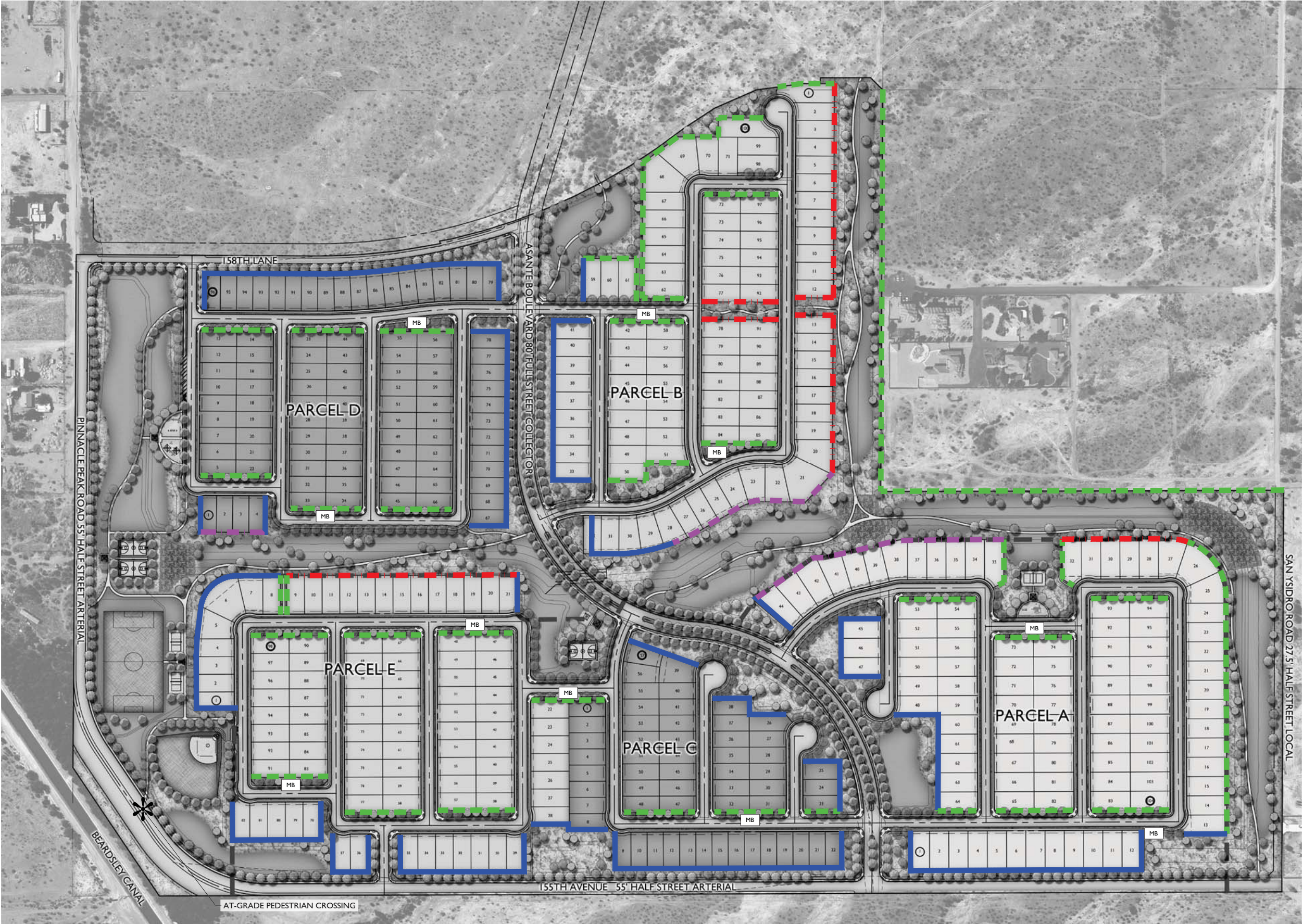


4 PARTIAL VIEW WALL ELEVATION
NTS

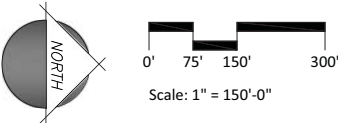


5 FULL VIEW WALL ELEVATION
NTS

WALL CONCEPT PROVIDED FROM
APPROVED PAD. RENDERING
GRAPHICS PROVIDED BY CVL



WALLS LEGEND	
SYMBOL	ITEM
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	PARTIAL VIEW WALL
	FULL VIEW WALL
	MAILBOX





CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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

Council Meeting Date:	May 2, 2017	Contact Person:	Lindsey Duncan, Finance Director and Jared Askelson, Assistant Finance Director
Submitting Department:	City Mgr	District:	Citywide
Staff Recommendations:	None		

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

Agenda Wording:

Discussion and action adopting the tentative expenditure limitation budget for FY2018 in the amount of \$276,158,000 and authorizing publication of said tentative budget; Resolution # 2017-51.

Motion:

I move to approve Resolution # 2017-51.

Background:

The adoption of the tentative budget is the first in a series of three actions by the Mayor and Council that will establish the FY2018 budget and property tax levy amount. The tentative budget sets the maximum expenditure limit for FY2018. After it is adopted, the total expenditures cannot be modified to a higher amount, but can be reduced. The budget forms that serve as exhibit A to the resolution will be published twice prior to a public hearing and adoption of the final budget that is scheduled to occur on June 6th. The final step of adopting the property tax levy will follow on June 20th.

Objective Analysis:

This is the first step in the process of adopting and finalizing the FY2018 budget.

Policy Compliant:

This resolution is compliant with City and Council policy.

Financial Impact:

Not applicable; however, items discussed may have an impact on future operations.

Budget Impact:

This action will set the maximum expenditure limit for FY2018. Revision can be made to decrease, but not increase the total expenditure amount for the final budget

FTE Impact:

Adoption of the tentative budget will increase the number of FTEs in the FY2018 budget.

ATTACHMENTS:

Click to download

☐ [Tentative Budget Presentation](#)

☐ [Resolution 2017-51](#)



FY2018 Tentative Budget

City Council Meeting

May 2, 2017

FY2018 Tentative Budget

	Amount
Expenses	\$276,158,000
Transfers Out	60,714,400
Total Uses	\$336,872,400

FY2018 Tentative Budget

- Sets maximum expenditure limit
- Can reduce but cannot increase
- Can make revisions without increasing total

FY2018 Tentative Budget

Category	2018 CM Rec.	2018 Tentative	\$ Variance	% Variance
Operating Expenses	\$ 158.5	\$ 162.0	\$ 3.5	2.2%
Capital Improvement	49.8	49.7	(0.1)	(0.2%)
Debt Service	7.9	7.9	-	- %
Contingency	59.7	56.6	(3.1)	(5.2%)
Transfers Out	60.6	60.7	0.1	0.2%
Total	\$ 336.5	\$336.9	\$0.4	0.1%

Amounts in millions

FY2018 Tentative Budget Changes

- Operating Expenses (cont.) \$3,465,500
 - General Fund 175,500
 - Personnel update
 - Communications Specialist PT to FT
 - Fighter Country partnership increase
 - Carryforward for Fire Prevention vehicle and Library Feasibility Study
 - Operating capital for vehicles decrease

FY2018 Tentative Budget Changes

- Operating Expenses (cont.) \$3,465,500
 - Neighborhood Revitalization 953,800
 - NSP grant carryforward
 - Grants Fund 69,600
 - Grants added
 - CAP
 - Area agency on Aging grant
 - Carryforward for grant removed
 - PD VOCA 2017

FY2018 Tentative Budget Changes

- Operating Expenses (cont.) \$3,465,500
 - Development Impact Fee Funds 466,500
 - Developer reimbursements
 - Water Systems SPA 1
 - Water Systems SPA 2
 - Fire/EMS Dev Fee 2014 Law
 - Park/Rec Dev Fee Grandfathered

FY2018 Tentative Budget Changes

- Operating Expenses (cont.) \$3,465,500
 - Enterprise Funds 92,000
 - Water, Sewer, Solid Waste, and Stormwater
 - Personnel update

FY2018 Tentative Budget Changes

- Operating Expenses (cont.) \$3,465,500
 - Internal Service Funds 1,700,500
 - Employee Healthcare, Risk Management, and Workers' Compensation
 - Claims update
 - Personnel update

