



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

Tuesday, January 7, 2025 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

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

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

E. City Manager Report

The City Manager may present a brief summary of current events, including recognition of community members, employees, and programs, pursuant to A.R.S. § 38-431.02(K). The City Council will not discuss or take action on any matter within the City Manager Report.

F. City Clerk Report

- | | | | |
|----|----------|---|---------------------------------|
| 1. | Internal | The City Clerk will administer the Oath of Office for the newly elected Mayor and Councilmembers as follows: Mayor Kevin Sartor; Councilmember Earle Greenberg (District 2); Councilmember Johnny Melton (District 4); and Re-Elected Councilmember Patrick Duffy (District 3). | Kristi Passarelli
City Clerk |
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G. Regular City Council Meeting Agenda

CONSENT AGENDA:

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| 2. | Internal | Consideration and action to approve the December 17, 2024 Regular City Council Meeting Minutes. | Kristi Passarelli
City Clerk |
| 3. | District 3 | Consideration and action enlarging an existing lighting improvement district known as City of Surprise, Arizona, SU-AutoshowWest3212 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2025-02. | Kristin Tytler
Public Works |
| 4. | District 5 | Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Graham Ranch Estates Rural Subdivision (Tierra Buena Improvements), generally located at the northeast corner of West Tierra Buena Lane and North Reems Road; Resolution # 2025-04. | Kristin Tytler
Public Works |
| 5. | Citywide | Consideration and action pertaining to approval of an amendment to the Intergovernmental Agreement with Maricopa County, an amendment to the Fiscal Year 2025 Contract Award Authority List, and approval of a Fiscal Year 2025 budget amendment moving budget in the | Adam Lane
Human Svcs and
Comm Vitality |

amount of \$207,400 to facilitate temporary shelter and housing services; Resolution #2025-07.

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|-----|------------|---|---|
| 6. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Visara – Phase 1 Replat" and dated October 11, 2024, a property generally located north of Jomax Road and east of 163rd Avenue; Case# FS24-0497. | Chris Sexton
Community
Development |
| 7. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Hudson Estates" and dated October 11, 2024, a property located at the southwest corner of Williams Road and 223 rd Avenue; Case FS24-0690. | Jani Wertin
Community
Development |
| 8. | District 1 | Consideration and action pertaining to acceptance of a Temporary Drainage Easement from 163 rd & Happy Valley LLC along 163 rd Avenue and Happy Valley Road. | Lloyd Abrams
Community
Development |
| 9. | District 1 | Consideration and action pertaining to acceptance of a Special Warranty Deed for dedication of rights-of-way from 163 rd & Happy Valley LLC for right of way along 163 rd Avenue at Happy Valley Road. | Lloyd Abrams
Community
Development |
| 10. | District 1 | Consideration and action pertaining to acceptance of a Drainage Easement from Honor Health along 163 rd Avenue and south of Pat Tillman Boulevard. | Lloyd Abrams
Community
Development |
| 11. | District 1 | Consideration and action pertaining to acceptance of a Quit Claim Deed for dedication of rights-of-way from Honor Health along 163 rd Avenue south of Pat Tillman Boulevard. | Lloyd Abrams
Community
Development |
| 12. | District 1 | Consideration and action pertaining to approval of the Corrected Final Plat entitled, "Southwest Gas OPS Center" and dated October 01, 2024, a site generally located on the southwest corner of Deer Valley Road and Grand Avenue; Case FS24-0102. | Leslie Carnie
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

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|-----|------------|---|---------------------------------|
| 13. | District 3 | Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 310915, requested by Andrea Dahlman Lewkowitz, for Torchy's Tacos for Series 12 Liquor License. Torchy's Tacos is located at 16430 W Waddell Rd, AZ 85388. | Kristi Passarelli
City Clerk |
| 14. | District 3 | Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 310636, requested by Amy S Nations, for Blue Sushi Sake Grill for Series 12 Liquor License. Blue Sushi Sake Grill is located at 13442 N Prasada Parkway, AZ 85388. | Kristi Passarelli
City Clerk |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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| 15. | District 1 | Consideration and action directing the recording of the blank petition for annexation of approximately 5.41 acres generally located south of the Central Arizona Project and west of the future 251st alignment, for the project known as Surprise 295; Resolution #2025-01. | Chris Sexton
Community
Development |
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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. You may also [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.

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

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

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

- I. Other Business and Future Agenda Items
- J. City Council Reports
- K. Executive Session

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

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

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

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

L. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, January 2nd, 2025 @ 10:15 AM

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



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 7, 2025
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 7, 2025
Submitting Department:
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:
City Manager sub-text

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 7, 2025
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Internal

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

The City Clerk will administer the Oath of Office for the newly elected Mayor and Councilmembers as follows: Mayor Kevin Sartor; Councilmember Earle Greenberg (District 2); Councilmember Johnny Melton (District 4); and Re-Elected Councilmember Patrick Duffy (District 3).

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 7, 2025
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Internal

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

Agenda Wording:

Consideration and action to approve the December 17, 2024 Regular City Council Meeting Minutes.

Motion:

I move to approve the Decembr 17th, 2024 Regular City Council Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 121724 Regular City Council Meeting Minutes
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CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, December 17, 2024 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Meeting of December 17th, 2024 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Shawna Daigle, led in an invocation.

B. Roll Call

In attendance with Mayor Hall were Vice Mayor Nick Haney, Council members Chris Judd, Alyson Cline, Patrick Duffy, Ken Remley (Telephonically) and Jack Hastings.

C. Pledge of Allegiance

Mayor Hall led in the Pledge of Allegiance

D. Proclamation and Community Acknowledgements

E. City Manager Report

2. City Manager sub-text

3. Reports

City Manager, Bob Wigenroth, Introduced Donna Muese.

Donna Presented the Dependent Scholarship winners: Merek Galindo, Peyton Kluch, and Ethan Lemka.

Bob presented Shelby Fenwick. Shelby introduced Girl Scouts troop leader who presented the Girl Scouts Silver Award.

Shelby then introduce the Youth Council members.

Olivia Vuong, Paradise Honors

Peyton Anthony, Highland Prep

F. City Clerk Report

4. Reports

G. Regular City Council Meeting Agenda

5. CONSENT AGENDA:

Motion: To Approve

Initiated By: Nick Haney

Seconded By: Jack Hastings

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

1. Consideration and action to approve the December 3, 2024 Regular City Council Meeting Minutes, and City Council Work Session Minutes.
2. Consideration and action enlarging an existing lighting improvement district known as City of Surprise, Arizona, SU-RANCHO MERCADO NORTH 181 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2024-157.
3. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rancho Del Rey, generally located at the northeast corner of West Happy Valley Road and North 147th Avenue; Resolution # 2024-191.
4. Consideration and action pertaining to acceptance of a Special Warranty Deed for dedication of Rights-of-Way along 163rd Avenue south of Pat Tillman Boulevard from Asante Trails Retail Partners.
5. Consideration and action pertaining to acceptance of a Drainage Easement along 163rd Avenue south of Pat Tillman Boulevard from Asante Trails Retail Partners.
6. Consideration and action pertaining to acceptance of a Temporary Sewer Line Easement from Courtland Homes, Inc, near Citrus and Pinnacle Peak Road.
7. Consideration and action pertaining to acceptance of a Quit Claim Deed for dedication of Rights-of-Way along 155th Avenue north of Pinnacle Peak Road from Fulton Homes Escalante Homeowners Association.
8. Consideration and action pertaining to acceptance of a Water Meter Easement from GS-SM Album Surprise Owner LLC, near Parkview Place and Paradise Lane.
9. Consideration and action pertaining to acceptance of a Warranty Deed for dedication of Rights-of-Way along 163rd Avenue north of Jomax Road from Langley Partners Investments, LLC.
10. Consideration and action pertaining to acceptance of a Special Warranty Deed for dedication of Rights-of-Way along 163rd Avenue south of San Ysidro, Tract C., from the Fulton Holmes Escalante Homeowners Association.
11. Consideration and action pertaining to acceptance of a Special Warranty Deed for dedication of Rights-of-Way along 163rd Avenue south of San Ysidro, Tract E., from Fulton Holmes Escalante Homeowners Association.
12. Consideration and action pertaining to approval of the Final Plat entitled, "Lot 10 of SimonCRE at Surprise Center" and dated received November 12, 2024, for property generally located at the southeast corner of Bell Road and Bullard Avenue; Case FS24-0761.
13. Consideration and action pertaining to acceptance of a Warranty Deed for dedication of Rights-of-Way from Surprise Cactus LLC along Cactus Road east of Litchfield Road.

14. Consideration and action pertaining to acceptance of a Drainage Easement from Surprise Cactus LLC along Cactus Road east of Litchfield Road.
15. Consideration and action pertaining to approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$4,700 for acceptance of a grant to continue the Victims' Rights Program (VRP); Resolution #2024-199.
16. Consideration and action pertaining to approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$10,000 to provide funding for overtime expenses associated with the participation of one Surprise Police Officer in the Joint Law Enforcement Operations Task Force; Resolution #2024-200.
17. Consideration and action pertaining to approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$11,600 and authorizing acceptance of a grant award from City of Phoenix Affiliate Award Funding to cover training and equipment expenses related to the investigations of internet crimes against children; Resolution #2024-201.
18. Consideration and action pertaining to approval of Amendment No. 1 to the Intergovernmental Agreement with Maricopa County to build a general administration building which will include a multi-generational community resource center; Resolution #2024-194.
19. Consideration and action pertaining to adoption of a Title VI Plan update for the City's transit obligations related to receipt and use of federal funds for transit services; Resolution #2024-202.
6. REGULAR AGENDA ITEM - PUBLIC HEARING:
20. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 315342, requested by Jared Michael Repinski, for Best Western Plus Surprise Phoenix - NW for Series 07 Liquor License. Best Western Plus Surprise Phoenix - NW is located at 13337 W Grand Ave, Surprise, AZ 85374.

City Council considered the application and questioned Surprise Police Department Chief Benny Pina at the public hearing. Chief Pina was asked whether the number of calls for police assistance to the applicant location [a hotel] was common for hotels. Chief Pina testified that it was NOT common and that this hotel was the busiest hotel within the City of Surprise "for activity related to alcohol consumption and illegal activities." Councilmember Judd then asked whether the applicant was present to present any evidence. They were not.

Motion: To Deny
Initiated By: Jack Hastings
Seconded By: Nick Haney

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

21. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 314540, requested by Maria Danielle Burgess,

for Circle K Store #9543 for Series 09 Liquor License. Circle K Store #9543 is located at 16251 W Cactus Rd, Surprise, AZ 85379.

Motion: To Approve
Initiated By: Patrick Duffy
Seconded By: Nick Haney

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

22. Consideration and action pertaining to the annexation of approximately 10.8 acres of county land, generally located at the southeast corner of 163rd Avenue and Pinnacle Peak Road; Ordinance #2024-41.

Trever Fleetham came to present items 22-24. He talked about the Vicinity Map, Annexation Steps, Pre-Annexation Zoning, Proposed Zoning, Setbacks Map, General Plan Land Use, Outreach, and Recommendation.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Jack Hastings

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

23. Consideration and action pertaining to a rezone of approximately 3.4 acres from Rural Residential (RR) to Community Commercial (C-2), generally located south of the southeast corner of 163rd Avenue and Pinnacle Peak Road; Ordinance #2024-39.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Patrick Duffy

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

24. Consideration and action pertaining to a rezone of approximately 7.4 acres from Rural Residential (RR) to Community Commercial (C-2) with Planned Unit Development (PUD) Overlay, generally located at the southeast corner of 163rd Avenue and Pinnacle Peak Road; Ordinance #2024-40.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Patrick Duffy

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

25. Consideration and action pertaining to a Zoning Text Amendment for Administrative Approvals and Infrastructure Acceptances; Ordinance #2024-38.

Tiffany Copp came to present this item. She talked about the background, analysis, Options Summary, Recommendation, Public Outreach & Motion.

Mayor Hall asked if there was a way to keep council in the loop? Lloyd said through the director's report they could bring it during the review cycle. Mayor Hall asked if this could save 60 days? Lloyd said it could.

Vice-Mayor Haney, talked about the plats and asked if it was administrative in nature? Lloyd said it was. Vice-Mayor Haney talked about the timing involved for public input and how that process works with public input. Lloyd said it would require more detail in the zoning process, he also talked about the legislative timeframe changing. Vice-Mayor Haney talked about the public having an opportunity and a voice to be a part of the zoning process. Lloyd talked about the authority he would have in the process. Vice-Mayor talked about the denial process. Lloyd talked about where it would go exactly if it was denied. Vice-Mayor asked if this would impact rezoning? Lloyd said it would require more detail in the rezoning process. Vice-Mayor Haney asked if a discussion about amenities be a part of it? Lloyd said it could.

Councilmember Duffy, asked if the plats go administrative how does the public find out? Lloyd said they want to publish to be transparent. Councilmember Duffy asked about the P&Z vote? Lloyd said it was unanimous in keeping their approval of it. Councilmember Duffy said he understands that it saves developers time but that he prefers to answer to the citizens.

Councilmember Hastings, said he was concerned about costs being pushed onto residents. He talked about being clear with the public for when their voice will matter the most. He talked about the procedure being effective versus administrative processes. He asked if council could revisit it in the future.

Councilmember Judd, talked about getting items and having to vote on them purely for administrative reasons. He asked if P&Z would have the discretion to vote no on items that appear administrative, Lloyd said they have asked for changes before but typically they don't disapprove. Councilmember Judd said he would still want to see a P&Z process where City Council are still involved, he said the discussions are important. He talked about the ability to reject something, Lloyd said it would be very difficult. Councilmember Judd talked about the law trumping public input. He asked about plans falling within zoning guidelines? Lloyd talked about increasing the ability for council input on design.

Attorney, Robert Wingo, talked about the development agreements and if there are additional conditions then certain types of architecture and infrastructure. He talked about the process and how the developer would be involved. He said negotiations should be held up front. Councilmember Judd said he would be satisfied with that. He said he wanted there to be a mandated P&Z process. Lloyd said that's what they were planning on doing. Councilmember Judd asked how long before the map goes up? Lloyd said they would have to talk to other departments about pushing things up, and would be working on it.

Councilmember Cline, asked about the approval process, and talked about informing citizens on when they should bring their concerns forward. She asked about the timing of the process. Lloyd said the rezoning process goes first and then pre-platting, and when approvals would be brought back. She talked about increasing citizen participation.

Councilmember Hastings, talked about transparency versus efficiency.

Councilmember Remley, thanked council for their participation.

Surprise Resident, Alex Christ, came to talk about this item. He said he prefers public's participation in the whole process.

Vice-Mayor Haney, asked if items go forward if they would be agendaized? Lloyd said it would go under director's report. Robert Wingo, said they could categorize this accordingly on the P&Z agenda. Vice-Mayor Haney asked if there was a way to make those items accessible to the public. He voiced his concerns about transparency. He asked if there was a timeline in implementing the new process? Lloyd said he would be working as quickly as possible to do so. Vice-Mayor Haney talked about the proposed process.

Councilmember Judd, said he wanted to make sure the City Manager gives Lloyd the resources to get the project updated.

Motion: To Approve
Initiated By: Chris Judd
Seconded By: Jack Hastings

Yes: Aly Cline, Jack Hastings, Ken Remley, Skip Hall, Chris Judd, Nick Haney
No: Patrick Duffy
Abstain: None

Vote Result: Passed

26. Consideration and action pertaining to a proposed Zoning Text Amendment (ZTA) to update the Surprise Municipal Code in conformance with recent legislative updates related to Commercial Adaptive Reuse; Ordinance #2024-45.

Tiffany Copp presented for items 26-29. She talked about the background, Summary, Impact Map, Timeline, and Recommendations.

Surprise Resident, Alex Chris, came to talk about item 28. He talked about his concerns about actual capacity for smaller units.

Councilmember Hastings, talked about voting on items that they couldn't really vote no on. He asked what would happen if this was voted on that contradicts state law? City Attorney, Robert Wingo talked about legal liability and state law trumping city law. Lloyd said that if the city doesn't enact the ordinance then it would be allowed throughout the City, and it would make the city more restrictive. Councilmember Hastings, talked about increasing efficiency.

Mayor Hall talked about state law and not wanting to go against that.

Motion: To Approve
Initiated By: Chris Judd
Seconded By: Jack Hastings

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

27. Consideration and action pertaining to a proposed zoning Text Amendment (ZTA) to update the Surprise Municipal Code in conformance with recent legislative updates related to the keeping of fowl in single family residential zones; Ordinance #2024-42

Motion: To Approve
Initiated By: Chris Judd
Seconded By: Nick Haney

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

28. Consideration and action pertaining to a proposed zoning Text Amendment (ZTA) to update the Surprise Municipal Code in conformance with recent legislative updates related to the allowance of accessory dwelling units (ADU's) in single family residential zones; Ordinance 2024-43.

Motion: To Approve
Initiated By: Jack Hastings
Seconded By: Aly Cline

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

29. Consideration and action pertaining to a proposed zoning Text Amendment (ZTA) to update the Surprise Municipal Code in conformance with recent legislative updates related to Administrative Residential Zoning Approvals; Ordinance #2024-44.

Motion: To Approve
Initiated By: Jack Hastings
Seconded By: Nick Haney

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

30. Consideration and action pertaining to the establishment of fees for towing from private property; Resolution #2024-114.

Police Chief Pina, came to present this item. He talked about the state statute, and proposed new ordinance.

Motion: To Approve
Initiated By: Chris Judd
Seconded By: Patrick Duffy

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

7. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

31. Presentation and discussion pertaining to the FY2025 Financial Status Report through September 2024.

Chief Financial Officer, Andrea Davis, came to present this item. She talked about Source Categories, FY25 General Fund Sources, and General Fund Uses.

Mayor Hall, thanked staff for their work.

H. Call To The Public

Surprise Resident, Alex Christ, Came to talk about the winter holiday season.

I. Other Business and Future Agenda Items

J. City Council Reports

Councilmember Judd, thanked the Mayor for his service.

Councilmember Hastings, thanked the outgoing council for their service.

Councilmember Remley, talked about retirement.

Councilmember Cline, thanked everyone for their support.

Councilmember Duffy, wished everyone a happy holiday season. He thanked the outgoing council for their work.

Vice-Mayor Haney, wished everyone happy holidays. He thanked staff for their work. He also thanked outgoing council.

Mayor Hall, thanked everyone for their support.