FY2018 Tentative Budget Changes

- Operating Expenses (cont.) \$3,465,500
 - Other Funds 7,600
 - Ground Ambulance, Wildland Fire, HALO, HURF, and Transportation Improvement
 - Personnel update

FY2018 Tentative Budget Changes

- Capital Improvement Plan \$(108,700)
 - Traffic Engineering Signals (108,700)
 - APS Rebates adjustment
 - Pavement Preservation 0
 - Moved from General Capital to HURF Capital

FY2018 Tentative Budget Changes

■ Transfers	\$145,500
■ General Fund	(778,000)
■ Pavement Preservation	
■ Vehicle Replacement	
■ HURF Operations	948,200
■ Pavement Preservation	
■ Traffic Engineering Signals	
■ Water Operations	78,700
■ Developer reimbursements	
■ Indirect Cost Allocation	(103,400)

FY2018 Tentative Budget Changes

■ Contingency	\$(3,139,900)
■ Operating Expenses	217,000
■ General Fund	
■ Internal Service Funds	
■ Net Premium Seating	
■ Capital Funds	62,500
■ Vehicle Replacement Fund	
■ Development Impact Fee Funds	(223,600)
■ Developer reimbursements	

FY2018 Tentative Budget Changes

- Contingency (cont.) \$(3,139,900)
- Reserves (3,195,800)
 - Water, Sewer, Solid Waste, and Stormwater

Budget Calendar

- Publish budget and truth in taxation
 - May 22
 - May 29
- Final budget adoption
 - Marley Park
 - June 6
- Property Tax Levy Adoption
 - Marley Park
 - June 20



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

RESOLUTION 2017-51

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE ARIZONA SETTING FORTH THE TENTATIVE BUDGET IN CONFORMANCE WITH THE EXPENDITURE LIMITATION FOR THE CITY OF SURPRISE FOR FISCAL YEAR 2018.

WHEREAS, pursuant to the provisions of the laws of the State of Arizona, the Mayor and Council of the City of Surprise is required to adopt a budget; and

WHEREAS, the City Manager has prepared and filed with the City Council the City Manager's tentative budget and estimates of expenses for the fiscal year beginning July 1, 2017, and ending June 30, 2018.

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

Section 1. That the statements and schedules attached hereto as Exhibit A and incorporated herein by reference are hereby adopted as the City's official tentative budget and estimates of expenses for the fiscal year beginning July 1, 2017, and ending June 30, 2018, in conformance with the expenditure limitation.

Section 2. That upon approval of the City Council a summary of such official tentative budget and estimates of expenses shall be published in the official City newspaper once a week for two consecutive weeks.

Section 3. That a public hearing meeting shall be held beginning at or after 6:00 p.m. on June 6, 2017, at the Surprise City Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona 85374, at which any taxpayer may appear and be heard in favor of or against any proposed expenditure or tax levy.

APPROVED AND ADOPTED this _____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT "A"
Fiscal Year 2018 Budget Statements and Schedules

CITY OF SURPRISE
TABLE OF CONTENTS
Fiscal Year 2018

Resolution for the Adoption of the Budget

Schedule A—Summary Schedule of Estimated Revenues and Expenditures/Expenses

Schedule B—Tax Levy and Tax Rate Information

Schedule C—Revenues Other Than Property Taxes

Schedule D—Other Financing Sources/<Uses> and Interfund Transfers

Schedule E—Expenditures/Expenses by Fund

Schedule F—Expenditures/Expenses by Department (as applicable)

Schedule G—Full-Time Employees and Personnel Compensation

CITY OF SURPRISE
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2018

Fiscal Year		S c h	FUNDS							
			General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds
2017	Adopted/Adjusted Budgeted Expenditure/Expenses*	E	101,624,200	39,738,200	3,440,200	48,295,800	0	61,644,400	17,158,900	271,901,700
2017	Actual Expenditures/Expenses**	E	99,961,700	15,541,800	3,440,200	11,802,600	0	37,721,600	13,006,200	181,474,100
2018	Fund Balance/Net Position at July 1***		38,420,000	2,833,400	0	25,261,400	0	43,604,100	6,235,900	116,354,800
2018	Primary Property Tax Levy	B	7,431,400	0	0	0		0	0	7,431,400
2018	Secondary Property Tax Levy	B	0	2,549,900	0	0		0	0	2,549,900
2018	Estimated Revenues Other than Property Taxes	C	92,303,300	27,959,200	0	6,609,800	0	43,154,000	15,776,700	185,803,000
2018	Other Financing Sources	D	0	0	0	0	0	0	0	0
2018	Other Financing (Uses)	D	0	0	0	0	0	0	0	0
2018	Interfund Transfers In	D	6,449,200	2,748,600	3,438,300	20,535,900	0	27,307,600	234,800	60,714,400
2018	Interfund Transfers (Out)	D	(22,467,200)	(3,524,300)	0	(1,888,000)	0	(32,834,900)	0	(60,714,400)
2018	Reduction for Amounts Not Available:									
LESS:	Amounts for Future Debt Retirement:									
2018	Total Financial Resources Available		122,136,700	32,566,800	3,438,300	50,519,100	0	81,230,800	22,247,400	312,139,100
2018	Budgeted Expenditures/Expenses	E	103,636,300	33,281,200	3,438,300	48,927,800	0	68,699,000	18,175,400	276,158,000

EXPENDITURE LIMITATION COMPARISON

1. Budgeted expenditure/expenses
2. Add/subtract: estimated net reconciling items
3. Budgeted expenditures/expenses adjusted for reconciling items
4. Less: estimated exclusions
5. Amount subject to the expenditure limitation
6. EEC expenditure limitation

	2017	2018
1. Budgeted expenditure/expenses	\$ 271,901,700	\$ 276,158,000
2. Add/subtract: estimated net reconciling items	(2,525,000)	(2,599,700)
3. Budgeted expenditures/expenses adjusted for reconciling items	268,536,752	272,641,500
4. Less: estimated exclusions	35,965,212	49,814,400
5. Amount subject to the expenditure limitation	\$ 232,571,540	\$ 222,827,100
6. EEC expenditure limitation	\$ 981,408,916	\$ 1,014,546,578

☐ The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

* Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.

** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts on this line represent Fund Balance/Net Position amounts except for amounts not in spendable form (e.g., prepaids and inventories) or legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

CITY OF SURPRISE
Tax Levy and Tax Rate Information
Fiscal Year 2018

	<u>2017</u>	<u>2018</u>
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ <u>9,211,870</u>	\$ <u>9,547,026</u>
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ <u> </u>	
3. Property tax levy amounts		
A. Primary property taxes	\$ <u>7,051,300</u>	\$ <u>7,431,400</u>
B. Secondary property taxes	<u>2,507,200</u>	<u>2,549,900</u>
C. Total property tax levy amounts	\$ <u>9,558,500</u>	\$ <u>9,981,300</u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ <u>6,990,000</u>	
(2) Prior years' levies	<u>61,300</u>	
(3) Total primary property taxes	\$ <u>7,051,300</u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u>2,504,100</u>	
(2) Prior years' levies		
(3) Total secondary property taxes	\$ <u>2,504,100</u>	
C. Total property taxes collected	\$ <u>9,555,400</u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	<u>0.7591</u>	<u>0.7591</u>
(2) Secondary property tax rate		
(3) Total city/town tax rate	<u>0.7591</u>	<u>0.7591</u>
B. Special assessment district tax rates		
Secondary property tax rates - As of the date the proposed budget was prepared, the city/town was operating <u>99</u> special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2018

SOURCE OF REVENUES	ESTIMATED REVENUE 2017	ACTUAL REVENUES 2017*	ESTIMATED REVENUES 2018
GENERAL FUND			
Local Sales Tax			
Local Sales Tax Revenue	\$ 39,239,000	\$ 39,697,000	\$ 41,325,400
Bed Tax Revenue	150,900	153,500	157,300
Construction Sales Tax Revenue	1,250,000	1,250,000	1,250,000
	<u>\$ 40,639,900</u>	<u>\$ 41,100,500</u>	<u>\$ 42,732,700</u>
Intergovernmental			
State Fire Ins Premium Tax Rev	\$ 239,300	\$ 338,600	\$ 338,600
Auto Lieu Tax (VLT)-County	4,943,800	5,233,900	5,444,900
State Shared Sales Tax Rev	11,785,500	11,687,100	12,134,900
State Shared Income Tax Rev	15,721,500	15,711,500	16,024,500
Non-Grant Intergovtl Rev-Local	145,000	165,000	175,000
Non-Grant Intergovtl Rev-County	0	0	95,500
	<u>\$ 32,835,100</u>	<u>\$ 33,136,100</u>	<u>\$ 34,213,400</u>
Charges for Services/Other			
City Clerk	\$ 72,000	\$ 104,300	\$ 72,000
General Operations	312,600	312,600	312,600
Police	646,300	418,400	99,300
City Court	1,084,100	890,600	1,064,100
Economic Development	230,900	197,000	210,100
Community Development	2,191,600	2,839,100	2,407,000
Human Svcs and Comm Vitality	32,500	31,800	32,500
Community and Recreation Svcs	3,962,800	4,224,400	4,210,200
Finance	47,800	139,500	67,800
Fire - Medical	556,600	487,800	437,400
Public Works	637,500	1,045,000	886,000
	<u>\$ 9,774,700</u>	<u>\$ 10,690,500</u>	<u>\$ 9,799,000</u>
Franchise Fees			
APS Franchise Revenue	\$ 2,626,900	\$ 2,548,300	\$ 2,611,700
Cable TV Franchise Revenue	1,404,100	1,615,000	1,655,200
Southwest Gas Franchise Rev	356,600	301,100	308,600
Water Franchise Revenue	545,500	550,500	564,200
Southwest Gas Capital Revenue	0	322,200	0
Business License Revenue	358,000	373,300	377,700
Sanitation Haulers License Rev	47,900	40,000	40,800
	<u>\$ 5,339,000</u>	<u>\$ 5,750,400</u>	<u>\$ 5,558,200</u>
General Fund Total	<u>\$ 88,588,700</u>	<u>\$ 90,677,500</u>	<u>\$ 92,303,300</u>

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2018

SOURCE OF REVENUES	ESTIMATED REVENUE 2017	ACTUAL REVENUES 2017*	ESTIMATED REVENUES 2018
SPECIAL REVENUE FUND			
Animal Seizure Bond Forfeiture			
Charges for Services/Other	\$ 1,000	\$ 1,000	\$ 1,000
	\$ 1,000	\$ 1,000	\$ 1,000
Donations			
Charges for Services/Other	\$ 506,100	\$ 209,400	\$ 538,900
	\$ 506,100	\$ 209,400	\$ 538,900
Grants			
Federal Grant Revenue	\$ 797,400	\$ 606,600	\$ 1,717,700
State Grant Revenue	24,800	800	2,200
Area Agency on Aging-Federal	50,000	50,000	50,000
DEA-DAG Revenue-Federal	36,000	13,300	34,700
Charges for Services/Other	12,517,200	13,900	10,011,100
	\$ 13,425,400	\$ 684,600	\$ 11,815,700
Ground Ambulance Service			
Charges for Services/Other	\$ 2,089,400	\$ 1,095,000	\$ 2,331,200
	\$ 2,089,400	\$ 1,095,000	\$ 2,331,200
HALO			
Non-Grant Intergovtl Rev-Local	\$ 130,300	\$ 129,000	\$ 145,100
Charges for Services/Other	7,000	7,000	7,000
	\$ 137,300	\$ 136,000	\$ 152,100
LTAF II/ALF			
State Shared Lottery Tax Rev	\$ 350,000	\$ 350,000	\$ 350,000
	\$ 350,000	\$ 350,000	\$ 350,000
Municipal Court Enhancement			
Charges for Services/Other	\$ 85,000	\$ 55,000	\$ 90,000
	\$ 85,000	\$ 55,000	\$ 90,000
Municipal Court FARE			
Non-Grant Intergovtl Rev-State	\$ 4,000	\$ 4,000	\$ 4,000
Charges for Services/Other	200	200	0
	\$ 4,200	\$ 4,200	\$ 4,000
Municipal Court JCEF			
Charges for Services/Other	\$ 20,100	\$ 15,000	\$ 22,000
	\$ 20,100	\$ 15,000	\$ 22,000
Municipal Court MFTG			
Non-Grant Intergovtl Rev-State	\$ 10,000	\$ 9,500	\$ 11,000
Charges for Services/Other	400	400	0
	\$ 10,400	\$ 9,900	\$ 11,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2018

SOURCE OF REVENUES	ESTIMATED REVENUE 2017	ACTUAL REVENUES 2017*	ESTIMATED REVENUES 2018
Neighborhood Revitalization			
<u>Federal Grant Revenue</u>	\$ 2,302,600	\$ 345,900	\$ 1,595,500
<u>Grant Revenue-Program Income</u>	1,005,500	29,700	975,800
	<u>\$ 3,308,100</u>	<u>\$ 375,600</u>	<u>\$ 2,571,300</u>
Net Premium Seating			
<u>Charges for Services/Other</u>	\$ 25,000	\$ 30,700	\$ 30,000
	<u>\$ 25,000</u>	<u>\$ 30,700</u>	<u>\$ 30,000</u>
Program 1033 Auction Proceeds			
<u>Charges for Services/Other</u>	\$ 1,000	\$ 1,000	\$ 1,000
	<u>\$ 1,000</u>	<u>\$ 1,000</u>	<u>\$ 1,000</u>
SB1398 Fines			
<u>Charges for Services/Other</u>	\$ 18,300	\$ 18,300	\$ 15,900
	<u>\$ 18,300</u>	<u>\$ 18,300</u>	<u>\$ 15,900</u>
SPD RICO			
<u>Charges for Services/Other</u>	\$ 245,000	\$ 245,000	\$ 245,000
	<u>\$ 245,000</u>	<u>\$ 245,000</u>	<u>\$ 245,000</u>
SPD Towing			
<u>Charges for Services/Other</u>	\$ 105,000	\$ 105,000	\$ 105,000
	<u>\$ 105,000</u>	<u>\$ 105,000</u>	<u>\$ 105,000</u>
Spring Trng Ticket Surcharge			
<u>Charges for Services/Other</u>	\$ 645,000	\$ 839,600	\$ 689,000
	<u>\$ 645,000</u>	<u>\$ 839,600</u>	<u>\$ 689,000</u>
Stadium Improvements			
<u>Charges for Services/Other</u>	\$ 137,100	\$ 137,100	\$ 137,100
	<u>\$ 137,100</u>	<u>\$ 137,100</u>	<u>\$ 137,100</u>
SW Gas Capital Expenditures			
<u>Franchise Fees</u>	\$ 0	\$ (322,200)	\$ 0
	<u>\$ 0</u>	<u>\$ (322,200)</u>	<u>\$ 0</u>
Tourism			
<u>Local Sales Tax</u>	\$ 531,100	\$ 540,300	\$ 553,700
	<u>\$ 531,100</u>	<u>\$ 540,300</u>	<u>\$ 553,700</u>
Unclaimed Property Disposal			
<u>Charges for Services/Other</u>	\$ 1,000	\$ 1,000	\$ 1,000
	<u>\$ 1,000</u>	<u>\$ 1,000</u>	<u>\$ 1,000</u>
Wildland Fire			
<u>Non-Grant Intergovtl Rev-State</u>	\$ 150,000	\$ 200,000	\$ 157,600
	<u>\$ 150,000</u>	<u>\$ 200,000</u>	<u>\$ 157,600</u>