K. Executive Session

8. Executive Session Items

9. Executive Disclaimer - Part 1

10. Executive Disclaimer - Part 2

11. Executive Disclaimer - Part 3

L. Adjournment

Motion: To Adjourn

Initiated By: Chris Judd

Seconded By: Aly Cline

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

Meeting Adjourned at 7:42 PM

Skip Hall, Mayor

ATTEST:

Kristi Passarelli, City Clerk

CERTIFICATION:

I, Kristi Passarelli, 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, December 17, 2024.**

Kristi Passarelli, City Clerk



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2025
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 3

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

Consideration and action enlarging an existing lighting improvement district known as City of Surprise, Arizona, SU-AutoshowWest3212 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2025-02.

Motion:

I move to approve Resolution #2025-02.

Background:

SU-AutoshowWest3212 was formed on November 4, 2024 (Resolution 2024-161). Since the time of formation, new parcels have been formed in and around the original SLID boundary. We request enlarging the existing SLID to include the new parcels and extend existing boundaries to roadway centerlines. The city has verified that the Petition for the proposed street light improvement district enlargement contains the signatures of all the real property owners in the enlargement area of the district, exclusive of mortgagees and other lien holders. 2 (estimated) new lights are proposed within this enlargement which are local and will be billed to the SU-AutoshowWest3212 SLID.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's streetlights through a property tax. All new developments in the City of Surprise require a SLID. This action will enlarge an existing SLID boundary to include the remainder of the parcels not within the SLID and extend existing boundaries to roadway centerlines. The District is paid for by the levy and collection of ad valorem of taxes based on the number and classification of properties within the District. The enlargement of the SLID will only affect the parcels joining into the District, as the valuation of the property may be increased.

Policy Compliant:

The Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is

consistent with these objectives.

Financial Impact:

Once the SLID enlargement is illuminated, the City will begin levying the SLID to cover the additional SLID expenses. At this current time, SLID is not incurring any expense because the SLID lights have not been illuminated. Therefore, there is no current financial impact.

Budget Impact:

Since the SLID enlargement is not illuminated, there is no revenue or expense budgeted in FY2025 nor are there budgets planned for FY2026 for the SLID. If the enlargement to the SLID is illuminated in FY2025 or FY2026, expenses will be charged to the SLID and recouped with a future levy.

FTE Impact:

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

ATTACHMENTS:

1. 01 Resolution 2025-02 SLID Enlargement AutoshowWest3212_BAC
 2. 02 Petition aeo
 3. 03 Streetlight Plan
 4. 04 Streetlight exhibit
 5. 05 RECORDED-SLIDRes2024-161- SU-AUTOSHOWWEST3212
-

RESOLUTION # 2025-02

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENT TO ENLARGE THE CITY OF SURPRISE, ARIZONA, SU-AutoshowWest3212 LIGHTING IMPROVEMENT DISTRICT AND ORDERING SUCH ENLARGEMENT.

WHEREAS, on November 4, 2024, the Mayor and City Council of the City of Surprise adopted Resolution No. 2024-161, ordering the formation of the CITY OF SURPRISE, ARIZONA, SU-AutoshowWest3212 LIGHTING IMPROVEMENT DISTRICT (the “District”) for the purpose of purchasing energy for the lighting of the public streets and parks within the District;

WHEREAS, Ariz. Rev. Stat. § 48-616(M) permits the City to add new territory to an existing district, thereby enlarging the boundaries of an existing street lighting improvement district (“SLID”) when proper notice has been given to the owners of property that will be added to the SLID in accordance with Ariz. Rev. Stat. Title 48, Chapter 4, Article 2;

WHEREAS, Ariz. Rev. Stat. § 48-617(A) gives the City immediate jurisdiction to adopt the resolution ordering the creation or enlargement of a SLID without the necessity of publication and posting of the resolution of intention when all owners of the real property being added to the SLID have petitioned the City to form or enlarge the SLID;

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of parcels of property which adjoin the District (hereinafter referred to as “Petitioners”) acting pursuant to the provisions of Ariz. Rev. Stat. §§ 48-616(M) and 48-617(A), have petitioned the City to enlarge the District to include said property legally described in Exhibit A to this resolution, with such boundaries as shown in the map in Exhibit B to this resolution; and

WHEREAS, the City has verified and finds that Petitioners are the owners, exclusive of mortgagees and other lienholders, of all of the real property being added to the boundary of the District.

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

Section 1. *District Enlargement.* The CITY OF SURPRISE, ARIZONA, SU-AutoshowWest3212 LIGHTING IMPROVEMENT DISTRICT shall be enlarged by the addition of the property described in Exhibit A and shown in Exhibit B, which are incorporated by reference hereto into this Resolution. The annual tax levied upon the District will remain in full force and effect, and, commencing in fiscal year 2025 will apply to the District as enlarged by this Resolution.

Resolution No. 2025-02
RFLS # 9810
Rev 03/24

Section 2. *Recording and Filing of this Resolution.* A certified copy of this Resolution shall be recorded in the office of the Maricopa County Recorder. Certified copies of this Resolution shall also be filed with the Arizona Department of Revenue and the Maricopa County Assessor's office pursuant to Ariz. Rev. Stat. § 42-17257.

APPROVED AND ADOPTED this ____ day of _____, 2025.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

Legal Description

DWG: F:\2022\02001-02500\022-02475\40-Design\Exhibits\23-03-03-09-Site Lighting Exhibit_02202475.dwg
DATE: Sep 18, 2023 5:35pm
XREFS: C:\PUTIL_02202475
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USER: dberglund
C:\PEROS_02202475
E_NSLGT_02105727
E_PLTGT_02105727
PRASADA Translation to AZ State Plane

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN A PORTION OF SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 1B of "AEO Powersports Final Plat, as recorded in Book 1708, Page 28 & Instrument No. 2022-0877301, Records of Maricopa County, Arizona, and described by metes and bounds as follows:

COMMENCING at the Southeast Corner of Lot 1B , whence the Northeast corner of said Lot 1B, bears North 08°39'03" East, a Chord distance of 304.55 feet;

Thence along the Southerly boundary line of said Lot 1B, North 89°37'60" West, a distance of 334.28 feet to the Southwest corner of said Lot 1B;

Thence North 12°17'49" East, a distance of 440.03 feet to the Northwest corner of said lot 1B;

Thence departing said Northwest corner and continuing North 12°17'49" East, a distance of 30.172 feet to the centerline of Autoshow Dr. said point also being the beginning of a non-tangent curve concave to the Northeast, having a radius of 800.00 feet, having a chord bearing of South 67°12'91" West, and a chord distance of 162.55 feet;

THENCE along said centerline of Autoshow Dr. and also along said non-tangent curve concave to the Northeast, an arc distance of 162.83 to a point;

Thence continuing along said centerline of Autoshow Dr. South 73°02'49" East, a distance of 186.79 feet to the point of intersection of said Autoshow Dr. and also the centerline of Autoshow Ave., said point also being the beginning of a non-tangent curve concave to the Southeast, having a radius of 1,406.92 feet, having a chord bearing of South 09°48'05" West, and a chord distance of 349.46 feet;

Thence along said non-tangent curve concave to the Southeast, a distance of 350.37 feet to a point on the prolonged line of aforementioned Southerly boundary line of Lot 1B;

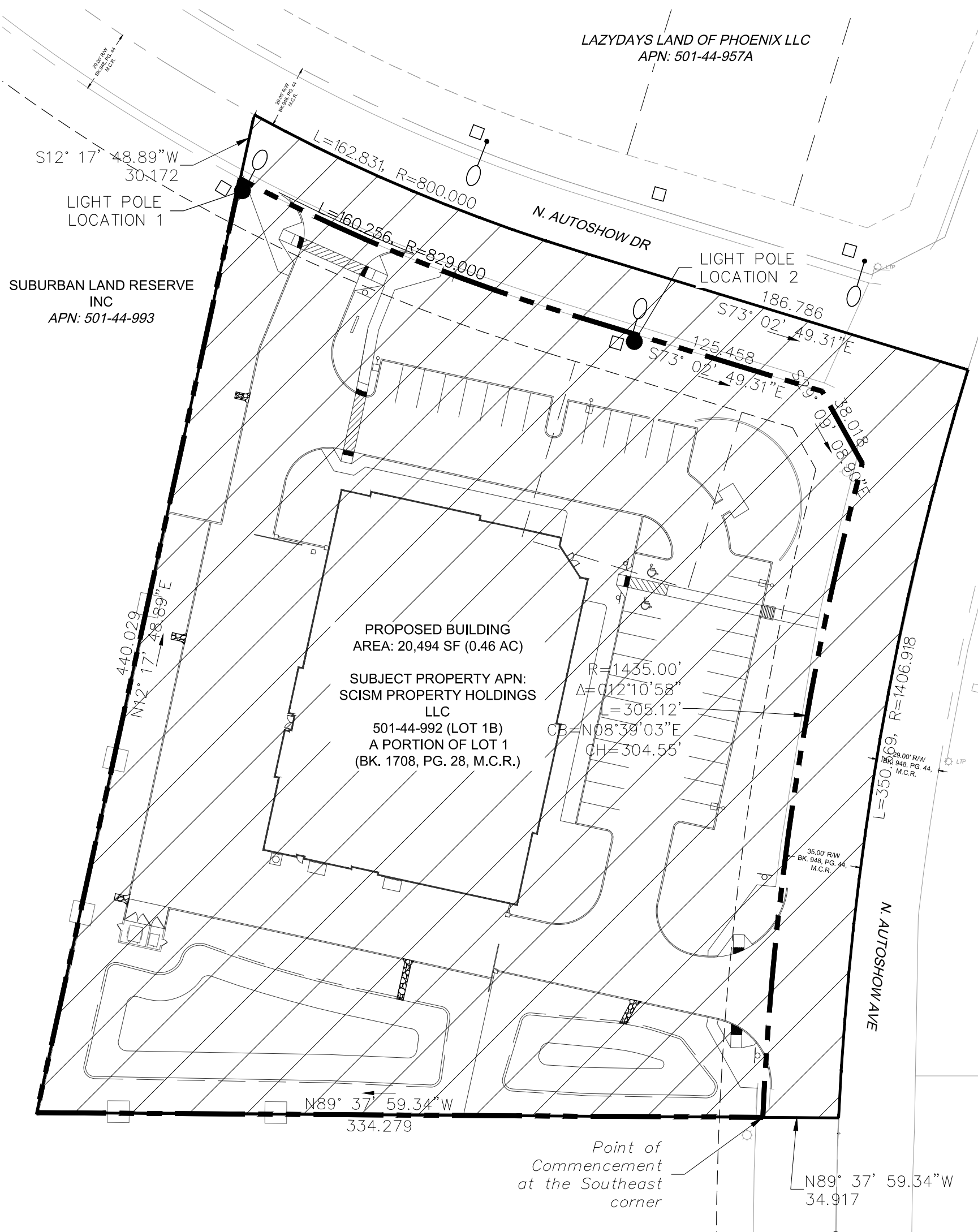
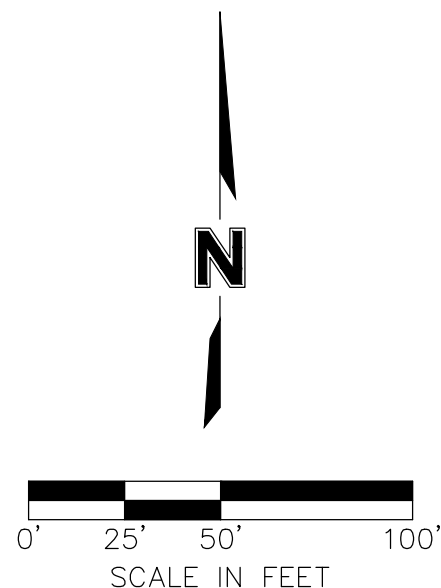
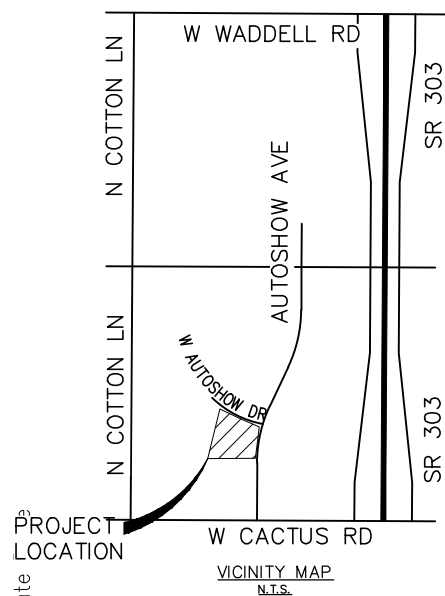
Thence North 89°37'60" West, a distance of 34.92 feet to the POINT OF BEGINNING;

Comprising an area of 140,453 Square Feet or 3.224 Acres more or less;

PROJECT NO: 022-02475	SLID	 6437 W Chandler Blvd Chandler, AZ 85226 TEL 480.829.6000 www.olsson.com	EXHIBIT
DRAWN BY: KSB			A
DATE: 09/01/2023			

EXHIBIT B

Map



PROJECT NO: 022-02475	SLID	 6437 W Chandler Blvd Chandler, AZ 85226 TEL 480.829.6000 www.olsson.com	EXHIBIT
DRAWN BY: KSB			B
DATE: 09/01/2023			

STREET LIGHT IMPROVEMENT DISTRICT PETITION ENLARGEMENT

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, adjoining the district named below. We petition the City Council of the City of Surprise, Arizona, to enlarge the District to include said property legally described in Exhibit A with such boundaries as shown in the map in Exhibit B attached hereto. This petition includes a charge for maintaining the lighting facilities.

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

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

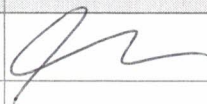
WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to enlarge the District and to fulfill the purposes for which the District is organized, as the Mayor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

The name of the existing street light improvements district to be enlarged:

SU-AutoshowWest3212

(Leave Blank - to be assigned by City staff)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Jeremy Scism		501-44-992	



RATE SCHEDULE E-68
CLASSIFIED SERVICE
STREET LIGHTING SERVICE

AVAILABILITY

This rate schedule is applicable to those portions of cities, towns and unincorporated communities in which the Company does a general retail electric business and where the Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered after December 1, 2021.

DESCRIPTION

E-68 is a rate that is applicable for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities.

TIME PERIOD

Dusk: The time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.

Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

The monthly bill will consist of the fixture and energy charges, plus adjustments:

I. FIXTURES (Includes Mounting Arm, if applicable)

Fixture Equipment Class	Fixture Cost Range (per unit)	Investment by Company Monthly Rate	Investment by Others Monthly Rate
A	\$ 1 - \$ 430	\$ 6.54	\$ 2.00
B	\$ 431 - \$ 520	\$ 7.97	\$ 2.43
C	\$ 521 - \$ 640	\$ 9.56	\$ 2.97
D	\$ 641 - \$ 820	\$ 11.43	\$ 3.80
E	\$ 821 - \$ 910	\$ 14.46	\$ 4.21
F	\$ 911 - \$ 1,010	\$ 16.10	\$ 4.67
G	\$ 1,011 - \$ 1,110	\$ 17.60	\$ 5.14
H	\$ 1,111 - \$ 1,250	\$ 19.95	\$ 5.77
I	\$ 1,251 - \$ 1,520	\$ 22.20	\$ 7.00
J	\$ 1,521 - \$ 1,670	\$ 27.06	\$ 7.70
K	\$ 1,671 - \$ 1,850	\$ 30.08	\$ 8.52

Note: Equipment cost greater than \$1,850 shall be Customer owned.



II. ENERGY (Includes Generation, T&D, RCS & SBC)

Monthly energy charges for new lighting fixtures will be determined by the Company using the following method:

$$\text{kWh} = \text{Fixture Wattage} \times 344 \text{ Usage Hours}$$

$$\text{Generation} = \text{kWh per month} \times \$0.07575$$

$$\text{T\&D, RCS, System Benefits} = \text{kWh per month} \times \$0.03068$$

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWh reflects the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. kWh is determined by the company based on the rated wattage of the equipment and an established average hourly usage per month.
5. The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the Customer provides earthwork and conduit (excluding the underground to overhead transition).



RATE SCHEDULE E-68
CLASSIFIED SERVICE
STREET LIGHTING SERVICE

III. POLES

			CHARGES		
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	\$ 14.69	\$ 2.03
			22 ft.	\$ 16.53	\$ 2.28
			25 ft.	\$ 17.89	\$ 2.47
			30 ft.	\$ 20.55	\$ 2.83
			32 ft.	\$ 21.59	\$ 2.86
		2 Simplex Adapters	12 ft.	\$ 15.66	\$ 2.16
			22 ft.	\$ 18.00	\$ 2.48
			25 ft.	\$ 18.77	\$ 2.59
			30 ft.	\$ 21.82	\$ 3.01
			32 ft.	\$ 23.27	\$ 3.21
	Square Steel	5"	13 ft.	\$ 16.84	\$ 2.31
			15 ft.	\$ 15.04	\$ 2.07
			23 ft.	\$ 17.85	\$ 2.46
			25 ft.	\$ 19.62	\$ 2.70
			28 ft.	\$ 21.78	\$ 3.00
32 ft.			\$ 21.66	\$ 2.99	
Concrete		12 ft.	\$ 50.19	\$ 6.91	
Fiberglass		12 ft.	\$ 42.50	\$ 5.85	
Decorative Transit	4"	16 ft.	\$ 41.44	\$ 5.72	
Decorative Transit	6"	30 ft.	\$ 80.01	\$ 11.02	
Hinged Poles	Square	15 ft.	\$ 15.93	\$ 1.30	
	Round	19 ft.	\$ 14.40	\$ 1.18	
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	\$ 14.13	\$ 1.93
			22 ft.	\$ 15.98	\$ 2.20
			25 ft.	\$ 17.32	\$ 2.39
			30 ft.	\$ 20.00	\$ 2.77
			32 ft.	\$ 21.02	\$ 2.89
		2 Simplex Adapters	12 ft.	\$ 15.09	\$ 2.07
			22 ft.	\$ 16.86	\$ 2.31
			25 ft.	\$ 18.20	\$ 2.49
			30 ft.	\$ 21.26	\$ 2.92
			32 ft.	\$ 22.70	\$ 3.12
		3 Bolt Arm	32 ft.	\$ 26.09	\$ 3.58
	Square Steel	5"	13 ft.	\$ 16.29	\$ 2.25
			15 ft.	\$ 16.66	\$ 2.28
			23 ft.	\$ 17.29	\$ 2.39
			25 ft.	\$ 19.07	\$ 2.64
28 ft.			\$ 21.19	\$ 2.92	
32 ft.			\$ 22.00	\$ 3.01	



RATE SCHEDULE E-68
CLASSIFIED SERVICE
STREET LIGHTING SERVICE

III. POLES (cont.)

			CHARGES			
			Investment by Company	Investment by Others		
			Height			
C. Direct Bury	Round Steel		19 ft.	\$ 22.23	\$ 3.07	
			30 ft.	\$ 17.36	\$ 3.21	
			38 ft.	\$ 21.18	\$ 3.29	
		Self	40 ft.	\$ 26.09	\$ 4.13	
		Stepped	25 ft.	\$ 60.01	\$ 4.90	
			32 ft.	\$ 63.20	\$ 5.16	
			49 ft.	\$ 78.45	\$ 10.81	
		Square Steel	4"	34 ft.	\$ 19.15	\$ 3.32
			5"	20 ft.	\$ 18.19	\$ 3.01
	30 ft.			\$ 18.96	\$ 3.12	
	38 ft.			\$ 20.57	\$ 3.57	
	8"		28 ft.	\$ 34.33	\$ 2.79	
			32 ft.	\$ 35.89	\$ 2.94	
Decorative Transit		41 ft 6"	\$ 24.71	\$ 3.63		
	Decorative Transit	47 ft.	\$ 30.79	\$ 4.53		
	Steel Distribution Pole (for lighting only)	35 ft.	\$ 28.42	\$ 3.74		
D. Post Top	Decorative Transit Anchor Base		16 ft.	\$ 42.33	\$ 5.81	
	Gray Steel/Fiberglass		23 ft.	\$ 14.68	\$ 2.41	
	Black Steel		23 ft.	\$ 16.18	\$ 2.67	
	E. Existing distribution pole suitable for streetlight use			\$ 1.78	--	
F. Wood	Wood Poles	30 ft.	\$ 10.80			
		35 ft.	\$ 10.80			
		40 ft.	\$ 15.00			

IV. ANCHOR BASE

		CHARGES		
		Height	Investment by Company	Investment by Others
A. Flush		4 ft.	\$ 11.96	\$ 1.65
		6 ft.	\$ 14.27	\$ 2.47
B. Pedestal		8 ft.	\$ 16.35	\$ 2.85
	For 32' Round Steel Pole only	4 ft. 6"	\$ 11.34	\$ 1.96



RATE SCHEDULE E-68
CLASSIFIED SERVICE
STREET LIGHTING SERVICE

V. CHARGES FOR OPTIONAL OR ADDITIONAL COMPANY OWNED EQUIPMENT

Underground Circuit Charges	
a. Per foot of cable, installed under paving	\$ 0.19051
b. Per foot of cable, not installed under paving	\$ 0.06724

TRIP CHARGE

A \$150.00 trip charge per light will be charged when a Customer requests a disconnect or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street lighting equipment.

ADJUSTMENTS

The bill will include the following adjustments:

1. The Renewable Energy Standard charge, Adjustment Schedule REAC-1.
2. The Power Supply Adjustment charges, Adjustment Schedule PSA-1.
3. The Transmission Cost Adjustment charge, Adjustment Schedule TCA-1.
4. The Demand Side Management Adjustment charge, Adjustment Schedule DSMAC-1.
5. Direct Access Customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge, Adjustment Schedule RCDAC-1.
6. The Tax Expense Adjustor Mechanism charge, Adjustment Schedule TEAM.
7. The Court Resolution Surcharge, Adjustment Schedule CRS-1.
8. The System Reliability Benefit Adjustment Mechanism charge, Adjustment Schedule SRB-1.
9. Any applicable taxes and governmental fees that are assessed on APS's revenues, prices, sales volume, or generation volume.



SERVICE DETAILS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.
2. The Customer's bill will not be reduced due to photocontrol or cable repair or replacement outages.
3. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.
4. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground, the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.
 - a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.
5. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract, maintenance, or service agreement.

DWG: \\oa.dd.oaconsulting.com\Infs-nsl\Projects-direct\2021\05501-06000\021-05727\40-Design\AutoCAD\Final Plans\Sheets\MECH\ELECTRICAL\E_NSLGT_02105727.dwg
DATE: Jul 28, 2022 4:46pm USER: twinter C_PU_TIL_02105727 E_PLTG_02105727 C_PBASE_02105727 C_XBASE_02105727

LIGHTING FIXTURE SCHEDULE

ID	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMPS	LOAD	VOLTAGE	MOUNTING	COMMENTS
SINGLE	SINGLE ROADWAY LED, TYPE III DISTRIBUTION	GE	ERL1-0-10-C3-40-A-GRAY-G-L-R-X	4000K LED'S	97	240	DIRECT BURIED POLE WITH MAST ARM	NOTES 1,2,3

LIGHTING FIXTURE SCHEDULE NOTES:

1. PROVIDE WITH PHOTOELECTRIC CONTROL PER DETAIL 8171, SHEET SL1.4.
2. PROVIDE AND INSTALL DIRECT BURY APS 38'-6" POLE WITH A BURY DEPTH OF 6'-6" AND WITH AN 8' MAST ARM PER APS DETAIL 8040, SHEET SL1.4.
3. EXACT VOLTAGE TO BE DETERMINED WITH APS.

CALCULATIONS LUMINAIRE SCHEDULE

SYMBOLS	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS	MOUNTING HEIGHT	B-U-G RATING
	ERL1-0-10-C3-40-A-GRAY-G-L-R-X	GE EVOLVE	4000K LED'S	ERL1_10C340.IES	9,800	0.90	97	40'-0"	B2-U0-G2

GENERAL ENGINEERING NOTES:

1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIATION FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SIRE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SIRE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.
15. THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS (TYPICALLY THE 100 WATT/9,500 LUMEN AND THE 150 WATT/16,000 LUMEN FIXTURES) ARE TO BE PAID BY THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON ARTERIAL STREETS (TYPICALLY THE 250 WATT/30,000 LUMEN FIXTURES) ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.

CONSTRUCTION NOTES:

1. WHEN SOURCE IS ON THE SAME SIDE OF THE STREET, J-BOX TO BE PLACED ON BACK SIDE OF POLE. WHEN SOURCE IS ON OPPOSITE SIDE OF STREET, J-BOX TO BE PLACED ON THE SIDE OF POLE WHERE TRAFFIC IS APPROACHING. CENTERLINE OF J-BOX TO BE 24" MIN. UP TO 60' MAX. FROM CENTERLINE OF POLE.
2. CONTRACTOR SHALL PROVIDE AND INSTALL STREET LIGHT POLES, MAST ARMS, AND LUMINAIRES.
3. CONTRACTOR SHALL PROVIDE AND INSTALL APS APPROVED JUNCTION BOXES, GROUND RODS, SONOTUBES, FLAT STRAP, CONDUIT PLUGS AND ELECTRONIC MARKERS PER APS SPECIFICATIONS AND STANDARDS.
4. CONTRACTOR SHALL TRENCH AND PROVIDE AND INSTALL APS APPROVED CONDUIT BETWEEN JUNCTION BOXES. APS TO PROVIDE AND INSTALL CONDUCTORS.
5. CONTRACTOR SHALL INSTALL 1" FLEX CONDUIT AND CONDUCTORS FROM POLE TO JUNCTION BOX.
6. CONTRACTOR SHALL CONTACT APS AT 602-371-7546 A MINIMUM OF THREE WEEKS PRIOR TO CONSTRUCTION TO COORDINATE INSTALLATION AND REMOVAL REQUIREMENTS.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIAL AND LABOR TO RECEIVE POWER FROM APS.

Evolve® LED Roadway Lighting

Cobra Head (ERL1)

Catalog Logic

Project Name

Date

Notes

Type

SINGLE

ERL1

Prod. ID

Voltage

Lumens

Distribution¹

CCT

Controls per ANSI C136.41

Color

Options

E = Evolve

0 = 120-277¹

D2²

A3 = Type II Narrow

27 = 2700K³

D = 7-Pin Receptacle with Shorting Cap

BLCK = Black

A = 4 Bolt Slipfitter⁴

R = Roadway

H = 347-480⁵

03

B3 = Type II Wide

30 = 3000K⁶

D = 7-Pin Receptacle with Long Life non-Dimming PE Control⁷

DKBZ = Dark Bronze

B = Tether

L = Local

1 = 120

05

D3 = Type IV

Note: 0-10V control standard unless DALI Option "U" requested

GRAY = Gray

F = Fusing

T = Single Module

2 = 208

06

E3 = Type II Enhanced Back Light

WHITE = White

G = Internal Bubble Level

3 = 240

07

L = Tool-Less Entry

4 = 277

08

R = Secondary 10K/5KA SPD

D = 347

09

T = Secondary 20K/10KA SPD

5 = 480

10

U = DALI Programmable⁸

V1 = Field Adjustable Module⁹

X = Single Pack⁷

Y = Coastal Finish¹⁰

XXX = Special Options

1 Not Available with Fusing

2 Q2 lumen level voltage options 1, 2, 3, and 8 only

3 Nominal E3 Type casing subject to typical variations. Individual units may differ

4 Select 2700K or 3000K CCT for 10K approved units

5 PE Control Only available for 120-277V or Discrete 347V or 480V. Not available for 347-480V.

6 Load time varies. Contact Factory

7 Compatible with LightGrid

8 Not available in 347V, 480V or 347-480V for Lumen Output Levels 07-10

9 Options provides single pack box per fixture. Standard packaging = 23 units per MagnaPak. Container

10 Recommended for installations within 150 feet from coast. Load time varies, check with factory.

11 Not available with DALI "U" option

SUGGESTED HID REPLACEMENT

Previous

Optical Pattern

Latest

New Optical Pattern

A1, B1

Extra Narrow/ Narrow Asymmetric

A3

Type II Narrow

CL E1

Asymmetric Short/ Medium

B3

Type II Wide

DL G1

Asymmetric Forward/Extra Wide

C3

Type III

F1

Asymmetric Wide

D3

Type IV

N/A

N/A

E3

Type II Enhanced Back Light

The information above is designed to provide a guideline to select the correct luminaire for a roadway application. The best and most accurate way to ensure the proper design is by doing a lighting layout.

GE current

a Daintree company

DLG

Not all product variations listed on this page are DEC qualified. Visit www.designlights.org search to confirm qualifications.

Evolve® LED Roadway Lighting

Cobra Head (ERL1)

Project Name

Date

Notes

Type

SINGLE

CONSTRUCTION

Housing:

Aluminum die cast enclosure casting integral heat sink for maximum heat transfer

Lens:

Impact resistant tempered glass

Paint:

(RAL & custom colors available)
Standard = Black, Dark Bronze, Gray, White
Optional = Coastal Finish

Weight:

12.4 lbs (5.6kg)

OPTICAL SYSTEM

Lumens:

2,000 - 10,000

Distribution:

Type II, III, IV and Type II Narrow, and Type II Enhanced Backlight

Efficacy:

110-143 LPW

CCT:

2700K, 3000K, 4000K

CRI:

≥ 70

ELECTRICAL

Input Voltage:

120-277V or 347-480V

Input Frequency:

50/60Hz

Power Factor:

≥ 90% at rated watts

Total Harmonic Distortion:

≤ 20% at rated watts

SURGE PROTECTION*

Standard

Optional

10KV/5KA

Secondary 10KV/5KA (R Option) or
Secondary 20KV/10KA (T Option)

*Per ANSI C136.2-2018

LUMEN MAINTENANCE

Projected Lx per IES TM-21-11 at 25°C

Lumen Codes

Distributions

25,000 HR

50,000 HR

60,000 HR

02.03.04, 05.06

A3,B3,C3,D3,E3

L96

L95

L94

07.08.09

A3,B3,C3,D3,E3

L95

L91

L89

10

A3,B3,C3,D3,E3

L89

L80

L76

Note: Projected Lx based on LM80 (≥ 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

RATINGS

Operating Temperature:

-40°C to 50°C

Vibration:

3G per ANSI C136.31-2018

LM-79:

Testing in accordance with IES Standards

CONTROLS

Dimming:

Standard - 0-10V
Optional - DALI (Option U)

Sensors:

Photo Electric Sensors (PE) available
LightGrid Compatible

WARRANTY

5 Year (Standard)

10 Year (Optional)

GE current

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UL

UL

UL 1594

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Evolve® LED Roadway Lighting

Cobra Head (ERL1)

Spec Tables

Project Name

Date

Notes

Type

SINGLE

LUMEN OUTPUT	DIST.	LUMENS			WATTAGE		BUG RATINGS		
		4000K	3000K	2700K	277V	480V	4000K	3000K	2700K
02	A3	2000	1900	1900	14	N/A	B1-U0-G1	B1-U0-G1	B1-U0-G1
	B3						B1-U0-G1	B1-U0-G1	
	C3						B1-U0-G1	B1-U0-G1	
	D3						B0-U0-G1	B0-U0-G1	
03	E3	3000	2900	2800	22	26	B1-U0-G1	B1-U0-G1	B1-U0-G1
	A3						B1-U0-G1	B1-U0-G1	
	B3						B1-U0-G1	B1-U0-G1	
	D3						B1-U0-G1	B1-U0-G1	
04	E3	4000	3900	3800	31	34	B1-U0-G1	B1-U0-G1	B1-U0-G1
	A3						B1-U0-G1	B1-U0-G1	
	B3						B1-U0-G1	B1-U0-G1	
	D3						B1-U0-G1	B1-U0-G1	
05	E3	5000	4900	4700	39	43	B1-U0-G1	B1-U0-G1	B1-U0-G1
	A3						B1-U0-G1	B1-U0-G1	
	B3						B1-U0-G1	B1-U0-G1	
	D3						B1-U0-G1	B1-U0-G1	
06	E3	6000	5800	5700	47	52	B1-U0-G2	B1-U0-G2	B1-U0-G2
	A3						B2-U0-G2	B2-U0-G2	
	B3						B1-U0-G2	B1-U0-G2	
	D3						B1-U0-G2	B1-U0-G2	
07	E3	7000	6800	6600	58		B1-U0-G2	B1-U0-G2	B1-U0-G2
	A3						B2-U0-G2	B2-U0-G2	
	B3						B1-U0-G2	B1-U0-G2	
	D3						B1-U0-G2	B1-U0-G2	
08	E3	8000	7800	7600	71		B2-U0-G2	B2-U0-G2	B2-U0-G2
	A3						B2-U0-G2	B2-U0-G2	
	B3						B2-U0-G2	B2-U0-G2	
	D3						B2-U0-G2	B2-U0-G2	
09	E3	9000	8800	8500	84		B2-U0-G2	B2-U0-G2	B2-U0-G2
	A3						B2-U0-G2	B2-U0-G2	
	B3						B2-U0-G2	B2-U0-G2	
	D3						B2-U0-G2	B2-U0-G2	
10	E3	9800	9600	9250	97		B2-U0-G2	B2-U0-G2	B2-U0-G2
	A3						B2-U0-G2	B2-U0-G2	
	B3						B2-U0-G2	B2-U0-G2	
	D3						B2-U0-G2	B2-U0-G2	

For additional information on ERL1 IES files, please click one of the following links:

Non-Shielded

Shielded

GE current

a Daintree company

UL

UL

UL 1594

UL

UL

UL

UL

UL

UL

UL

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REVISIONS DESCRIPTION

DATE

REV. NO.

STREET LIGHTING GENERAL ELECTRICAL INFORMATION

AUTOSHOW DRIVE PUBLIC IMPROVEMENTS

SURPRISE, AZ

2022

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: 021-05727
drawing no.: _____
date: 07-29-2022

SHEET
SL1.1

olsson

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Phoenix, AZ 85020-5282
TEL 602.748.1000
www.olsson.com

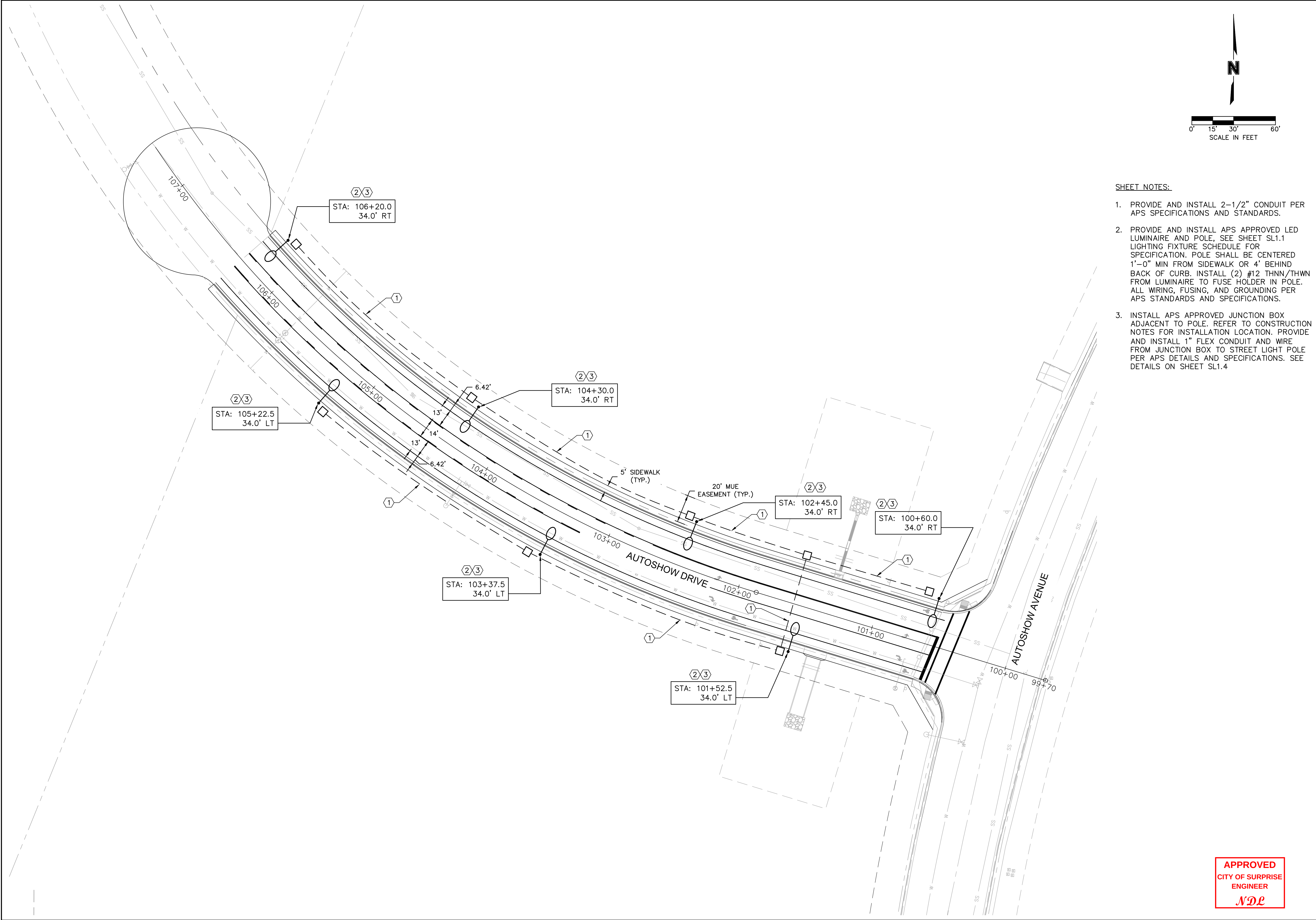
Call at least two full working days before you begin excavation.
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In Maricopa County: (602) 263-1100