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2018

SOURCE OF REVENUES	ESTIMATED REVENUE 2017	ACTUAL REVENUES 2017*	ESTIMATED REVENUES 2018
Arizona Office of Tourism			
Non-Grant Intergovtl Rev-State	\$ 60,000	\$ 0	\$ 100,000
	<u>\$ 60,000</u>	<u>\$ 0</u>	<u>\$ 100,000</u>
Highway User Revenue			
Highway User Tax Revenue-State	\$ 7,747,700	\$ 8,105,500	\$ 8,008,400
Charges for Services/Other	0	0	9,000
	<u>\$ 7,747,700</u>	<u>\$ 8,105,500</u>	<u>\$ 8,017,400</u>
Highway User Revenue Capital			
Charges for Services/Other	\$ 108,000	\$ 0	\$ 0
	<u>\$ 108,000</u>	<u>\$ 0</u>	<u>\$ 0</u>
SLIDs			
Charges for Services/Other	\$ 88,700	\$ 88,200	\$ 19,300
	<u>\$ 88,700</u>	<u>\$ 88,200</u>	<u>\$ 19,300</u>
Special Revenue Fund Total	<u>\$ 29,799,900</u>	<u>\$ 12,925,200</u>	<u>\$ 27,959,200</u>
CAPITAL PROJECTS FUND			
Transportation Improvement			
Local Sales Tax	\$ 2,300,900	\$ 2,413,400	\$ 2,037,800
	<u>\$ 2,300,900</u>	<u>\$ 2,413,400</u>	<u>\$ 2,037,800</u>
163rd Ave Dev 2014 Law			
Charges for Services/Other	\$ 37,300	\$ 55,300	\$ 48,500
	<u>\$ 37,300</u>	<u>\$ 55,300</u>	<u>\$ 48,500</u>
Fire & EMS Dev Fee			
Charges for Services/Other	\$ 1,546,700	\$ 1,782,200	\$ 1,482,600
	<u>\$ 1,546,700</u>	<u>\$ 1,782,200</u>	<u>\$ 1,482,600</u>
General Govt Dev Fee			
Charges for Services/Other	\$ 694,000	\$ 787,100	\$ 659,400
	<u>\$ 694,000</u>	<u>\$ 787,100</u>	<u>\$ 659,400</u>
Park & Rec Dev Fee			
Charges for Services/Other	\$ 354,700	\$ 328,800	\$ 320,700
	<u>\$ 354,700</u>	<u>\$ 328,800</u>	<u>\$ 320,700</u>
Police Dev Fee			
Charges for Services/Other	\$ 308,500	\$ 379,200	\$ 322,000
	<u>\$ 308,500</u>	<u>\$ 379,200</u>	<u>\$ 322,000</u>
Public Works Dev Fee			
Charges for Services/Other	\$ 12,700	\$ 0	\$ 0
	<u>\$ 12,700</u>	<u>\$ 0</u>	<u>\$ 0</u>

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2018

SOURCE OF REVENUES	ESTIMATED REVENUE 2017	ACTUAL REVENUES 2017*	ESTIMATED REVENUES 2018
General Capital Projects Fund			
Local Sales Tax	\$ 2,124,700	\$ 2,289,600	\$ 1,738,800
Charges for Services/Other	7,300	2,957,700	0
	<u>\$ 2,132,000</u>	<u>\$ 5,247,300</u>	<u>\$ 1,738,800</u>
Vehicle Replacement			
Charges for Services/Other	\$ 34,100	\$ 0	\$ 0
	<u>\$ 34,100</u>	<u>\$ 0</u>	<u>\$ 0</u>
Capital Projects Fund Total	<u>\$ 7,420,900</u>	<u>\$ 10,993,300</u>	<u>\$ 6,609,800</u>
ENTERPRISE FUNDS			
Water Operations			
Non-Grant Intergovtl Rev-Local	\$ 0	\$ 8,000	\$ 0
Groundwater Savings Facility	0	100,000	0
Charges for Services/Other	12,276,400	13,426,300	14,602,900
	<u>\$ 12,276,400</u>	<u>\$ 13,534,300</u>	<u>\$ 14,602,900</u>
Water System Dev Impact Fees			
Charges for Services/Other	\$ 286,300	\$ 264,800	\$ 260,700
	<u>\$ 286,300</u>	<u>\$ 264,800</u>	<u>\$ 260,700</u>
Water Resource Dev Impact Fees			
Charges for Services/Other	\$ 181,400	\$ 236,500	\$ 253,200
	<u>\$ 181,400</u>	<u>\$ 236,500</u>	<u>\$ 253,200</u>
Sewer Operations			
Charges for Services/Other	\$ 16,502,800	\$ 17,155,600	\$ 17,193,700
	<u>\$ 16,502,800</u>	<u>\$ 17,155,600</u>	<u>\$ 17,193,700</u>
Sewer System Dev Impact Fees			
Charges for Services/Other	\$ 1,520,900	\$ 1,391,800	\$ 1,237,200
	<u>\$ 1,520,900</u>	<u>\$ 1,391,800</u>	<u>\$ 1,237,200</u>
Solid Waste Operations			
Charges for Services/Other	\$ 7,513,100	\$ 7,439,800	\$ 7,632,300
	<u>\$ 7,513,100</u>	<u>\$ 7,439,800</u>	<u>\$ 7,632,300</u>
Stormwater Operations			
Charges for Services/Other	\$ 0	\$ 1,310,800	\$ 1,974,000
	<u>\$ 0</u>	<u>\$ 1,310,800</u>	<u>\$ 1,974,000</u>
Enterprise Funds Total	<u>\$ 38,280,900</u>	<u>\$ 41,333,600</u>	<u>\$ 43,154,000</u>

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2018

SOURCE OF REVENUES	ESTIMATED REVENUE 2017	ACTUAL REVENUES 2017*	ESTIMATED REVENUES 2018
INTERNAL SERVICE FUND			
Risk Management - Int Svc Fd			
Charges for Services/Other	\$ 1,735,900	\$ 1,738,000	\$ 2,135,900
	\$ 1,735,900	\$ 1,738,000	\$ 2,135,900
Employee Healthcare - Int Svc			
Charges for Services/Other	\$ 10,895,800	\$ 10,895,800	\$ 12,822,300
	\$ 10,895,800	\$ 10,895,800	\$ 12,822,300
Workers' Compensation			
Charges for Services/Other	\$ 0	\$ 0	\$ 818,500
	\$ 0	\$ 0	\$ 818,500
Internal Service Fund Total	\$ 12,631,700	\$ 12,633,800	\$ 15,776,700
TOTAL ALL FUNDS	\$ 176,722,100	\$ 168,563,400	\$ 185,803,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2018

FUND	OTHER FINANCING 2018		INTERFUND TRANSFERS 2018	
	SOURCES	<USES>	IN	<OUT>
GENERAL FUND				
General Fund (Other Transfers)	\$	\$	\$ 194,400	\$ (20,449,000)
General Fund (Debt)				(2,018,200)
General Fund (Cost Allocation)			5,058,100	
General Fund (PILOT)			538,100	
General Fund (Franchise Fee In Lieu)			658,600	
Total General Fund	\$	\$	\$ 6,449,200	\$ (22,467,200)
SPECIAL REVENUE FUND				
Net Premium Seating (Other Transfers)	\$	\$	\$ 120,000	\$
Highway User Revenue Capital (Other Transfers)			2,621,900	
Highway User Revenue (Other Transfers)				(2,621,900)
Ground Ambulance Service (Other Transfers)				(301,400)
Wildland Fire (Other Transfers)				(187,900)
Tourism (Debt)				(413,100)
Municipal Art Fund (Other Transfers)			6,700	
Total Special Revenue Fund	\$	\$	\$ 2,748,600	\$ (3,524,300)
DEBT SERVICE FUND				
Stadium Gov Debt Service 2015 (Debt)	\$	\$	\$ 1,584,600	\$
Refunded Gov Debt Service 2015 (Debt)			1,853,700	
Total Debt Service Fund	\$	\$	\$ 3,438,300	\$
CAPITAL PROJECTS FUND				
Vehicle Replacement (Other Transfers)	\$	\$	\$ 5,018,600	\$
General Capital Projects Fund (Other Transfers)			15,517,300	
Fire & EMS Dev Fee (Debt)				(66,900)
Park & Rec Dev Fee (Debt)				(437,500)
Police Dev Fee (Debt)				(135,400)
General Govt Dev Fee (Debt)				(367,200)
Fire & EMS Dev Fee (Other Transfers)				(599,200)
General Govt Dev Fee (Other Transfers)				(281,800)
Total Capital Projects Fund	\$	\$	\$ 20,535,900	\$ (1,888,000)

CITY OF SURPRISE
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2018

FUND	OTHER FINANCING 2018		INTERFUND TRANSFERS 2018	
	SOURCES	<USES>	IN	<OUT>
ENTERPRISE FUNDS				
Sewer Operations (Franchise Fee In Lieu)	\$	\$	\$	\$ (341,600)
Sewer Operations (PILOT)				(370,500)
Water Operations (Cost Allocation)				(1,301,200)
Solid Waste Operations (PILOT)				(10,000)
Sewer Operations (Cost Allocation)				(1,554,800)
Water Operations (PILOT)				(157,600)
Solid Waste Operations (Franchise Fee In Lieu)				(27,000)
Water Operations (Franchise Fee In Lieu)				(290,000)
Solid Waste Operations (Cost Allocation)				(2,202,100)
Sewer Utility Capital (Other Transfers)			7,844,900	(6,700)
Water Utility Capital (Other Transfers)			4,707,300	
Water System Dev Impact Fees (Other Transfers)			1,442,000	
Water Resource Dev Impact Fees (Other Transfers)			697,900	
Water Operations (Other Transfers)				(6,876,500)
Sewer System Dev Impact Fees (Other Transfers)			3,667,600	
Sewer Operations (Other Transfers)			881,000	(11,554,000)
MPC-Sewer Debt Service 2007 (Debt)			3,642,100	
Refund Sewer Debt Service 2015 (Debt)			803,900	
Solid Waste Capital (Other Transfers)			3,360,900	
Stormwater Capital (Other Transfers)			260,000	
Stormwater Operations (Other Transfers)				(270,200)
Sewer System Dev Impact Fees (Debt)				(4,446,000)
Solid Waste Operations (Other Transfers)				(3,426,700)
Total Enterprise Funds	\$	\$	\$ 27,307,600	\$ (32,834,900)
INTERNAL SERVICE FUND				
Workers' Compensation (Other Transfers)	\$	\$	\$ 234,800	\$
Total Internal Service Fund	\$	\$	\$ 234,800	\$
TOTAL ALL FUNDS	\$	\$	\$ 60,714,400	\$ (60,714,400)

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2018

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
GENERAL FUND				
General Fund				
Mayor and Council	\$ 384,100	\$	\$ 377,414	\$ 463,900
City Manager Office	3,174,700	82,700	3,339,097	3,344,600
Legal	1,981,600		1,962,784	1,901,900
City Clerk	848,500		630,010	817,300
Finance	4,400,200		4,177,269	4,228,600
Human Resources	2,234,400		2,211,005	2,261,300
Information Technology	4,707,500		4,655,173	4,857,100
General Operations	4,325,600	500,000	5,434,500	5,231,300
Police	26,412,300		25,965,466	27,752,900
Fire - Medical	19,067,900	500	18,970,690	20,037,900
City Court	2,228,800		2,104,614	2,286,200
Economic Development	1,319,700		1,323,197	1,325,400
Community Development	4,520,500		4,430,046	4,216,300
Human Svcs and Comm Vitality	1,359,400		1,333,272	1,389,900
Community and Recreation Svcs	16,396,500		15,294,399	16,149,500
Public Works	7,509,100	(4,100)	7,251,964	7,339,800
Water Resource Management	16,600		16,600	
Contingency	707,700	(550,000)	484,200	32,400
General Fund Total	\$ 101,595,100	\$ 29,100	\$ 99,961,700	\$ 103,636,300
SPECIAL REVENUE FUND				
Animal Seizure Bond Forfeiture				
Police	\$ 1,000	\$	\$ 1,000	\$ 200
Donations				
City Manager Office	\$	\$ 5,000	\$ 5,000	\$ 5,000
Legal	500		500	500
Police	12,400		12,400	12,400
Fire - Medical	400	5,000	5,400	5,400
Economic Development				5,000
Human Svcs and Comm Vitality	18,200	30,000	15,100	48,200
Community and Recreation Svcs	466,500		81,400	506,500
Contingency	362,000	(5,000)		500,600
Employee Dep Scholarship				
Human Resources	\$ 200	\$	\$ 400	\$

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2018

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
Grants				
Legal	\$ 133,300	\$ (22,700)	\$ 49,300	\$ 143,800
Police	270,000	63,700	154,300	301,800
Fire - Medical	117,500	749,300	89,500	408,500
Community Development	202,800	851,700	230,400	824,100
Human Svcs and Comm Vitality	137,500	5,000	142,400	137,500
Public Works	67,100		18,700	
Contingency	12,497,200	4,731,300		10,000,000
Ground Ambulance Service				
Fire - Medical	\$ 526,700	\$ 928,300	\$ 1,302,400	\$ 1,641,800
Public Works		1,800	1,800	
Contingency	1,334,000	(930,100)		475,100
HALO				
Fire - Medical	\$ 146,300	\$	\$ 136,000	\$ 181,800
Municipal Art Fund				
Contingency	\$	\$	\$	\$ 6,700
LTAFF II/ALF				
Public Works	\$ 350,000	\$	\$ 350,000	\$ 350,000
Municipal Court Enhancement				
City Court	\$ 235,000	\$	\$ 79,000	\$ 212,900
Contingency	7,200			11,700
Municipal Court FARE				
Contingency	\$ 25,900	\$	\$	\$ 29,400
Municipal Court JCEF				
City Court	\$ 33,200	\$	\$ 29,900	\$
Contingency	4,000			22,000
Municipal Court MFTG				
Contingency	\$ 44,700	\$	\$	\$ 53,500
Neighborhood Revitalization				
Human Svcs and Comm Vitality	\$ 3,308,100	\$ (946,500)	\$ 375,600	\$ 2,571,300
Net Premium Seating				
Community and Recreation Svcs	\$ 150,000	\$	\$ 130,000	\$ 150,000
Contingency				73,600
Program 1033 Auction Proceeds				
Police	\$ 700	\$	\$ 700	\$ 700
Contingency	5,400			5,700
Proposition 400				
Public Works	\$ 4,600	\$	\$	\$ 47,600
Contingency	12,900			

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2018

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
SB1398 Fines				
Police	\$ 43,000	\$	\$ 40,600	\$ 15,900
SPD DEA				
Contingency	\$ 16,500	\$	\$	\$ 16,500
SPD RICO				
Police	\$ 970,600	\$ (269,300)	\$ 156,700	\$ 510,800
Contingency	377,700			544,600
SPD Towing				
Police	\$ 32,500	\$ 76,000	\$ 32,500	\$ 110,900
Contingency	321,500	(76,000)		302,800
Spring Trng Ticket Surcharge				
Community and Recreation Svcs	\$	\$	\$ 839,600	\$ 689,000
SW Gas Capital Expenditures				
Community and Recreation Svcs	\$ 13,000	\$	\$ 9,300	\$ 3,700
Contingency	111,900			122,000
Tourism				
Community and Recreation Svcs	\$ 16,300	\$ 20,400	\$ 34,500	\$ 2,200
Contingency	446,600	(30,000)		458,800
Unclaimed Property Disposal				
Police	\$ 1,000	\$	\$ 1,000	\$ 1,000
Wildland Fire				
Fire - Medical	\$ 148,500	\$	\$ 139,000	\$ 155,000
Contingency	115,700			
Arizona Office of Tourism				
Community and Recreation Svcs	\$ 60,000	\$	\$	\$ 100,000
Highway User Revenue				
Public Works	\$ 6,884,000	\$ (70,400)	\$ 6,809,900	\$ 6,293,100
Contingency		61,900		
Highway User Revenue Capital				
Public Works	\$ 2,563,700	\$ (584,400)	\$ 1,742,500	\$ 2,621,900
SLIDs				
General Operations	\$ 2,545,400	\$	\$ 2,525,000	\$ 2,599,700
Special Revenue Fund Total	\$ 35,143,200	\$ 4,595,000	\$ 15,541,800	\$ 33,281,200
DEBT SERVICE FUND				
Refunded Gov Debt Service 2015				
General Operations	\$ 1,854,700	\$	\$ 1,854,700	\$ 1,853,700