REVISIONS

FS21-979

Page 34 of 208

DWG: \\oa.dd.oaconsulting.com\nts-nsi\Projects-direct\2021\05501-06000\021-05727\40-Design\AutoCAD\Final Plans\Sheets\MECH\ELECTRICAL\E_NSLGT_02105727.dwg
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- SHEET NOTES:
1. PROVIDE AND INSTALL 2-1/2" CONDUIT PER APS SPECIFICATIONS AND STANDARDS.
 2. PROVIDE AND INSTALL APS APPROVED LED LUMINAIRE AND POLE, SEE SHEET SL1.1 LIGHTING FIXTURE SCHEDULE FOR SPECIFICATION. POLE SHALL BE CENTERED 1'-0" MIN FROM SIDEWALK OR 4' BEHIND BACK OF CURB. INSTALL (2) #12 THNN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS STANDARDS AND SPECIFICATIONS.
 3. INSTALL APS APPROVED JUNCTION BOX ADJACENT TO POLE. REFER TO CONSTRUCTION NOTES FOR INSTALLATION LOCATION. PROVIDE AND INSTALL 1" FLEX CONDUIT AND WIRE FROM JUNCTION BOX TO STREET LIGHT POLE PER APS DETAILS AND SPECIFICATIONS. SEE DETAILS ON SHEET SL1.4

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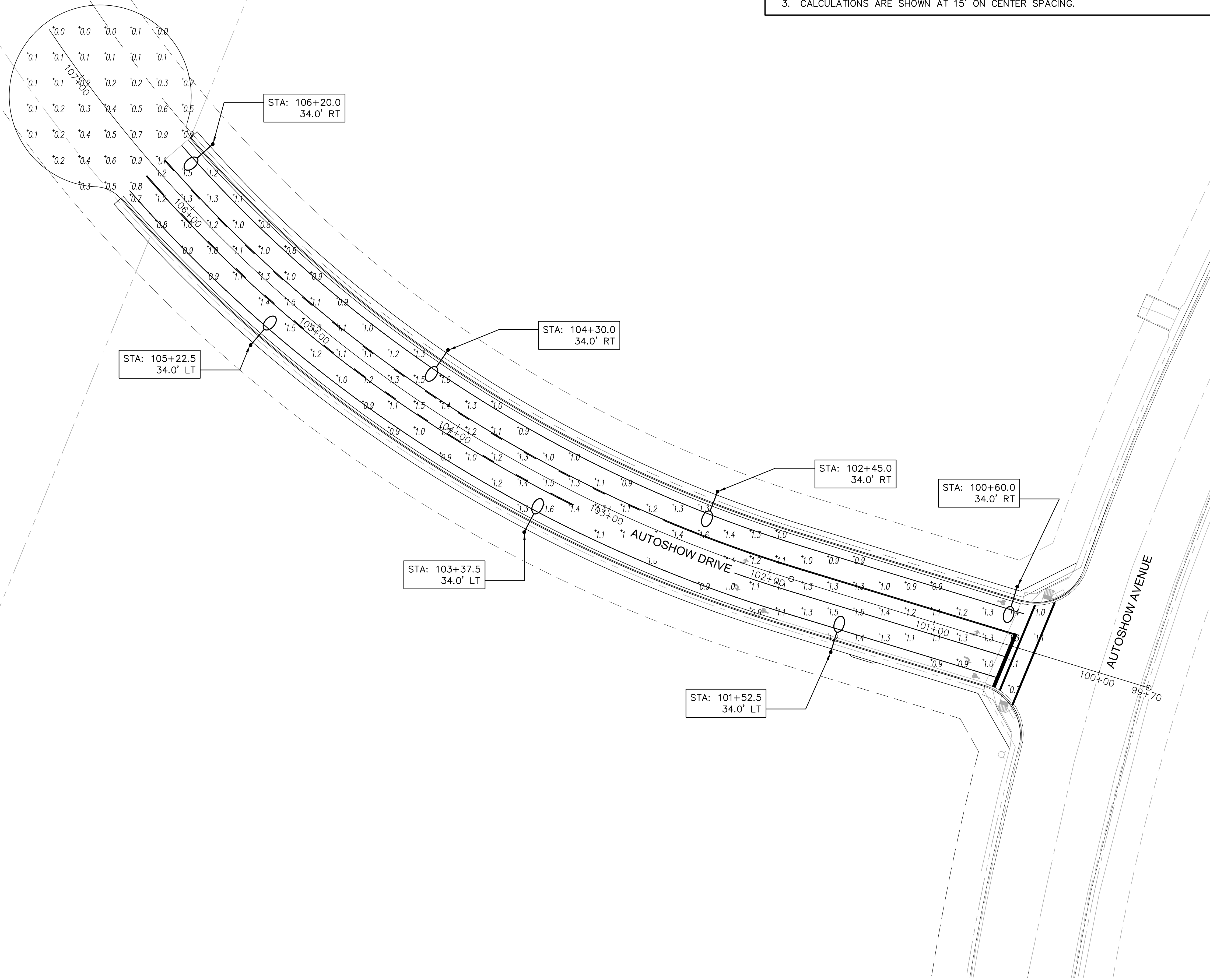
REV. NO.	DATE	REVISIONS DESCRIPTION

STREET LIGHTING PLAN	2022
AUTOSHOW DRIVE PUBLIC IMPROVEMENTS	
SURPRISE, AZ	

drawn by: MV/KCT	
checked by: DK/TDW	
approved by: DK/FLE	
QA/QC by: DK/RAZ	
project no.: 021-05727	
drawing no.:	
date: 07-29-2022	

SHEET
SL1.2

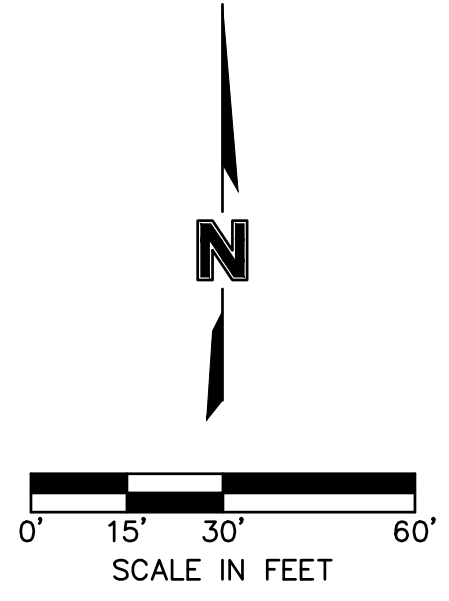
D-Design\AutoCAD\Final Plans\Sheets\MECH\ELECTRICAL\E_NSLGT_02105727.dwg
C_XBASE_02105727 C_PUTIL_02105727 E_PLTG_02105727



STREET LIGHTING CALCULATION SUMMARY						
AREA	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVE/MIN
AUTOSHOW DRIVE	+	1.13	1.6	0.6	2.67	1.88
CUL-DE-SAC	+	0.33	1.1	0.0	N.A.	N.A.

NOTES:

1. CALCULATIONS ARE IN FOOTCANDLES.
2. CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE.
3. CALCULATIONS ARE SHOWN AT 15' ON CENTER SPACING.

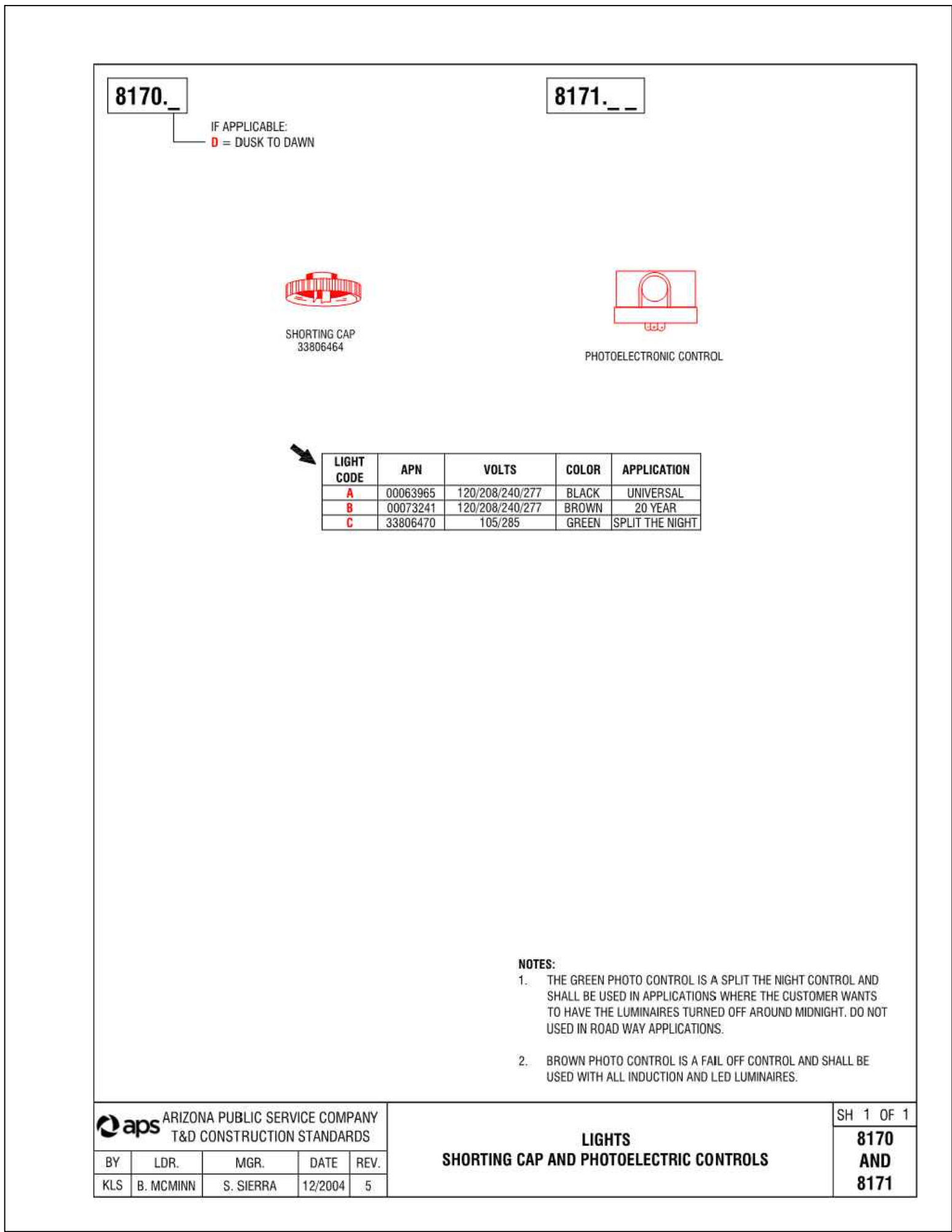
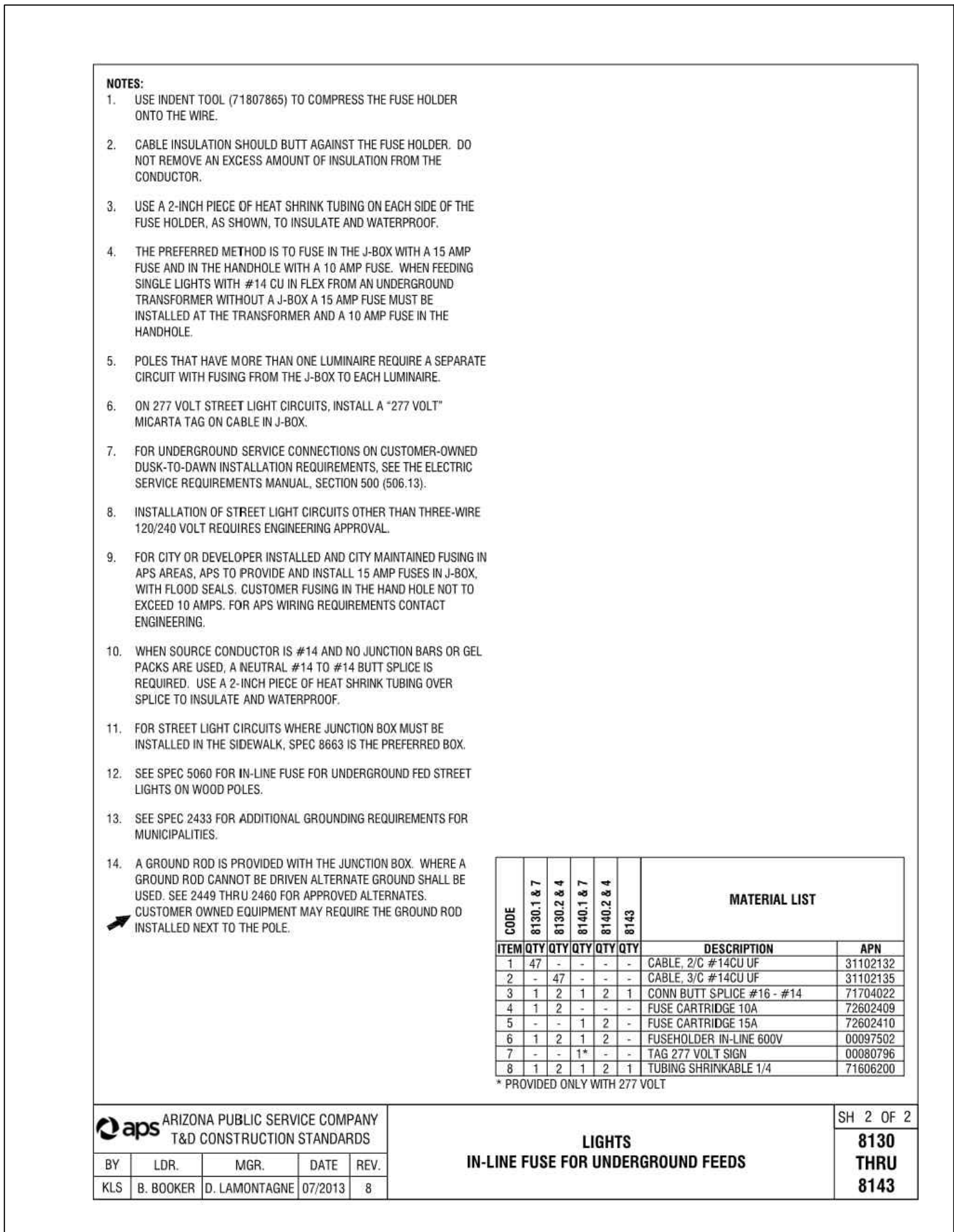
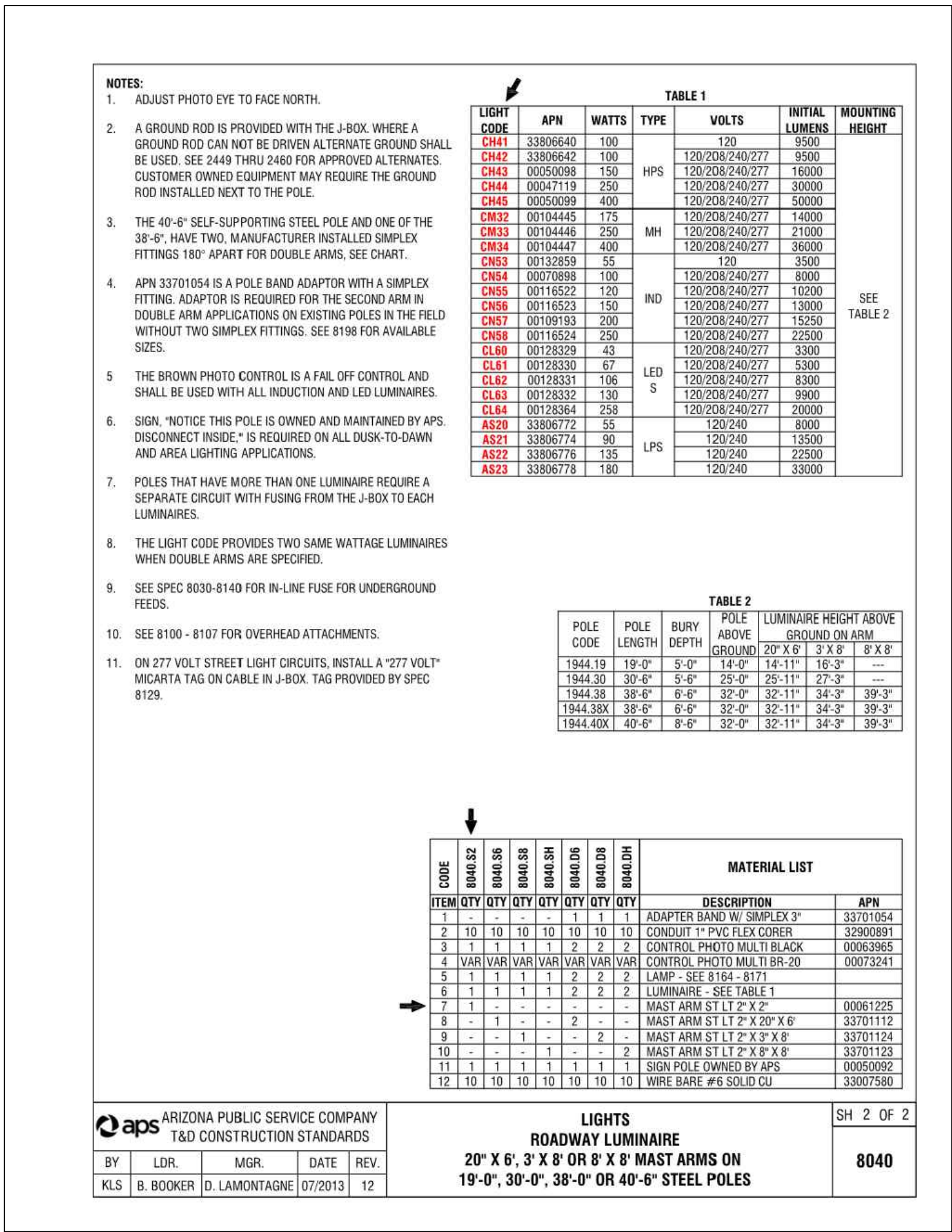
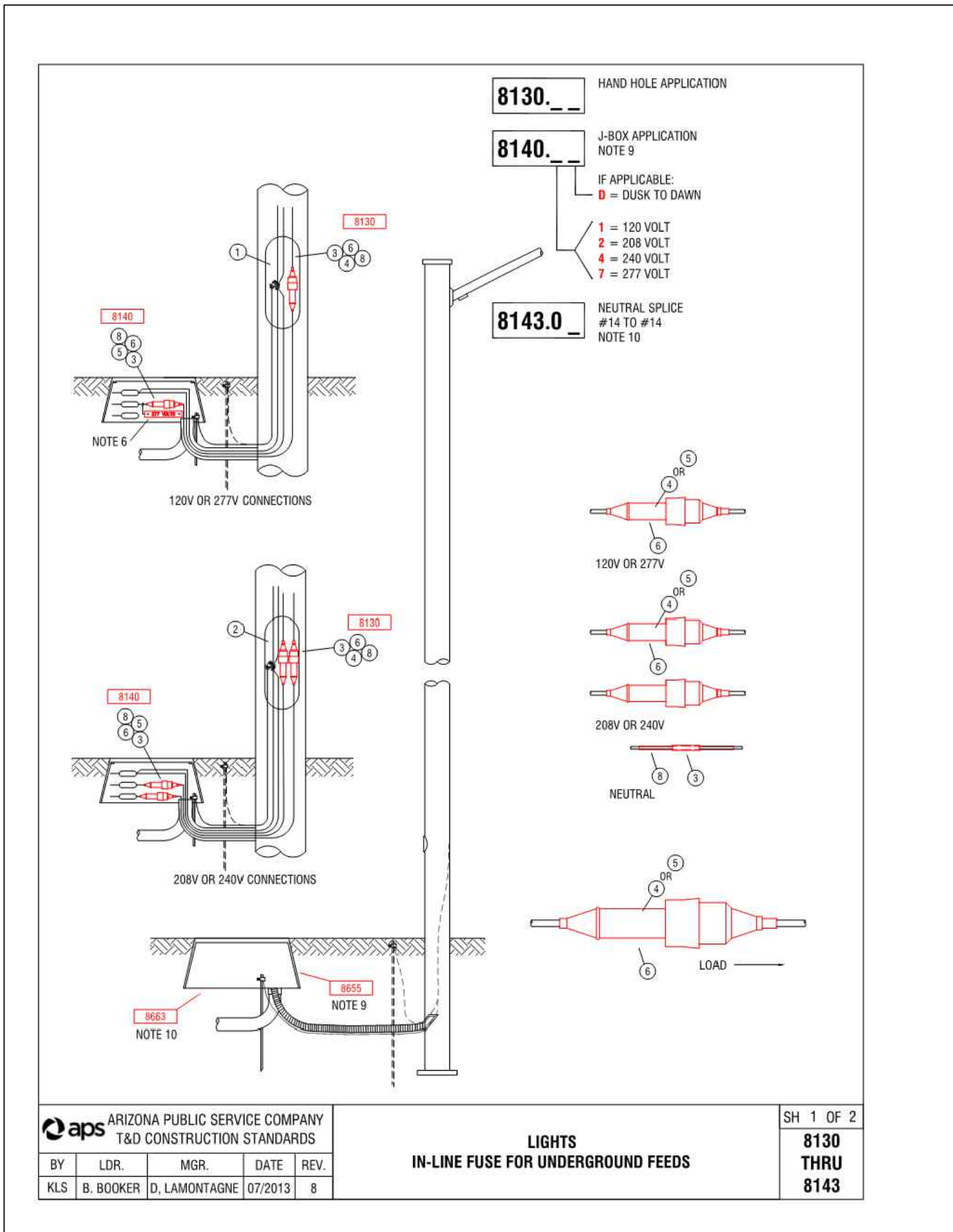
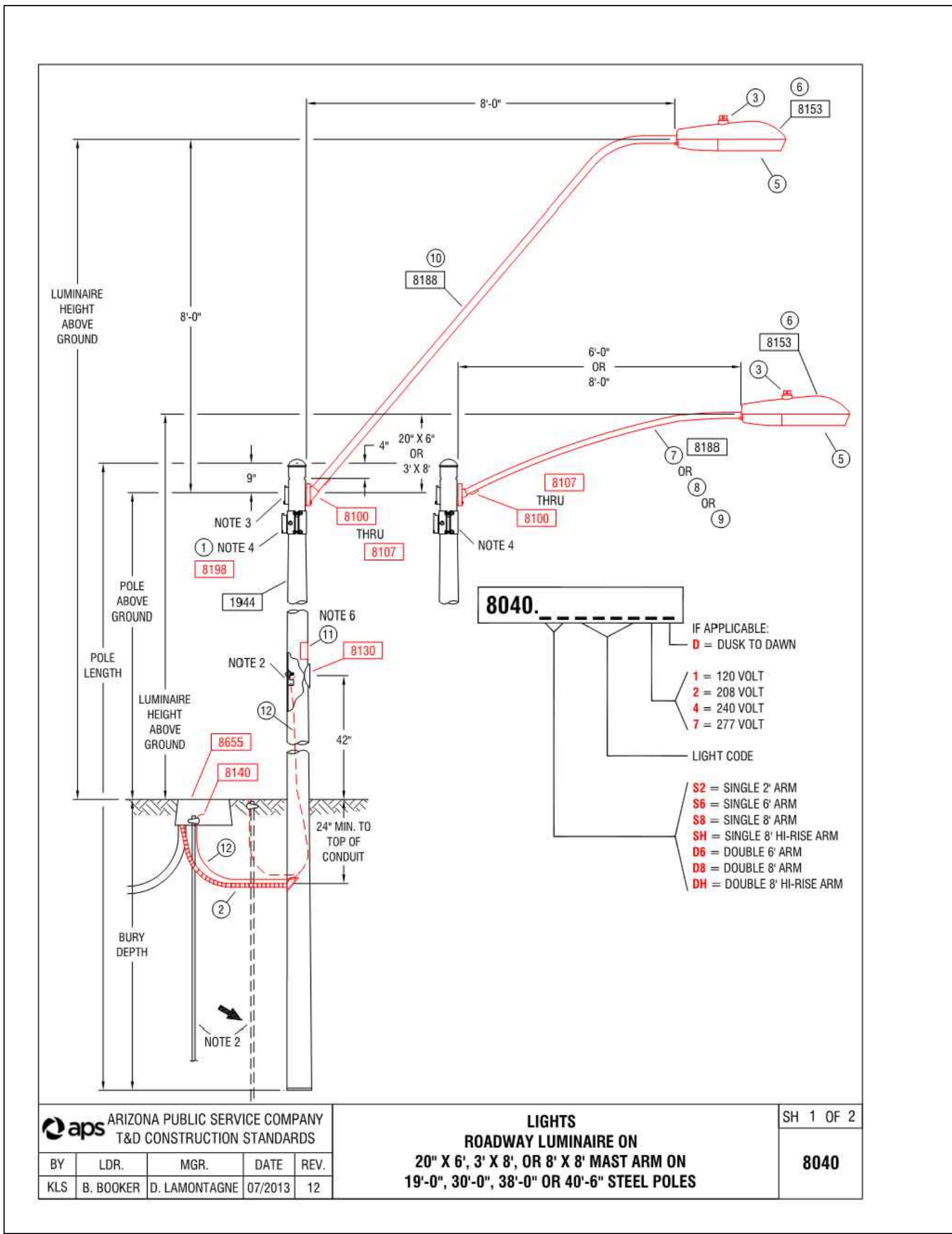