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2018

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
Stadium Gov Debt Service 2015				
General Operations	\$ 1,585,500	\$	\$ 1,585,500	\$ 1,584,600
Debt Service Fund Total	\$ 3,440,200	\$	\$ 3,440,200	\$ 3,438,300
CAPITAL PROJECTS FUND				
Transportation Improvement				
General Operations	\$ 299,200	\$	\$ 299,200	\$ 74,200
Public Works	4,142,600	(174,900)	3,257,500	4,183,000
163rd Ave Dev 2014 Law				
General Operations	\$ 12,500	\$	\$	\$
Contingency	57,300			144,000
Fire & EMS Dev Fee				
General Operations	\$ 25,000	\$ 49,100	\$ 49,100	\$ 73,600
Contingency	2,916,700			3,140,900
General Govt Dev Fee				
General Operations	\$ 25,000	\$	\$	\$ 10,400
Contingency	1,265,500			
Library Dev Fees				
General Operations	\$ 25,000	\$	\$	\$ 10,400
Contingency	4,547,000			4,602,000
Park & Rec Dev Fee				
General Operations	\$ 25,000	\$ 41,300	\$ 91,300	\$ 102,200
Community and Recreation Svcs	15,900	(9,800)	5,900	
Contingency	1,024,200			733,200
Police Dev Fee				
General Operations	\$ 25,000	\$	\$	\$ 10,400
Contingency	1,685,600			1,999,000
Public Works Dev Fee				
General Operations	\$ 25,000	\$	\$	\$ 10,400
Public Works	569,800	(293,800)	100,200	145,800
Contingency	8,104,400			8,248,200
Rds Reg. Sig. SPA 2 4 and 6				
Contingency	\$ 2,464,800	\$	\$	\$ 2,486,500
Rds Regional Sig. SPA 3 and 5				
General Operations	\$ 12,500	\$	\$	\$
Contingency	11,000			23,700

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2018

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
General Capital Projects Fund				
City Manager Office	\$ 260,000	\$	\$ 260,000	\$ 225,000
Legal	457,400	(10,200)	198,800	398,600
Finance		14,500		14,500
Human Resources		66,300		66,300
Information Technology	2,633,700	(134,400)	1,717,900	2,769,800
Police	860,000	(308,300)	530,000	350,500
Fire - Medical	255,000		120,000	330,000
City Court	182,000			294,000
Community Development		1,350,000	25,000	1,625,000
Human Svcs and Comm Vitality				33,700
Community and Recreation Svcs	833,200	1,510,300	841,900	3,355,100
Public Works	9,514,600	(788,900)	1,808,600	7,793,600
Contingency				673,500
Vehicle Replacement				
Fire - Medical	\$	\$ 1,981,000	\$ 402,900	\$ 2,607,600
Public Works	5,439,200	(2,992,200)	2,053,300	2,257,200
Contingency	167,500			62,500
Stadium Gov Construction 2015				
Community and Recreation Svcs	\$ 1,721,800	\$ (1,607,600)	\$ 41,000	\$ 73,000
Capital Projects Fund Total	\$ 49,603,400	\$ (1,307,600)	\$ 11,802,600	\$ 48,927,800
ENTERPRISE FUNDS				
Water Operations				
City Manager Office	\$ 4,000	\$	\$ 4,000	\$ 4,000
Finance	403,800	554,500	865,207	1,135,200
Information Technology				30,900
General Operations	30,700		30,700	30,700
Public Works	612,900		688,665	696,200
Water Resource Management	6,993,500	(368,500)	6,284,728	6,336,600
Contingency	261,800	(124,100)		165,500
Water Utility Capital				
Information Technology	\$ 146,700	\$ (26,000)	\$ 85,500	\$ 35,200
Public Works	919,100	(140,600)	329,700	520,800
Water Resource Management	4,828,300	(1,752,400)	1,403,900	4,151,300
Water System Dev Impact Fees				
General Operations	\$ 25,000	\$	\$ 74,800	\$ 383,800
Public Works		1,100		
Water Resource Management	567,800	(438,500)		1,400,000
Contingency	998,700	124,100		4,446,600

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2018

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
Water Resource Dev Impact Fees				
General Operations	\$ 25,000	\$	\$ 104,500	\$ 57,700
Public Works	698,900		500	699,500
Water Resource Management	754,500		215,500	681,700
Contingency	1,432,300			1,443,800
Sewer Operations				
Finance	\$ 1,861,400	\$ 105,800	\$ 1,790,775	\$ 756,800
Information Technology		115,600	96,352	41,600
General Operations	407,800		533,400	598,600
Public Works	458,200		377,569	374,600
Water Resource Management	8,658,100	(122,000)	8,552,804	8,100,200
Contingency	2,044,300	(1,288,600)		4,181,700
Sewer Utility Capital				
Information Technology	\$ 123,400	\$ 37,400	\$ 106,600	\$ 54,200
Public Works	3,689,200	(609,200)	1,684,500	1,786,500
Water Resource Management	6,874,100	(1,362,300)	2,700,900	5,997,500
Sewer System Dev Impact Fees				
General Operations	\$ 75,000	\$	\$	\$ 57,600
Water Resource Management	1,315,300	(26,700)	372,300	916,300
Contingency	549,500	1,288,600		724,300
Solid Waste Operations				
City Manager Office	\$ 400	\$	\$ 400	\$ 400
Finance		60,200	56,671	329,900
Information Technology				17,900
Public Works	5,589,100	(2,800)	5,546,529	5,266,200
Water Resource Management	60,200	(60,200)		
Contingency	2,139,900			1,239,000
Solid Waste Capital				
Information Technology	\$ 192,700	\$ (72,000)	\$ 78,400	\$ 42,300
Public Works	3,503,600	(9,900)	1,289,700	3,318,600
Stormwater Operations				
Finance	\$	\$	\$	\$ 100,200
Information Technology				5,200
Public Works				497,600
Water Resource Management				191,400
Contingency				2,082,000
Stormwater Capital				
Public Works	\$	\$	\$	\$ 260,000
MPC-Sewer Debt Service 2007				
General Operations	\$ 3,642,700	\$	\$ 3,642,700	\$ 3,642,100

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2018

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
MPC-Sewer Reserve 2007				
Contingency	\$ 5,068,700	\$	\$	\$ 5,092,900
Refund Sewer Debt Service 2015				
General Operations	\$ 804,300	\$	\$ 804,300	\$ 803,900
Enterprise Funds Total	\$ 65,760,900	\$ (4,116,500)	\$ 37,721,600	\$ 68,699,000
INTERNAL SERVICE FUND				
Risk Management - Int Svc Fd				
Human Resources	\$ 1,889,200	\$	\$ 1,890,300	\$ 2,297,000
Contingency	1,643,800			1,266,100
Employee Healthcare - Int Svc				
Human Resources	\$ 11,014,100	\$	\$ 11,010,700	\$ 12,731,100
Contingency	1,811,800			1,133,100
Workers' Compensation				
Human Resources	\$	\$ 105,300	\$ 105,200	\$ 748,100
Contingency		694,700		
Internal Service Fund Total	\$ 16,358,900	\$ 800,000	\$ 13,006,200	\$ 18,175,400
TOTAL ALL FUNDS	\$ 271,901,700	\$	\$ 181,474,100	\$ 276,158,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2018

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
MAYOR AND COUNCIL				
General Fund	\$ 384,100	\$	\$ 377,414	\$ 463,900
Department Total	\$ 384,100	\$	\$ 377,414	\$ 463,900
CITY MANAGER OFFICE				
General Fund	\$ 3,174,700	\$ 82,700	\$ 3,339,097	\$ 3,344,600
Donations		5,000	5,000	5,000
General Capital Projects Fund	260,000		260,000	225,000
Water Operations	4,000		4,000	4,000
Solid Waste Operations	400		400	400
Department Total	\$ 3,439,100	\$ 87,700	\$ 3,608,497	\$ 3,579,000
LEGAL				
General Fund	\$ 1,981,600	\$	\$ 1,962,784	\$ 1,901,900
Donations	500		500	500
Grants	133,300	(22,700)	49,300	143,800
General Capital Projects Fund	457,400	(10,200)	198,800	398,600
Department Total	\$ 2,572,800	\$ (32,900)	\$ 2,211,384	\$ 2,444,800
CITY CLERK				
General Fund	\$ 848,500	\$	\$ 630,010	\$ 817,300
Department Total	\$ 848,500	\$	\$ 630,010	\$ 817,300
FINANCE				
General Fund	\$ 4,400,200	\$	\$ 4,177,269	\$ 4,228,600
General Capital Projects Fund		14,500		14,500
Water Operations	403,800	554,500	865,207	1,135,200
Sewer Operations	1,861,400	105,800	1,790,775	756,800
Solid Waste Operations		60,200	56,671	329,900
Stormwater Operations				100,200
Department Total	\$ 6,665,400	\$ 735,000	\$ 6,889,922	\$ 6,565,200
HUMAN RESOURCES				
General Fund	\$ 2,234,400	\$	\$ 2,211,005	\$ 2,261,300
Employee Dep Scholarship	200		400	
General Capital Projects Fund		66,300		66,300
Risk Management - Int Svc Fd	1,889,200		1,890,300	2,297,000
Employee Healthcare - Int Svc	11,014,100		11,010,700	12,731,100
Workers' Compensation		105,300	105,200	748,100
Department Total	\$ 15,137,900	\$ 171,600	\$ 15,217,605	\$ 18,103,800

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2018

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
INFORMATION TECHNOLOGY				
General Fund	\$ 4,707,500	\$	\$ 4,655,173	\$ 4,857,100
General Capital Projects Fund	2,633,700	(134,400)	1,717,900	2,769,800
Water Operations				30,900
Water Utility Capital	146,700	(26,000)	85,500	35,200
Sewer Operations		115,600	96,352	41,600
Sewer Utility Capital	123,400	37,400	106,600	54,200
Solid Waste Operations				17,900
Solid Waste Capital	192,700	(72,000)	78,400	42,300
Stormwater Operations				5,200
Department Total	\$ 7,804,000	\$ (79,400)	\$ 6,739,925	\$ 7,854,200
GENERAL OPERATIONS				
General Fund	\$ 4,325,600	\$ 500,000	\$ 5,434,500	\$ 5,231,300
Transportation Improvement	299,200		299,200	74,200
163rd Ave Dev 2014 Law	12,500			
Fire & EMS Dev Fee	25,000	49,100	49,100	73,600
General Govt Dev Fee	25,000			10,400
Library Dev Fees	25,000			10,400
Park & Rec Dev Fee	25,000	41,300	91,300	102,200
Police Dev Fee	25,000			10,400
Public Works Dev Fee	25,000			10,400
Rds Regional Sig. SPA 3 and 5	12,500			
Refunded Gov Debt Service 2015	1,854,700		1,854,700	1,853,700
Stadium Gov Debt Service 2015	1,585,500		1,585,500	1,584,600
SLIDs	2,545,400		2,525,000	2,599,700
Water Operations	30,700		30,700	30,700
Water System Dev Impact Fees	25,000		74,800	383,800
Water Resource Dev Impact Fees	25,000		104,500	57,700
Sewer Operations	407,800		533,400	598,600
Sewer System Dev Impact Fees	75,000			57,600
MPC-Sewer Debt Service 2007	3,642,700		3,642,700	3,642,100
Refund Sewer Debt Service 2015	804,300		804,300	803,900
Department Total	\$ 15,795,900	\$ 590,400	\$ 17,029,700	\$ 17,135,300

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2018

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
POLICE				
General Fund	\$ 26,412,300	\$	\$ 25,965,466	\$ 27,752,900
Animal Seizure Bond Forfeiture	1,000		1,000	200
Donations	12,400		12,400	12,400
Grants	270,000	63,700	154,300	301,800
Program 1033 Auction Proceeds	700		700	700
SB1398 Fines	43,000		40,600	15,900
SPD RICO	970,600	(269,300)	156,700	510,800
SPD Towing	32,500	76,000	32,500	110,900
Unclaimed Property Disposal	1,000		1,000	1,000
General Capital Projects Fund	860,000	(308,300)	530,000	350,500
Department Total	\$ 28,603,500	\$ (437,900)	\$ 26,894,666	\$ 29,057,100
FIRE - MEDICAL				
General Fund	\$ 19,067,900	\$ 500	\$ 18,970,690	\$ 20,037,900
Donations	400	5,000	5,400	5,400
Grants	117,500	749,300	89,500	408,500
Ground Ambulance Service	526,700	928,300	1,302,400	1,641,800
HALO	146,300		136,000	181,800
Wildland Fire	148,500		139,000	155,000
General Capital Projects Fund	255,000		120,000	330,000
Vehicle Replacement		1,981,000	402,900	2,607,600
Department Total	\$ 20,262,300	\$ 3,664,100	\$ 21,165,890	\$ 25,368,000
CITY COURT				
General Fund	\$ 2,228,800	\$	\$ 2,104,614	\$ 2,286,200
Municipal Court Enhancement	235,000		79,000	212,900
Municipal Court JCEF	33,200		29,900	
General Capital Projects Fund	182,000			294,000
Department Total	\$ 2,679,000	\$	\$ 2,213,514	\$ 2,793,100
ECONOMIC DEVELOPMENT				
General Fund	\$ 1,319,700	\$	\$ 1,323,197	\$ 1,325,400
Donations				5,000
Department Total	\$ 1,319,700	\$	\$ 1,323,197	\$ 1,330,400
COMMUNITY DEVELOPMENT				
General Fund	\$ 4,520,500	\$	\$ 4,430,046	\$ 4,216,300
Grants	202,800	851,700	230,400	824,100
General Capital Projects Fund		1,350,000	25,000	1,625,000
Department Total	\$ 4,723,300	\$ 2,201,700	\$ 4,685,446	\$ 6,665,400

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2018

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
HUMAN SVCS AND COMM VITALITY				
General Fund	\$ 1,359,400	\$	\$ 1,333,272	\$ 1,389,900
Donations	18,200	30,000	15,100	48,200
Grants	137,500	5,000	142,400	137,500
Neighborhood Revitalization	3,308,100	(946,500)	375,600	2,571,300
General Capital Projects Fund				33,700
Department Total	\$ 4,823,200	\$ (911,500)	\$ 1,866,372	\$ 4,180,600
COMMUNITY AND RECREATION SVCS				
General Fund	\$ 16,396,500	\$	\$ 15,294,399	\$ 16,149,500
Donations	466,500		81,400	506,500
Net Premium Seating	150,000		130,000	150,000
Spring Trng Ticket Surcharge			839,600	689,000
SW Gas Capital Expenditures	13,000		9,300	3,700
Tourism	16,300	20,400	34,500	2,200
Arizona Office of Tourism	60,000			100,000
Park & Rec Dev Fee	15,900	(9,800)	5,900	
General Capital Projects Fund	833,200	1,510,300	841,900	3,355,100
Stadium Gov Construction 2015	1,721,800	(1,607,600)	41,000	73,000
Department Total	\$ 19,673,200	\$ (86,700)	\$ 17,277,999	\$ 21,029,000

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2018

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
PUBLIC WORKS				
General Fund	\$ 7,509,100	\$ (4,100)	\$ 7,251,964	\$ 7,339,800
Grants	67,100		18,700	
Ground Ambulance Service		1,800	1,800	
LTAIF II/ALF	350,000		350,000	350,000
Proposition 400	4,600			47,600
Transportation Improvement	4,142,600	(174,900)	3,257,500	4,183,000
Highway User Revenue	6,884,000	(70,400)	6,809,900	6,293,100
Highway User Revenue Capital	2,563,700	(584,400)	1,742,500	2,621,900
Public Works Dev Fee	569,800	(293,800)	100,200	145,800
General Capital Projects Fund	9,514,600	(788,900)	1,808,600	7,793,600
Vehicle Replacement	5,439,200	(2,992,200)	2,053,300	2,257,200
Water Operations	612,900		688,665	696,200
Water Utility Capital	919,100	(140,600)	329,700	520,800
Water Dev Impact Fees		1,100		
Water Resource Dev Impact Fees	698,900		500	699,500
Sewer Operations	458,200		377,569	374,600
Sewer Utility Capital	3,689,200	(609,200)	1,684,500	1,786,500
Solid Waste Operations	5,589,100	(2,800)	5,546,529	5,266,200
Solid Waste Capital	3,503,600	(9,900)	1,289,700	3,318,600
Stormwater Operations				497,600
Stormwater Capital				260,000
Department Total	\$ 52,515,700	\$ (5,668,300)	\$ 33,311,627	\$ 44,452,000
WATER RESOURCE MANAGEMENT				
General Fund	\$ 16,600	\$	\$ 16,600	\$
Water Operations	6,993,500	(368,500)	6,284,728	6,336,600
Water Utility Capital	4,828,300	(1,752,400)	1,403,900	4,151,300
Water System Dev Impact Fees	567,800	(438,500)		1,400,000
Water Resource Dev Impact Fees	754,500		215,500	681,700
Sewer Operations	8,658,100	(122,000)	8,552,804	8,100,200
Sewer Utility Capital	6,874,100	(1,362,300)	2,700,900	5,997,500
Sewer System Dev Impact Fees	1,315,300	(26,700)	372,300	916,300
Solid Waste Operations	60,200	(60,200)		
Stormwater Operations				191,400
Department Total	\$ 30,068,400	\$ (4,130,600)	\$ 19,546,732	\$ 27,775,000
CONTINGENCY				
General Fund	\$ 707,700	\$ (550,000)	\$ 484,200	\$ 32,400
Donations	362,000	(5,000)		500,600
Grants	12,497,200	4,731,300		10,000,000
Ground Ambulance Service	1,334,000	(930,100)		475,100
Municipal Art Fund				6,700