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[illegible]

GENERAL NOTES:

1. STREET LIGHTING IS DESIGNED FOR A NOMINAL 40' LUMINAIRE MOUNTING HEIGHT WITH 8'X8' MAST ARM(S).



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STREET LIGHTING DETAILS

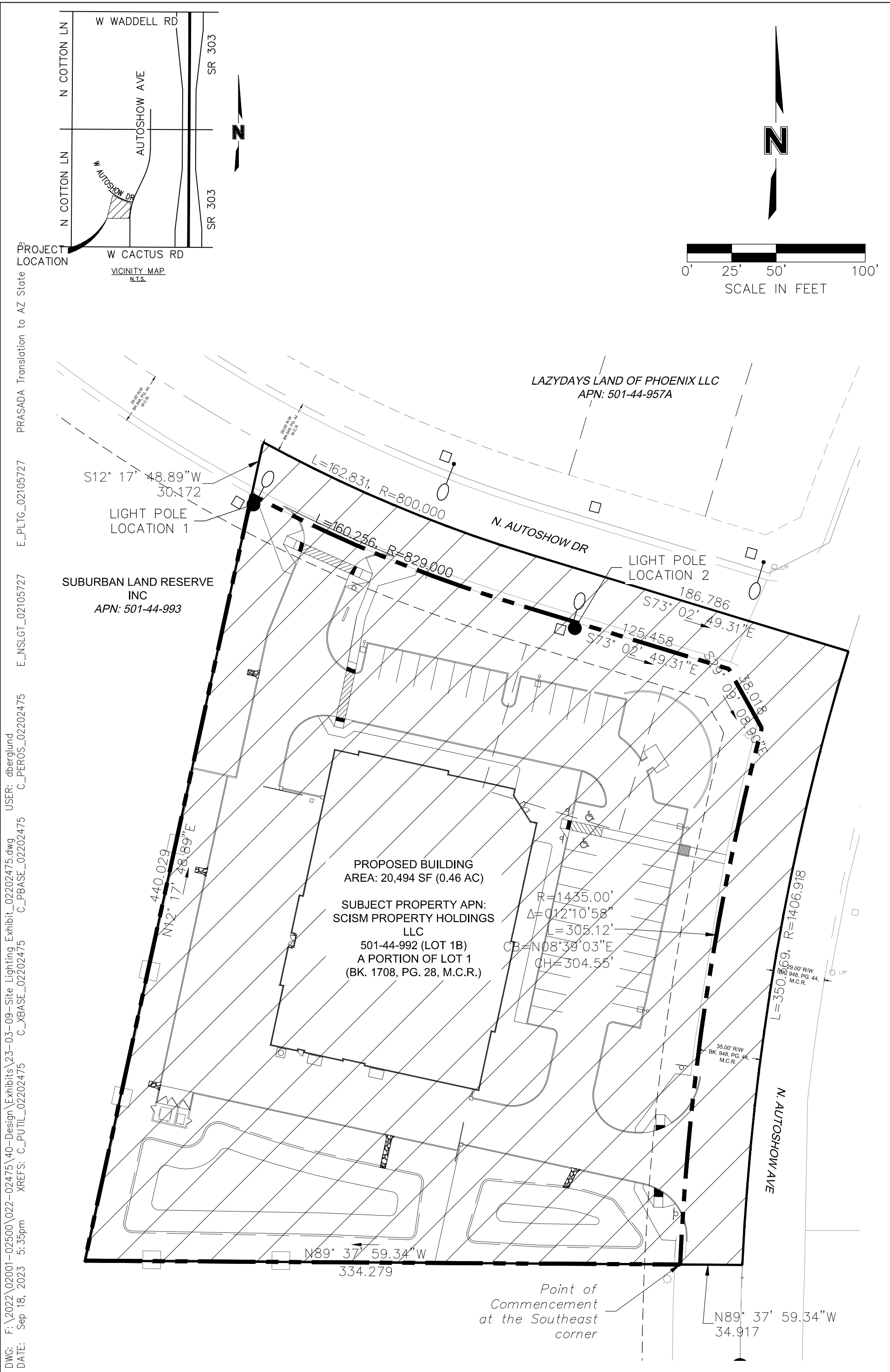
AUTOSHOW DRIVE PUBLIC IMPROVEMENTS

SURPRISE, AZ

2022

drawn by: M/VKT
checked by: DK/TDW
approved by: DK/FILE
QA/QC by: DK/RAZ
project no.: 021-05727
drawing no.:
date: 07-29-2022

SHEET SL1.4



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USER: dberglund
PRASADA Translation to AZ State
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E_NSLGT_02105727
E_PLOT_02105727

PROJECT NO: 022-02475	SLID	 6437 W Chandler Blvd Chandler, AZ 85226 TEL 480.829.6000 www.olsson.com	EXHIBIT
DRAWN BY: KSB			B
DATE: 09/01/2023			

Recording requested by:

City of Surprise
City Clerk's Office
16000 N Civic Center Plaza
Surprise, Arizona 85374

SLIDReso2024161-8-1-1--
Garcia

RESOLUTION 2024-161

CITY OF SURPRISE, ARIZONA

SU-AutoshowWest3212

STREET LIGHTING IMPROVEMENT DISTRICT

RESOLUTION # 2024-161

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA, DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES UPON THE ASSESSED VALUATION OF ALL REAL AND PERSONAL PROPERTY IN A CERTAIN DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, SU-AutoshowWest3212 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as "City"), to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for the lighting of the public street and parks (hereinafter referred to as "Improvements") for the real property legally described in Exhibit A (such area hereinafter referred to as the "District") with such boundaries as shown in the map in Exhibit B attached hereto pursuant to the provisions of Section 48-576, Arizona Revised Statutes, giving the City immediate jurisdiction to order the improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, without the necessity of the publications or posting of this Resolution provided for in Sections 48-578, Arizona Revised Statutes;

WHEREAS, the City has verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District, and;

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes without the necessity of publications and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

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

Section 1. The City, after verifying ownership of the real property included within the boundaries of the District, hereby finds the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, SU-AutoshowWest3212 LIGHTING IMPROVEMENT DISTRICT."

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvement as so described above.

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of ad valorem taxes upon the assessed value of all real and personal property in the District to be known and designated as "CITY OF SURPRISE, ARIZONA, SU-AutoshowWest3212 LIGHTING IMPROVEMENT DISTRICT" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 6. The Superintendent of Streets or equivalent of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

Section 7. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the District, which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Section 42-17101, et seq., 42-17152, Arizona Revised Statutes. The Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by ad valorem taxes upon all of the property of the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City. All statutes providing for the levy and collection of State of Arizona and County taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 8. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents (\$1.20) per each hundred dollars of taxable valuation thereof in any year.

Section 9. The District shall not engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing of energy for street and public park lighting.

Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction street lighting facilities within any part or all of the same territory as the District.

Section 11. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

Section 12. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

Section 13. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

APPROVED AND ADOPTED this 4th day of November 2024.



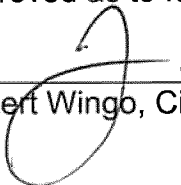
Skip Hall, Mayor

Attest:



Kristi Passarelli, City Clerk

Approved as to form:



Robert Wingo, City Attorney

EXHIBIT A

Legal Description

SLID BOUNDARY – LEGAL DESCRIPTION

The land referred to herein below is situated in a portion of the Southwest quarter of Section 13, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, and is described as follows:

BEGINNING at the Northeast corner of Lot 3 as described in Record of Survey Lot Line Adjustment, Book 1641, Page 23, or Fee# 2022-0055974 of the records of the Maricopa County Recorder's Office, whence the Northwest corner of said Lot 3, bears South 90°00'00" West, a distance of 627.72 feet;
 THENCE North 90°00'00" East along the prolongation of the North boundary line of said Lot 3, a distance of 29.00 feet to a point along the centerline of Autoshow Avenue, as described in the Final Plat of "Prasada-Phase 1A, Lots 4, 5, 6, and 10" shown in Book 1013, Page 33, or Fee# 2008-1000844, of the records of the Maricopa County Recorder's Office;
 THENCE South 00°14'18" West, along said centerline of Autoshow Avenue, a distance of 55.13 feet to a point marking the beginning of a tangent curve concave to the Northwest, having a radius of 1400.00 feet;
 THENCE along said tangent curve concave to the Northwest, an arc distance of 612.50 feet to a point;
 THENCE South 25°18'19" West, a distance of 447.13 feet to a point marking the beginning of a tangent curve concave to the Southeast, having a radius of 1400.00 feet;
 THENCE along said tangent curve concave to the Southeast, an arc distance of 204.09 feet to a point intersecting the centerline of Autoshow Drive as described in the aforementioned Final Plat of "Prasada-Phase 1A, Lots 4, 5, 6, and 10";
 THENCE departing said centerline of Autoshow Avenue North 73°02'49" West, along said centerline of Autoshow Drive, a distance of 186.79 feet to a point marking the beginning of a tangent curve concave to the Northeast, having a radius of 800.00 feet;
 THENCE along said tangent curve concave to the Northeast, an arc distance of 431.62 feet to a point intersecting a projected line of the Westerly boundary line of the aforementioned Lot 3;
 THENCE North 22°07'55" East along said prolongation and along said Westerly boundary line of said Lot 3, a distance of 743.20 feet to a point;
 THENCE North 00°14'18" East continuing along said Westerly boundary line, a distance of 270.70 feet to a point;
 THENCE departing said Westerly boundary line South 90°00'00" East along the aforementioned North boundary line of Lot 3, a distance of 627.72 feet to the POINT OF BEGINNING;

Comprising an area of 746395.29 square feet or 17.135 acres.

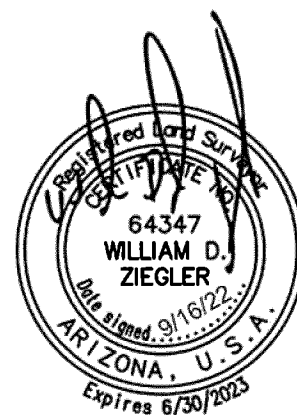
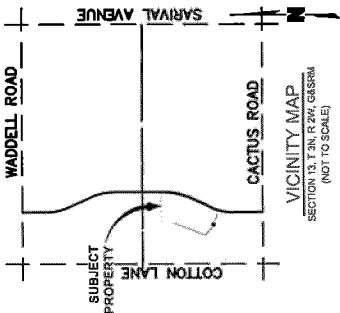


EXHIBIT B

Map

EXHIBIT 'B'



N

0' 75' 150'
SCALE IN FEET

POB
N00°14'18" 270.70'

VACANT
APN: 501-44-959

N22°07'55"E 743.20'

APN: 501-44-957A

EXISTING VACANT
LAND
PROPOSED USED
CAR LOT
APN: 501-44-958

S90°00'00"W 627.72'

N90°00'00"E 29.00'

S00°12'18"W 612.50'
R=1400.00'

VACANT
APN: 501-40-972

S25°18'19"W 447.13' R=1400.00'

N AUTOSHOW AVE

VACANT
APN: 501-40-973

S25°18'19"W 204.09'

VACANT
APN: 501-40-957

N73°02'49"W
431.62' R=800.00'

N73°02'49"W
186.79'

AUTOSHOW DRIVE



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2025
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 5

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

Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Graham Ranch Estates Rural Subdivision (Tierra Buena Improvements), generally located at the northeast corner of West Tierra Buena Lane and North Reems Road; Resolution # 2025-04.

Motion:

I move to approve Resolution #2025-04.

Background:

The Public Works Department conducted the final inspection of the public improvements to Graham Ranch Estates Rural Subdivision (Tierra Buena Improvements) on or about August 1, 2024, totaling approximately 558 LF of water lines, and approximately 553 LF of wastewater lines, and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes water lines and wastewater lines. The roadway is private.

Objective Analysis:

The improvements to this property provide sewer lines to convey wastewater from the property to the city's public system, and water lines to convey domestic water to the property. This action will accept the required infrastructure.

Policy Compliant:

The 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 sewer and water infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$158,049.16.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported by the city's Water Operations, and Wastewater Operations, and Stormwater Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

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

ATTACHMENTS:

1. 01_Resolution 2025-04-Infra Accept Graham Ranch Estates
 2. 02_Notice of Completion Graham Ranch Estates
 3. 03_Inspector Project Sign Off Form Graham Ranch Estates
 4. 04_Linear Foot Verification Graham Ranch Estates
-

RESOLUTION # 2025-04

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AT GRAHAM RANCH ESTATES RURAL SUBDIVISION, GENERALLY LOCATED AT THE NORTHEAST CORNER OF WEST TIERRA BUENA LANE AND NORTH REEMS ROAD.

WHEREAS, the Mayor and City Council (“Council”) of the City of Surprise approved a final plat entitled “Graham Ranch Estates Rural Subdivision” on October 12, 2006; a replat entitled “A Replat of Graham Ranch Estates Rural Subdivision” on March 3, 2020; and a replat entitled “Re-Plat No. 2 of Graham Ranch Estates Rural Subdivision” on August 16, 2022;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer of Graham Ranch Estates Rural Subdivision (the “Developer”), installed certain public improvements, including sewer lines, and water lines. The sewer lines, and water lines are all collectively referred to as “Public Improvements”;

WHEREAS, pursuant to Surprise Municipal Code (“SMC”) Chapter 108, Article III, Section 108-3.5, the Developer shall maintain all Public Improvements for a period of two years, beginning from the date of conditional acceptance of said improvements by the Council (“Conditional Acceptance”);

WHEREAS, the Developer dedicated to the City the Public Improvements generally located at the northeast corner of West Tierra Buena Lane and North Reems Road;

WHEREAS, on or about August 1, 2024, the City of Surprise Public Works Department completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise acknowledges that the Developer’s two-year warranty period will begin upon the Council’s conditional acceptance of the Public Improvements; and

WHEREAS, after the conclusion of the Developer’s two-year warranty period, the City of Surprise will complete a final acceptance inspection, and upon clearance, will accept the Public Improvements, release the warranty assurance, and begin maintenance of the Public Improvements.

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 Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon clearance and final acceptance of the Public Improvements at the conclusion of the two-year warranty period, the City will release the warranty and begin maintenance of the Public Improvements.

APPROVED AND ADOPTED this _____ day of _____, 2025.

Skip Hall, Mayor

Attest:

Approved as to form only:

Kristi Passarelli, City Clerk

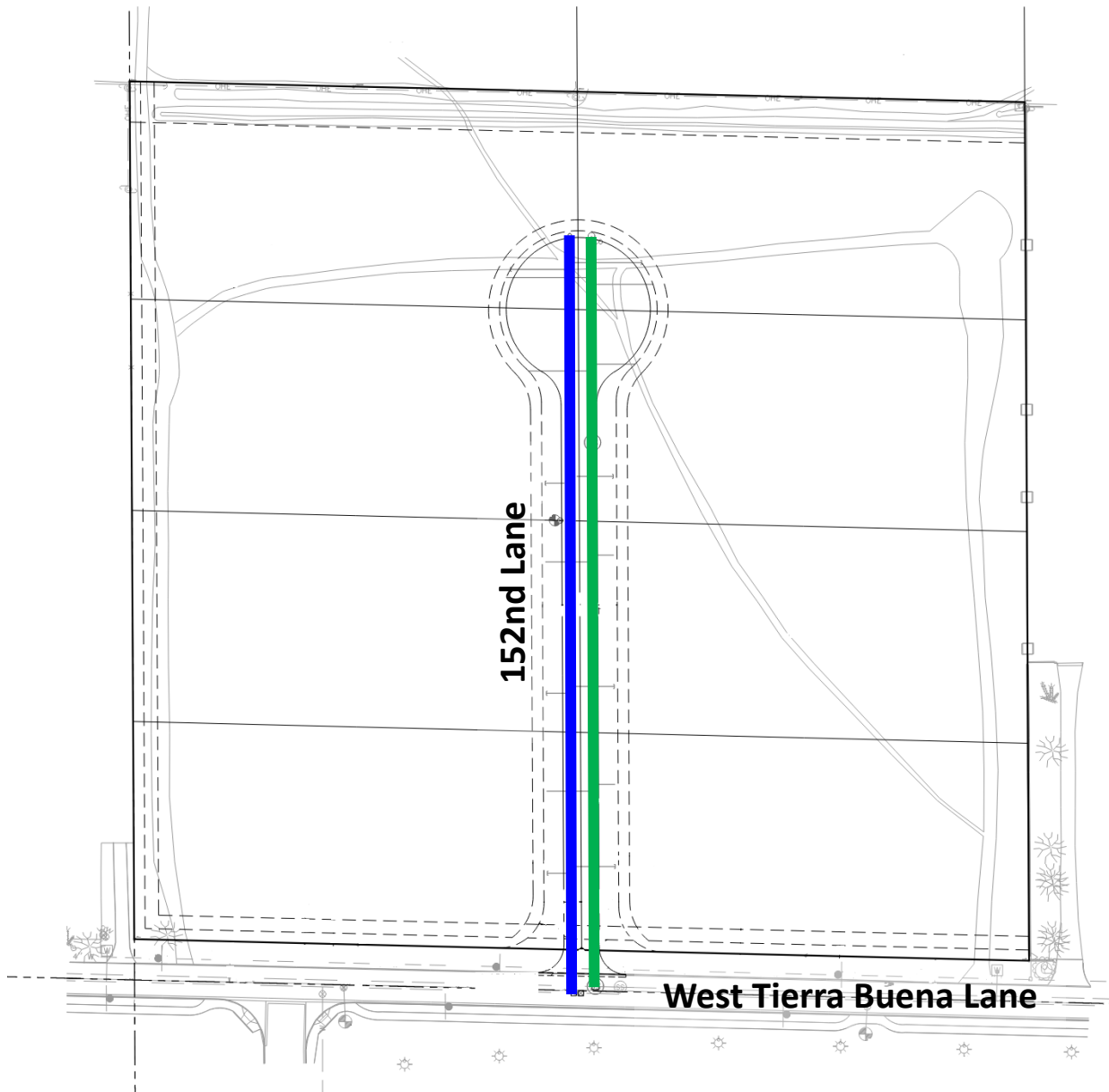
Robert Wingo, City Attorney

EXHIBIT A

Map of Infrastructure

EXHIBIT A

Graham Ranch Estates Rural Subdivision (Tierra Buena Improvements)



INFRASTRUCTURE TO

BE ACCEPTED:

SEWER

WATER

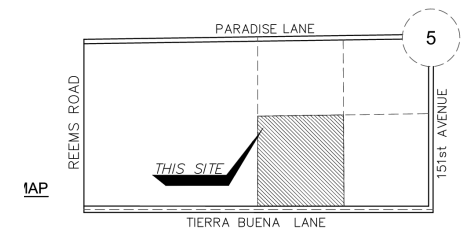


EXHIBIT B

List and Cost of Improvements



EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council

From: Public Works – Engineering Services

Date: 10/23/2024

Re: FS21-696 Graham Ranch Estates Rural Subdivison (Tierra Buena Improvements)

The public improvements for the above project have been completed and are tentatively scheduled for conditional acceptance by Council. 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	\$68,602.09
City Water	\$89,447.07
Total	\$158,049.16

September 25, 2024

Platinum Home Builders
20033 N. 19th Avenue, Suite 121
Phoenix, AZ 85027

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR REPLAT NO 2 GRAHAM
RANCH ESTATES & IMPROVEMENT PLANS – FS21-696**

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. 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*

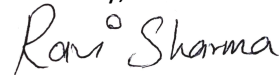
*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

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 623-222-6130 or at Ravi.Sharma@surpriseaz.gov.

Sincerely,



Ravi Sharma, P.E.
Engineering Manager

cc: Nuning Lemka, City Engineer
Eric Boyles, Transportation Director
Melinda Tinney, Finance Senior Accountant
Tracy Mills, IT Technical Services Manager
Jacob Moreno, Streets Manager

Robert Fields, PW Field Engineering Supervisor
Erick Martin, Finance Assistant Director
Michael Boule, Water Resource Management Director
Raquel Montero, WRM Assistant Director-Utility Operations
Monroe Colter, WRM Infrastructure Manager



1-22-24 Date of Punch-List Walk 2-2-24 Date Punch-List Completed

Platinum Home Builders

WATER NOTES

NO.	DESCRIPTION	QTY	UNITS
1	INSTALL 8"X8" TAPPING SLEEVE AND VALVE, BOX, AND COVER PER MAG STD DTL 340, SEE SHEET DT01	1	EA
2	INSTALL 8" PVC WATER LINE PER CITY OF SURPRISE DESIGN STANDARDS, CHAPTER 6	302	LF
	INSTALL 1" COPPER (TYPE K) WATER		

WATER NOTES

NO.	DESCRIPTION	QTY	UNITS
2	INSTALL 8" PVC WATER LINE PER CITY OF SURPRISE DESIGN STANDARDS, CHAPTER 6	256	LF
	INSTALL 1" COPPER (TYPE K) WATER		

Total 558 LF Water

SEWER NOTES

NO.	DESCRIPTION	QTY	UNITS
1	INSTALL NEW SEWER SERVICE TAP PER CITY OF SURPRISE DESIGN STANDARDS, SECT 7.8	1	EA
2	INSTALL 8" SDR-35 SEWER LINE PER CITY OF SURPRISE DESIGN STANDARDS, CHAPTER 7	298	LF
	INSTALL 4" SEWER SERVICE PER		

SEWER NOTES

NO.	DESCRIPTION	QTY	UNITS
2	INSTALL 8" SDR-35 SEWER LINE PER CITY OF SURPRISE DESIGN STANDARDS, CHAPTER 7	255	LF
	INSTALL SEWER SERVICE PER		

Total 553 LF Sewer



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 7, 2025 Contact Person: Adam Lane
Submitting Department: Human Svcs and Comm District: Citywide
Vitality
Staff Recommendations:

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

Consideration and action pertaining to approval of an amendment to the Intergovernmental Agreement with Maricopa County, an amendment to the Fiscal Year 2025 Contract Award Authority List, and approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$207,400 to facilitate temporary shelter and housing services; Resolution #2025-07.

Motion:

I move to approve Resolution #2025-07.

Background:

Maricopa County and the City of Surprise entered into a financial Intergovernmental Agreement (“IGA” or “Agreement”) on or about November 21, 2023, for the term of November 1, 2023, through June 30, 2024, for the Temporary Shelter and Housing Services Initiative to expand homeless services in the Surprise area.

Amendment No. 1 to the IGA was executed on or about June 26, 2024, extending the term of the IGA through June 30, 2025, and provided grant funding of \$150,000.

For Amendment No. 2 the County shall provide a not to exceed amount of \$357,350 (\$207,350 in County General Funds and \$150,000 in funds previously provided to the County through an IGA with ADES). The funding period of availability is July 1, 2024, through June 30, 2025, Fiscal Year 2025 (FY25).

Objective Analysis:

This action will allow the Human Services & Community Vitality Department to continue to facilitate temporary shelter and housing services.

Policy Compliant:

This item is compliant with City and Council policies.

Financial Impact:

Services will be provided by a non-profit partner through a pass-through one-time grant in an amount not to exceed \$207,350. All service expenditures will be on a monthly reimbursement basis. The grant includes a 25% match requirement which will be met through a cash contribution from the non-profit partner.

Budget Impact:

This action will require movement of budget authority in the amount of \$207,400 from General Contingency to project G51771 FY25 CSBG in the Grants Fund to cover the projected expenses associated with the program. The match requirement does not need to be budgeted because it is being covered by the non-profit partner. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

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

ATTACHMENTS:

1. Res 2025-07 CSBG Amendment No. 2_v1.HJW
 2. City of Surprise CSBG Amendment 2
-

RESOLUTION # 2025-07

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AMENDMENT NO. 2 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR THE TEMPORARY SHELTER AND HOUSING SERVICES INITIATIVE; ACCEPTING GRANT FUNDING; AMENDING THE FISCAL YEAR 2025 BUDGET BY MOVING BUDGET AUTHORITY OF \$207,400 FROM GENERAL CONTINGENCY TO PROJECT G51771 FY25 COMMUNITY SERVICE BLOCK GRANT (CSBG) IN THE GRANTS FUND; AND AMENDING THE FISCAL YEAR 2025 CONTRACT AWARDING AUTHORITY LIST NO. 25233 BY ADDING \$207,400 TO THE FY25 CSBG GRANT, G51771, FOR GRANT PURCHASES.

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 for the purposes set forth within;

WHEREAS, Maricopa County and the City of Surprise entered into Intergovernmental Agreement #C-22-24-039-X-00 ("IGA" or "Agreement") on or about November 21, 2023, for the term of November 1, 2023, through June 30, 2024, for the Temporary Shelter and Housing Services Initiative to expand homeless services in the Surprise area;

WHEREAS, the parties entered into Amendment No. 1 to the IGA on or about June 26, 2024, in order to extend the Agreement through June 30, 2025, and replace the Operating Budget of the agreement in its entirety with a not to exceed amount of \$150,000 for Fiscal Year 2025;

WHEREAS, the parties desire to enter into Amendment No. 2 to the IGA in order to replace the Operating Budget of the agreement in its entirety with a not to exceed amount of \$357,350 for Fiscal Year 2025 and to make revisions to the administrative procedures required by the IGA;

WHEREAS, the County shall provide the City with \$150,000 in CSBG funds under Assistance Listing Number (ALN) 93.569, provided to the County through an Intergovernmental Agreement with Arizona Department of Economic Security and shall provide \$207,350 in County General Funds;

WHEREAS, all expenditures pursuant to the Intergovernmental Agreement and Amendment No. 2 are on a reimbursement basis, up to \$357,350;

WHEREAS, the FY2025 budget, including the FY2025 Contract Awarding Authority List, was adopted by Council Resolution #2024-94 on June 4, 2024;

WHEREAS, this action will necessitate a budget amendment;

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

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000.

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, 2024, through June 30, 2025.

Section 2. That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, amending the Fiscal Year 2025 Contract Awarding Authority List of the City of Surprise, Arizona for the fiscal year July 1, 2024, through June 30, 2025.

Section 3. The Intergovernmental Agreement Amendment No. 2 between the City of Surprise and the Maricopa County, attached as *Exhibit C*, is approved.

Section 4. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2025.

Kevin D. Sartor, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2025-07
Exhibit A

1. Appropriation - The allocations below represent the moving of budget authority in the amount of \$207,400 from General Contingency to grants Project G51771 to cover projected expenditures associated with homeless services. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Human Svcs and Comm Vitality	#G51771 FY25 CSBG	E	150,000	207,400	357,400
Grants	Human Svcs and Comm Vitality	#G51771 FY25 CSBG	R	150,000	207,400	357,400
Contingency	General Operations	Contingency	E	83,753,700	(207,400)	83,546,300
Contingency	General Operations	Other	R	78,659,000	(207,400)	78,451,600
Expense Total				83,903,700	-	83,903,700
Revenue Total				78,809,000	-	78,809,000

RESOLUTION # 2025-07
Exhibit B

1. Contract Awarding Authority List – Council to increase Item No. 25233 on the Fiscal Year 2025 Contract Awarding Authority List in the amount of \$207,400 for FY25 CSBG grant purchases.

Reference #	Project Number	Description	Current Amount	Increase/ (Decrease)	Amended Amount
25233	G51771	FY25 CSBG Grant	\$150,000	\$207,400	\$357,400

RESOLUTION # 2025-07
Exhibit C

AMENDMENT NO. 2 TO INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CITY OF SURPRISE AND MARICOPA COUNTY

AMENDMENT NO. 2 TO THE
INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
CITY OF SURPRISE

- I. Maricopa County ("County"), administered by its Human Services Department, and the City of Surprise, ("Subrecipient") entered into a financial Intergovernmental Agreement ("Agreement"), which was fully executed on or about November 21, 2023. The purpose of the Agreement is to support the City's Temporary Shelter and Housing Services Initiative (the "Initiative") to expand homeless services in the Surprise area. The Agreement term is November 1, 2023, through June 30, 2024. The County provided the Subrecipient with \$125,000 in Community Service Block Grant (CSBG) Funds under Assistance Listing Number (ALN) 93.569 provided to the County through an Intergovernmental Agreement with Arizona Department of Economic Security (ADES) for Initiative activities. The County and the Subrecipient collectively are referred to as the "Parties."