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2018

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2017	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2017	ACTUAL EXPENDITURES/ EXPENSES 2017*	BUDGETED EXPENDITURES/ EXPENSES 2018
CONTINGENCY				
Municipal Court Enhancement	7,200			11,700
Municipal Court FARE	25,900			29,400
Municipal Court JCEF	4,000			22,000
Municipal Court MFTG	44,700			53,500
Net Premium Seating				73,600
Program 1033 Auction Proceeds	5,400			5,700
Proposition 400	12,900			
SPD DEA	16,500			16,500
SPD RICO	377,700			544,600
SPD Towing	321,500	(76,000)		302,800
SW Gas Capital Expenditures	111,900			122,000
Tourism	446,600	(30,000)		458,800
Wildland Fire	115,700			
Highway User Revenue		61,900		
163rd Ave Dev 2014 Law	57,300			144,000
Fire & EMS Dev Fee	2,916,700			3,140,900
General Govt Dev Fee	1,265,500			
Library Dev Fees	4,547,000			4,602,000
Park & Rec Dev Fee	1,024,200			733,200
Police Dev Fee	1,685,600			1,999,000
Public Works Dev Fee	8,104,400			8,248,200
Rds Reg. Sig. SPA 2 4 and 6	2,464,800			2,486,500
Rds Regional Sig. SPA 3 and 5	11,000			23,700
General Capital Projects Fund				673,500
Vehicle Replacement	167,500			62,500
Water Operations	261,800	(124,100)		165,500
Water System Dev Impact Fees	998,700	124,100		4,446,600
Water Resource Dev Impact Fees	1,432,300			1,443,800
Sewer Operations	2,044,300	(1,288,600)		4,181,700
Sewer System Dev Impact Fees	549,500	1,288,600		724,300
Solid Waste Operations	2,139,900			1,239,000
Stormwater Operations				2,082,000
MPC-Sewer Reserve 2007	5,068,700			5,092,900
Risk Management - Int Svc Fd	1,643,800			1,266,100
Employee Healthcare - Int Svc	1,811,800			1,133,100
Workers' Compensation		694,700		
Department Total	\$ 54,585,700	\$ 3,896,800	\$ 484,200	\$ 56,543,900
Total All Departments	\$ 271,901,700	\$	\$ 181,474,100	\$ 276,158,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Full-Time Employees and Personnel Compensation
Fiscal Year 2018

FUND	Full-time Equivalent (FTE) 2018	Employee Salaries and Hourly Costs 2018	Retirement Costs 2018	Healthcare Costs 2018	Other Benefit Costs 2018	Total Estimated Personnel Compensation 2018
GENERAL FUND	<u>698.30</u>	<u>\$ 50,936,400</u>	<u>\$ 11,344,000</u>	<u>\$ 8,142,900</u>	<u>\$ 3,837,000</u>	<u>= \$ 74,260,300</u>
SPECIAL REVENUE FUND						
Grants		<u>\$ 741,700</u>	<u>\$ 80,600</u>	<u>\$ 28,900</u>	<u>\$ 22,100</u>	<u>\$ 873,300</u>
Ground Ambulance Service	<u>19.00</u>	<u>583,000</u>	<u>103,100</u>	<u>231,400</u>	<u>75,400</u>	<u>992,900</u>
HALO		<u>136,400</u>	<u>41,100</u>		<u>4,300</u>	<u>181,800</u>
Neighborhood Revitalization		<u>112,500</u>				<u>112,500</u>
SPD Towing	<u>0.50</u>	<u>22,800</u>	<u>2,900</u>	<u>8,400</u>	<u>1,800</u>	<u>35,900</u>
Wildland Fire		<u>104,600</u>	<u>31,500</u>		<u>3,300</u>	<u>139,400</u>
Highway User Revenue	<u>35.60</u>	<u>2,177,200</u>	<u>277,900</u>	<u>443,900</u>	<u>237,700</u>	<u>3,136,700</u>
Total Special Revenue Fund	<u>55.10</u>	<u>\$ 3,878,200</u>	<u>\$ 537,100</u>	<u>\$ 712,600</u>	<u>\$ 344,600</u>	<u>= \$ 5,472,500</u>
CAPITAL PROJECTS FUND						
Transportation Improvement	<u>1.00</u>	<u>\$ 101,100</u>	<u>\$ 13,000</u>	<u>\$ 17,300</u>	<u>\$ 8,600</u>	<u>\$ 140,000</u>
General Capital Projects		<u>65,000</u>				<u>65,000</u>
Total Capital Projects Fund	<u>1.00</u>	<u>\$ 166,100</u>	<u>\$ 13,000</u>	<u>\$ 17,300</u>	<u>\$ 8,600</u>	<u>= \$ 205,000</u>
ENTERPRISE FUNDS						
Water Operations	<u>36.49</u>	<u>\$ 2,254,600</u>	<u>\$ 286,000</u>	<u>\$ 384,300</u>	<u>\$ 197,300</u>	<u>\$ 3,122,200</u>
Sewer Operations	<u>44.65</u>	<u>2,916,600</u>	<u>370,300</u>	<u>474,600</u>	<u>256,600</u>	<u>4,018,100</u>
Solid Waste Operations	<u>36.98</u>	<u>2,017,600</u>	<u>256,700</u>	<u>468,300</u>	<u>210,400</u>	<u>2,953,000</u>
Stormwater Operations	<u>5.68</u>	<u>325,000</u>	<u>41,000</u>	<u>66,000</u>	<u>33,400</u>	<u>465,400</u>
Total Enterprise Funds	<u>123.80</u>	<u>\$ 7,513,800</u>	<u>\$ 954,000</u>	<u>\$ 1,393,200</u>	<u>\$ 697,700</u>	<u>= \$ 10,558,700</u>
INTERNAL SERVICE FUND						
Risk Management - Int Svc	<u>2.00</u>	<u>\$ 178,400</u>	<u>\$ 22,700</u>	<u>\$ 33,900</u>	<u>\$ 14,000</u>	<u>\$ 249,000</u>
Employee Healthcare - Int	<u>1.00</u>	<u>75,600</u>	<u>9,700</u>	<u>12,400</u>	<u>5,900</u>	<u>103,600</u>
Workers' Compensation	<u>1.00</u>	<u>64,500</u>	<u>8,100</u>	<u>16,700</u>	<u>5,000</u>	<u>94,300</u>
Total Internal Service Fund	<u>4.00</u>	<u>\$ 318,500</u>	<u>\$ 40,500</u>	<u>\$ 63,000</u>	<u>\$ 24,900</u>	<u>= \$ 446,900</u>
TOTAL ALL FUNDS	<u>882.20</u>	<u>\$ 62,813,000</u>	<u>\$ 12,888,600</u>	<u>\$ 10,329,000</u>	<u>\$ 4,912,800</u>	<u>= \$ 90,943,400</u>



CITY OF SURPRISE
Regular City Council Meeting

May 2, 2017 @ 6:00:00 PM

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Council Meeting Date:	May 2, 2017	Contact Person:	City Manager Wingenroth
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to enter into executive session for discussion and consultation with the City Attorney and to receive legal advice and to consider its position and instruct the City Attorney pertaining to a development agreement with Surprise Center Development Company pursuant to A.R.S. 38-431.03(A)(3) and (4).

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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No Attachments Available