The Parties fully executed Amendment No. 1 on or about June 26, 2024. The Amendment extended the Agreement through June 30, 2025, and provided funds for fiscal year 2025 (FY25), in the amount of \$150,000 in CSBG funds, under ALN 93.569, provided to the County through an Intergovernmental Agreement with ADES. The period of funding availability is from July 1, 2024, through June 30, 2025. The Amendment also updated Agreement required language.

- II. The Parties agree to enter into this Amendment No. 2 to amend the Agreement as follows:

- A. Revise Paragraph 5.0 (Administrative Change Orders), by removing it in its entirety and replacing with the following:

5.0 ADMINISTRATIVE CHANGE ORDERS

- 5.1 The Chairman of the Board of Supervisors is authorized, upon the recommendation of the Human Services Department Director and Legal Counsel, to review and execute administrative changes to the Agreement on behalf of the County through Administrative Change Orders. Administrative Change Orders will be effective upon execution by both the Parties. Administrative Change Orders shall address any of the following changes:

- 5.1.1 Modifications to the project timeline if the last day of the project timeline is within the Agreement term;
- 5.1.2 Modifications to Budget line items if the Agreement Amount remains unchanged;
- 5.1.3 Modifications required by federal, state, or County regulations, ordinances, or policies; and/or
- 5.1.4 Modifications to Administrative requirements such as changes in reporting periods, frequency of reports, or report formats required by the federal, state or local regulations, policies, or requirements.

- B. Revise Paragraph 6 (Funding) and attached Operating Budget by removing it in its entirety and replacing with the attached Operating Budget. The County shall provide the Subrecipient with a not to exceed amount of \$357,350 (\$207,350 in County General Funds and \$150,000 in funds provided to the County through an IGA with ADES). The funding period of availability is July 1, 2024, through June 30, 2025, Fiscal Year 2025 (FY25).
- C. Revise Paragraph 13.0 (Notices) for Maricopa County Representative and replace it with the following:

Maricopa County Representative:
Human Services Department
Community Resilience Division
Siman Qassim, Assistant Director
234 N. Central Avenue, 3rd Floor
Phoenix, AZ 85004
602-506-4841
siman.qaasim@maricopa.gov

- D. Revise paragraph 54.0 (Administrative Requirements) to remove subparagraph 54.3.2 and replace it in its entirety with the following:

54.3.2 The Subrecipient shall each have a valid Unique Entity Identifier (UEI) number and an active profile in the federal System for Award Management, or [SAM.gov](https://sam.gov). Documentation of the UEI Number must be included in all project files. The Subrecipient must remain current with their registration throughout the term of the Agreement. Contractors and subcontractors will not receive a subaward until that entity has provided its UEI number. 2 C.F.R. § 25.300; Appendix A to 2 C.F.R. § 25

- E. Add the following paragraphs to the Agreements:

57.0 PROVISIONS REQUIRED BY LAW

Each and every provision of law and any clause required by law to be in this Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, this Agreement will promptly be physically amended to make such insertion or correction.

58.0 ACRONYMS AND DEFINITIONS

Acronyms and Definitions found under 2 C.F.R. §§ 200.0 & 200.1 are hereby incorporated by reference.

59.0 CASH MATCH/LEVERAGE REQUIREMENTS

59.1 The Subrecipient is required to leverage a minimum 25% cash match of the total Agreement award, to support administration and operating costs in the delivery of program services.

59.2 Subrecipient shall provide information regarding the revenue sources and amounts of cash match contributions.

- III. Section II above contains all the changes to the Agreement made by this Amendment No. 2. The Agreement is amended to incorporate the changes contained in this Amendment No. 2. All other terms and conditions of the Agreement remain in full force and effect as executed by the Parties. This Amendment No. 2 is subject to and incorporates the provisions of A.R.S. § 38-511.
- IV. The Parties have authorized the undersigned to execute this Amendment No. 2 on their behalf and it shall be effective upon approval and signature by both Parties.

IN WITNESS, the Parties have approved and signed this Amendment No. 2:

APPROVED BY:
CITY OF SURPRISE

APPROVED BY:
MARICOPA COUNTY

City Manager Date

Chairman Date
Board of Supervisors

Attested To:

Attested To:

City Clerk Date

Juanita Garza, Clerk of the Board Date

IN ACCORDANCE WITH A.R.S. §§ 9-240, 11-952, THIS AMENDMENT NO. 2 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF SURPRISE UNDER THE LAWS OF THE STATE OF ARIZONA.

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AMENDMENT NO. 2 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO MARICOPA COUNTY UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

APPROVED AS TO FORM:

BY: _____
Attorney for the City Date

BY: _____
Deputy County Attorney Date

City of Surprise
Operating Budget
FY2025

City of Surprise Operating Budget - CSBG Service Initiatives

Contact Period - July 1st, 2024, through June 30th, 2025

Funding Source	Initial Funding (Amendment 1)	Additional Funding (Amendment 2)	New Total Cost
County Funds	\$150,000	\$207,350	\$357,350
Cash Match Contributions*	\$37,500	\$89,521	\$127,021
Total	\$187,500	\$296,871	\$484,371

Budget Category	Direct Cost	Administration Cost	Total Cost
Total Expenses	\$484,371	\$0	\$484,371

* Cash Match is paid by the Subrecipient, at a minimum of 25% contribution



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2025 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action pertaining to approval of the Final Plat entitled, “Visara – Phase 1 Replat” and dated October 11, 2024, a property generally located north of Jomax Road and east of 163rd Avenue; Case# FS24-0497.

Motion:

I move to approve the Final Plat entitled, “Visara – Phase 1 Replat” and dated October 11, 2024.

Background:

Baylee Lopez with Wood Patel, seeks approval of a Final Plat within the Visara subdivision. This Final Plat proposes adjusting lot lines for Lots 63 through 69 and Tract H to adequately fit the proposed single-family home product.

Objective Analysis:

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

Policy Compliant:

This proposed Final Plat is consistent with the Surprise General Plan 2040 and the Land Development Ordinance.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00-FS24-0497 Visara Phase 1 Replat - Staff Report
 2. 01-FS24-0497 Visara Phase 1 Replat - Vicinity Map
 3. 02-FS24-0497 Visara Phase 1 Replat - Zoning Map
 4. 03-FS24-0497 Visara 1 - Replat - Final Plat
 5. 04-FS24-0497 Visara Phase 1 - Replat - Luke AFB Letter
 6. FS24-0497 Visara Phase 1 Replat - CC PowerPoint
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS24-0497

Project Name: Visara Phase 1 – Final Plat

Council District: 1 - Acacia

City Council Date: January 7, 2025

Planner: Chris Sexton, Senior Planner

Owner: Ashton Woods Arizona LLC

Applicant: Baylee Lopez with Wood Patel and Associates

Request: Replat of Lots 63-69 and Tract H located within Phase 1 of the Visara development

Site Location: Generally located north of Jomax Road and east of 163rd Avenue

Site Size: 64.2 acres (approx.)

Density: 2.80 DU/Ac*
**Density for all of Phase 1*

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2040

Findings:

- The proposed Final Plat is consistent with the Rio Caballo Planned Unit Development (PUD).
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS21-829.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

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

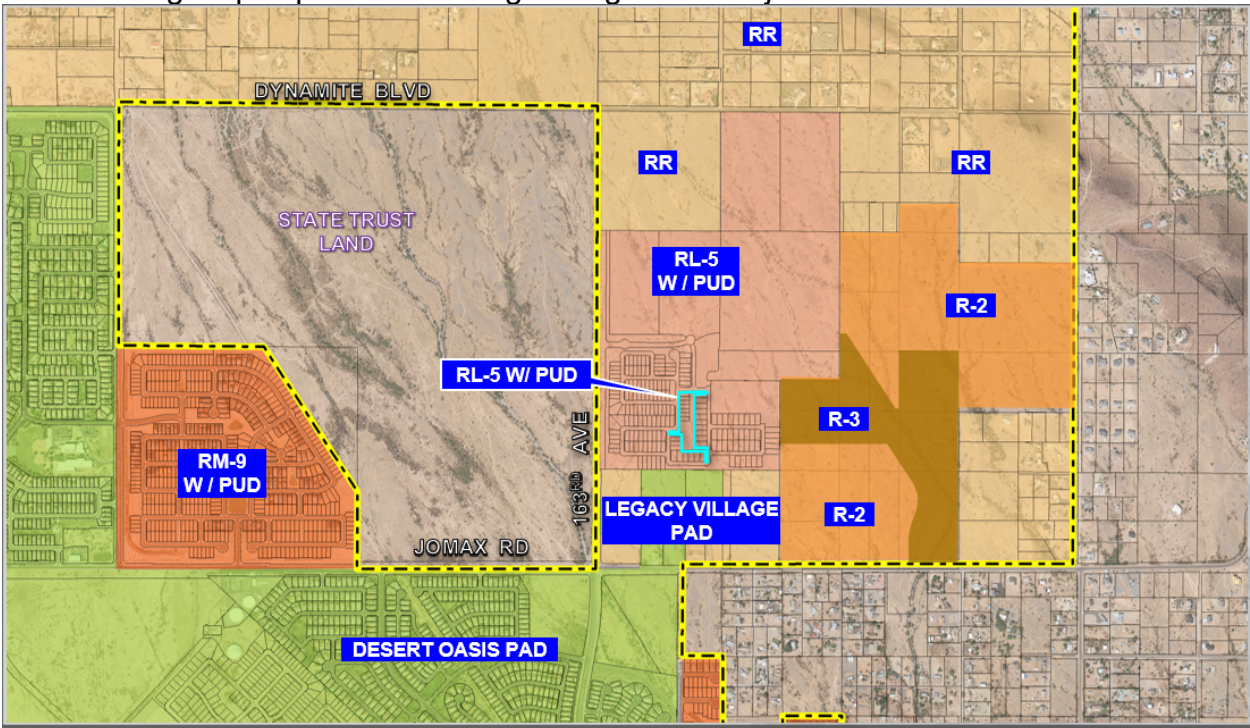
Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

PROJECT DESCRIPTION:

Baylee Lopez with Wood Patel, seeks approval of a Final Plat within the Visara subdivision. This Final Plat proposes adjusting lot lines for Lots 63 through 68 and Tract H to adequately fit the proposed single-family home product.

SURROUNDING LAND ZONING:

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



RL-5 PUD	RL-5 PUD	RL-5 PUD
RL-5 PUD	RL-5 PUD	RL-5 PUD
Legacy Village PAD	Legacy Village PAD	Legacy Village PAD

BACKGROUND:

November 3, 1988: The City Council approved the annexation (Ordinance 88-24) of the subject property.

September 13, 2007: The City Council approved the Legacy Village Final Plat under case FP07-020.

September 21, 2021: The City Council approved a Zone Change of approximately 187 acres from Rural Residential (RR) to Residential Low Density (RL-5).

September 1, 2022: Planning and Zoning Commission approved the Preliminary Plat under case FS21-829.

January 16, 2024: The City Council approved the abandonment of the Final Plat (FP07-020) for Legacy Village as it was never constructed as platted.

January 16, 2024: The City Council approved the Final Plat for Visara, Phase 1 under case FS22-1028.

April 5, 2024: An application was submitted for the subject case, FS24-0497.

ANALYSIS AND DISCUSSION:

Lots 63-68 and Tract H are located within Phase 1 of the Visara development which encompasses approximately 64.2 gross acres and has an overall density of 2.80 DU/Ac. This Final Plat only affects approximately 2.79 gross acres of the overall 64.2 gross acres of Phase 1 and does not propose any changes to the overall unit count or density of Phase 1. Instead, this plat proposes adjusting the lot widths and depths that affects Lots 63-68 to adequately fit the proposed single-family home product. Lots 67 – 69 increases the lot's width and depth by 5-feet from the typical lot size of 45' x 115' to 50' x 120'. The proposed lot configurations are consistent with the approved PUD. Along with the proposed lot configurations, Tract H is proposed to be reduced in size by approximately 2,500 square feet. Additionally, the landscape tract will meet the landscape requirements of the City of Surprise ordinance.

Conformance with Adopted Plans:

Surprise General Plan 2040: The Surprise General Plan 2040 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more. This Final Plat does not propose any changes to the overall density of Phase 1 which is currently 2.80 DU/Ac; the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Luke Air Force Base and the Maricopa Water District, were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

Staff concludes the subject Final Plat is consistent with the Rio Caballo PUD and the applicable requirements of the City of Surprise Land Development Ordinance. All City reviewing departments have reviewed the request and expressed no concerns.

Findings:

- The proposed Final Plat is consistent with the Rio Caballo Planned Unit Development (PUD).

- 112 • The proposed Final Plat is consistent with the Preliminary Plat approved under case
113 FS21-829.
- 114 • The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- 115 • The reviewing agencies have indicated no objections to the request.

116

117 **Attachments:**

118 01 Vicinity Map

119 02 Zoning Map

120 03 Final Plat

121 04 Luke AFB Letter

122

DYNAMITE BLVD

STATE
TRUST LAND

163RD AVE

LIMITS OF PREVIOUSLY
APPROVED VISARA
PHASE I FINAL PLAT

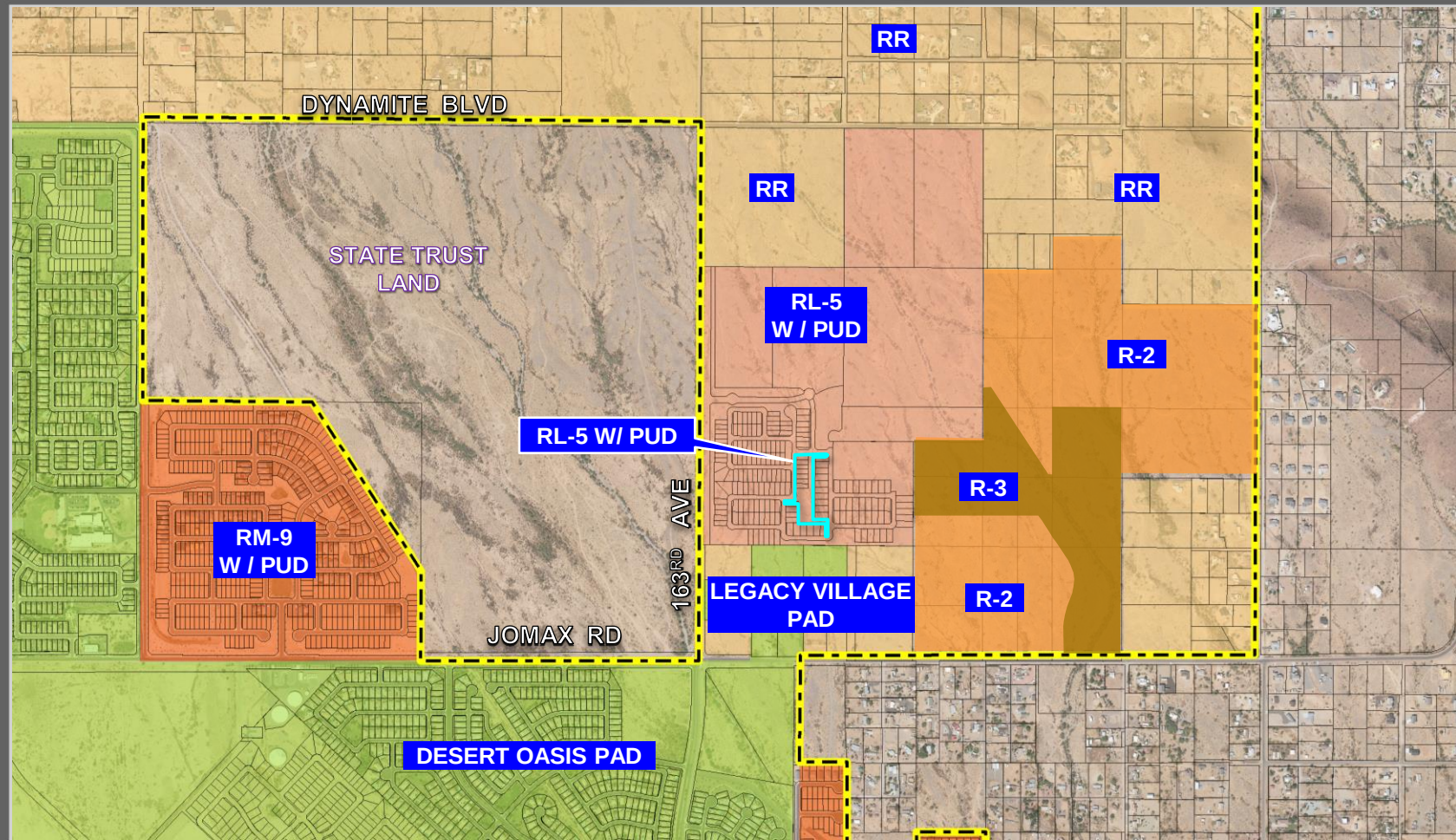
THIS REPLAT
BOUNDARY

JOMAX RD

MARICOPA
COUNTY

DESERT OASIS

FS24-0497 VICINITY MAP



FINAL PLAT
FOR
VISARA - PHASE 1 REPLAT
A REPLAT OF LOTS 63, 64, 65, 66, 67, 68 AND TRACT H, VISARA - PHASE 1,
RECORDED IN BOOK 1779, PAGE 13, MARICOPA COUNTY RECORDS (MCR)
LYING WITHIN SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE
GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY,
ARIZONA

OWNER

PULTE HOME COMPANY, LLC
16767 NORTH PERIMETER DRIVE,
SUITE 100
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 421-8532
CONTACT: MS. LAURA MEYERS

OWNER

ASHTON WOODS ARIZONA, L.L.C.
8655 EAST VIA DE VENTURA,
SUITE F-250
SCOTTSDALE, AZ 85258
PHONE: (480) 202-6541
CONTACT: MS. MARI FLYNN

ENGINEER/SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
CONTACT: FRANK M. KOO, P.E.
EMAIL: rkoo@woodpatel.com

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND ASHTON WOODS ARIZONA, L.L.C., A NEVADA LIMITED LIABILITY COMPANY, (OWNERS), HAVE SUBDIVIDED UNDER THE NAME "VISARA - PHASE 1 REPLAT", A REPLAT OF LOTS 63, 64, 65, 66, 67, 68 AND TRACT H, VISARA - PHASE 1, RECORDED IN BOOK 1779, PAGE 13, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "VISARA - PHASE 1 REPLAT", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES.

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

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

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

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

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED THEIR CORPORATE NAME TO BE SIGNED AND THEIR CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 20__.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY _____

ITS: _____

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED THEIR CORPORATE NAME TO BE SIGNED AND THEIR CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 20__.

ASHTON WOODS ARIZONA, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

BY _____
JEREMY RAMSDELL,

ITS: VICE PRESIDENT OF LAND

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED _____, WHO ACKNOWLEDGED

HIMSELF/HERSELF TO BE _____, OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED JEREMY RAMSDELL, WHO ACKNOWLEDGED HIMSELF TO BE VICE PRESIDENT OF LAND, OF ASHTON WOODS ARIZONA, L.L.C., A NEVADA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

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

APPROVED _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

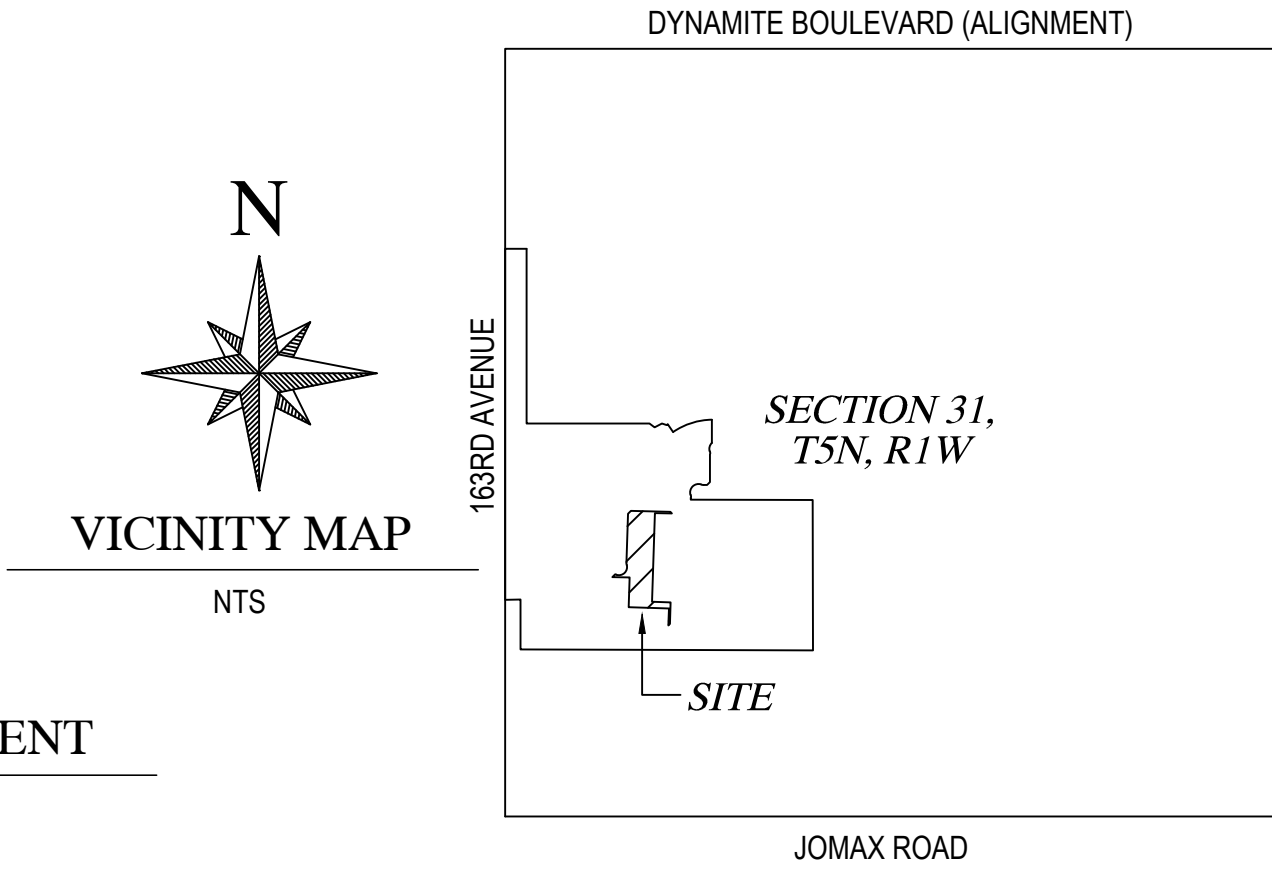
APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS

_____ DAY OF _____, 20__.

ATTEST:

MAYOR DATE

CITY CLERK DATE



SHEET INDEX

- 1 - COVER
- 2 - LEGAL DESCRIPTION, LEGEND
- PLAN SHEET & TABLES

CONTROL DATA

BASIS OF BEARING
NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.MARICOPA.GOV, UNDER THE SURVEY INFORMATION LINK ON AUGUST 8, 2021.

PROJECTION ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2010)
DATUM GRS-80
UNITS INTERNATIONAL FEET
GEOD MODEL GEOD 2018

CONTROL POINT: 41C1
PID: AJ3867
LATITUDE: 33°43'28.48870"N
LONGITUDE: 112°24'36.55680"W
ELLIPSOID HEIGHT: 404.1151 (METERS)
DESCRIPTION AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN SLEEVE AND ACCESS COVER WITH CONCRETE COLLAR

MODIFIED TO GROUND AT GRID N: 991524.656, E: 549957.218, USING A SCALE FACTOR OF 1.0001376755.

HORIZONTAL ADJUSTMENT NONE
HORIZONTAL ROTATION NONE

BENCHMARK

CITY OF SURPRISE DATA, POINT STAMPED "41C1" - "1991", FOUND 3/4" STAINLESS STEEL ROD IN SLEEVE ON THE SOUTH SIDE OF JOMAX ROAD APPROXIMATELY 650' EAST OF 163RD AVENUE.

ELEVATION = 1423.91 (NAVD88 DATUM)

RELEASE OF LIABILITY

PULTE HOME COMPANY, LLC AND ASHTON WOODS ARIZONA, L.L.C. (OWNERS) DO HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, 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/OR ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND THEIR 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.

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

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

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.

NOTES

- 1) THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
- 2) THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- 3) LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
- 4) NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS, IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF THE CITY UTILITIES.
- 5) NO ONSITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- 6) THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY NO. 040037, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 7) IN ACCORDANCE WITH A.R.S. § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- 8) 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.
- 9) ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND WITHIN STREET RIGHT-OF-WAY, TRACTS A AND B OR WITHIN THE PUBLIC UTILITY EASEMENTS WHERE SHOWN ON THIS FINAL PLAT.
- 10) ALL STRUCTURES AND LANDSCAPING WITHIN THE 30' X 30' VISIBILITY TRIANGLES ALONG THE PROPERTY LINES AT ALL LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL.
- 11) ALL SUBDIVISION AND INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 12) PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (SLID).
- 13) ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY DETACHED.
- 14) A SURVEY MONUMENT TO BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTIONS UPON COMPLETION OF PAVING IMPROVEMENTS, AS SHOWN ON IMPROVEMENT PLANS.
- 15) ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE ONE HUNDRED-YEAR, TWO-HOUR STORM WITHIN THIRTY-SIX (36) HOURS, OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- 16) ENFORCEMENT OF THE RESTRICTIONS PERTAINING TO ALL VEHICULAR NON-ACCESS EASEMENTS (VNAE) SHALL BE THE RESPONSIBILITY OF THE VISARA COMMUNITY ASSOCIATION.
- 17) THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE RIO CABALLO PRELIMINARY PLAT, APPROVED SEPTEMBER 02, 2022 UNDER CASE FS21-829.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE DESERT OASIS PUBLIC WATER SYSTEM 04-07-523 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

CERTIFICATION

THIS IS TO CERTIFY THAT A PLAT AND A SURVEY OF THE PREMISES WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2022, THAT THE MONUMENTS SET FOR THE PLAT ARE TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE, THAT THE MONUMENTS SHOWN ARE ACTUALLY EXIST OR WILL BE SET AT THE COMPLETION OF MASS GRADING BY THE REGISTERED LAND SURVEYOR UNDER CONTRACT TO COMPLETE THE CONSTRUCTION STAKING FOR THE PROJECT, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. DIEHL, RLS 23945
WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE - SUITE 219
MESA, ARIZONA 85204
SURVEYOR@WOODPATEL.COM

TOTAL ACREAGE: 2.80
NUMBER OF LOTS: 7

WOOD
PATEL

Wood, Patel & Associates, Inc.

Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

VISARA - PHASE 1 REPLAT

A REPLAT OF LOTS 63, 64, 65, 66, 67, 68 AND TRACT H, VISARA - PHASE 1

RECORDED IN BOOK 1779, PAGE 13, MARICOPA COUNTY RECORDS (MCR)

SURPRISE, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	WSB
SCALE	NTS
DATE	10/11/2024
JOB NUMBER	WP# 215240
SHEET	1 OF 2

FS24-0497

2022/07/26/2024 Survey Prepared: FSP-24-0497

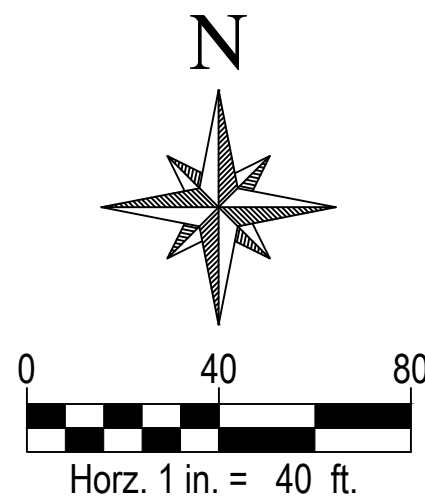
VISARA - PHASE 1 REPLAT

A REPLAT OF LOTS 63, 64, 65, 66, 67, 68 AND TRACT H, VISARA - PHASE 1
RECORDED IN BOOK 1779, PAGE 13, MARICOPA COUNTY RECORDS (MCR)
SURPRISE, ARIZONA



CHECKED BY BJD
CAD TECHNICIAN WSB
SCALE 1" = 40'
DATE 10/11/2024
JOB NUMBER WP# 215240
SHEET 2 OF 2

FS24-0497
2/20/2024 10:30:05 AM P:\24\0497-FS24-0497.dwg

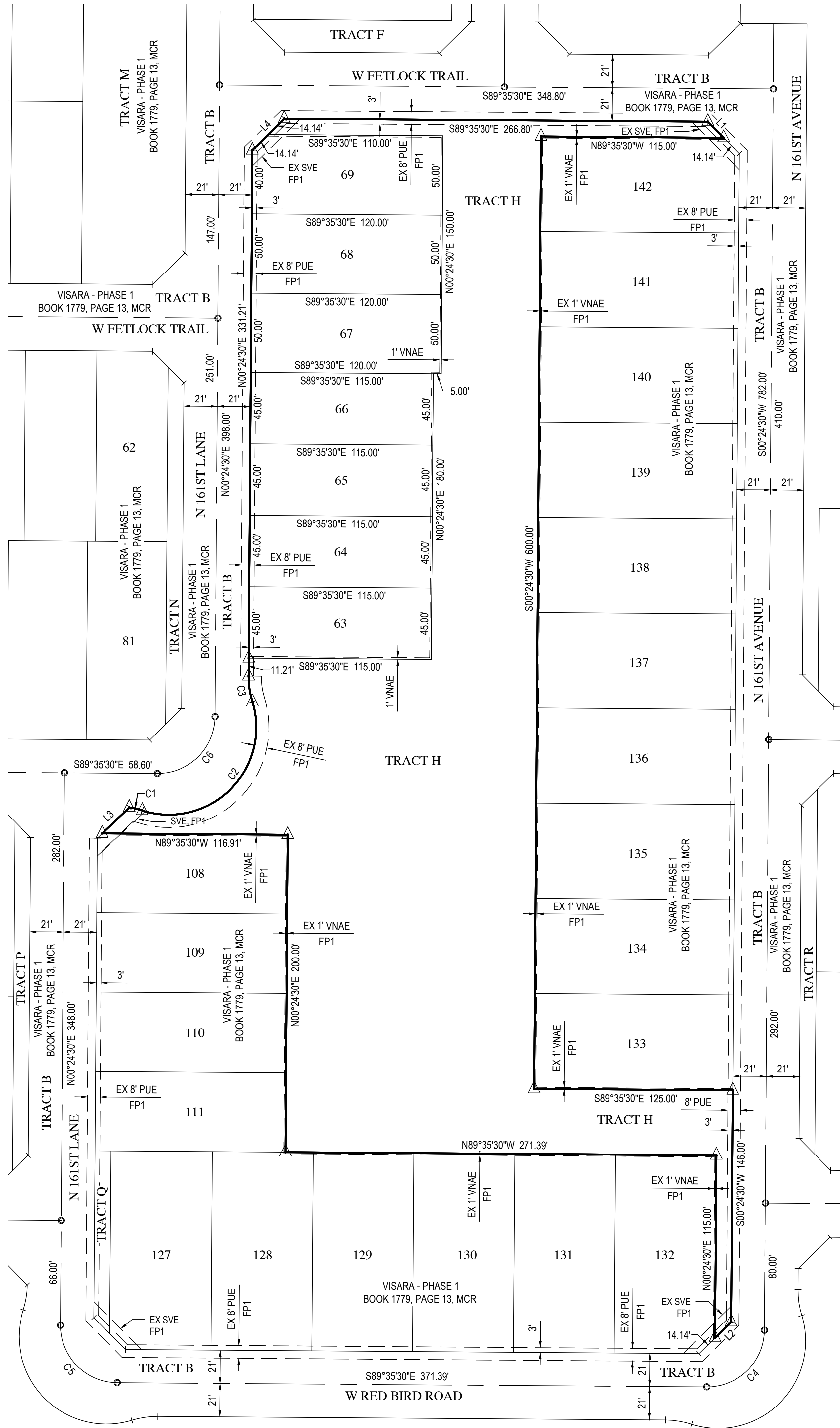


CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	8°47'14"	55.00'	8.44'
C2	124°40'58"	55.00'	119.69'
C3	17°20'29"	55.00'	16.65'
C4	90°00'00"	36.00'	56.55'
C5	90°00'00"	36.00'	56.55'
C6	90°00'00"	36.00'	56.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°35'30"E	14.14'
L2	S45°24'30"W	14.14'
L3	N46°17'06"E	23.54'
L4	N45°24'30"E	28.28'

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
LOT 63	5,175	0.1188
LOT 64	5,175	0.1188
LOT 65	5,175	0.1188
LOT 66	5,175	0.1188
LOT 67	6,000	0.1377
LOT 68	6,000	0.1377
LOT 69	5,950	0.1366
TOTAL	38,650	0.8872

TRACT AREA AND USAGE TABLE			
TRACT	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT H	83,113	1.9080	ACTIVE: LANDSCAPE, RETENTION, AND PAE



LEGEND

	CENTERLINE MONUMENT PER FP1
	SUBDIVISION CORNER
EX	EXISTING
FP1	FINAL PLAT PER BOOK 1779, PAGE 13, MCR
MCR	MARICOPA COUNTY RECORDS
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	INTERIOR LOT/TRACT LINE
---	SECTION LINE

PARENT PARCEL DESCRIPTION

LOTS 63, 64, 65, 66, 67, 68, 69 AND TRACT H, VISARA - PHASE 1, RECORDED IN BOOK 1779, PAGE 13, MARICOPA COUNTY RECORDS (MCR), MARICOPA COUNTY, ARIZONA.

NEW DESCRIPTION

LOTS 63, 64, 65, 66, 67, 68, 69 AND TRACT H, VISARA - PHASE 1 REPLAT, MARICOPA COUNTY, ARIZONA.

Christina Sexton

From: RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahm@us.af.mil>
Sent: Wednesday, April 10, 2024 1:44 PM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS24-0497 Visara Phase 1 Replat New Digital Submittal 04.08.24

Importance: High

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good afternoon Ms. Farago,

Thank you for allowing Luke AFB to comment on the Visara Phase 1 replat application. The applicant proposes shifting lot lines for lots 1-4 and 63-69. The number of overall lots will not change.

As described in the application, this request will not have a negative impact on Luke AFB flight operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We recommend a strong notification program on the part of the applicant is essential to inform potential occupants about Luke AFB operations.

Respectfully,

Jenn Rahn

Senior Planner, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Monday, April 8, 2024 3:44 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren V Gerard (Maricopa County Planning) <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Gregory McDowell (MCDOT) <Gregory.McDowell@maricopa.gov>; lbeth - USPS <lbeth.L.Roman@usps.gov>; RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahm@us.af.mil>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kevin Shipman <kevin.shipman@dysart.org>; klaabs@nadaburgsd.org; Leslie - MWD <lesliej@mwdaz.com>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Shelby Rios



FS24-0497

Visara Phase 1

Final Plat

City Council
January 07, 2025

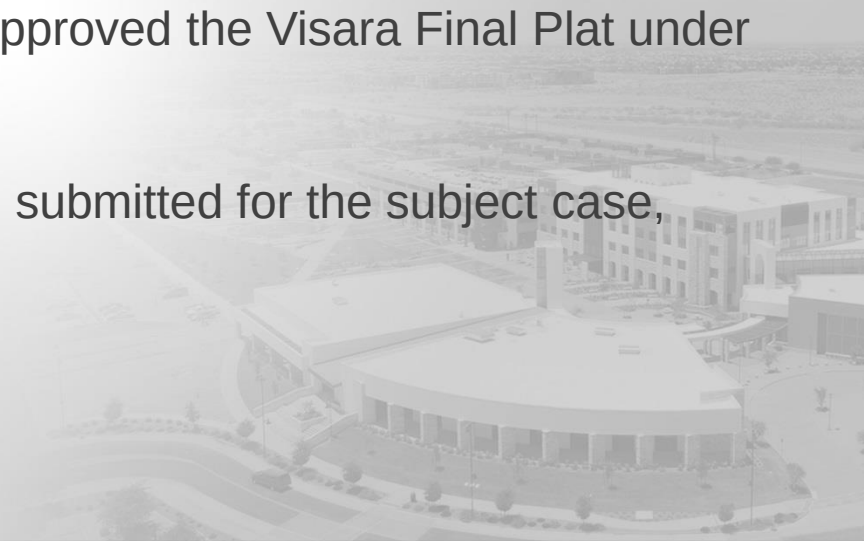


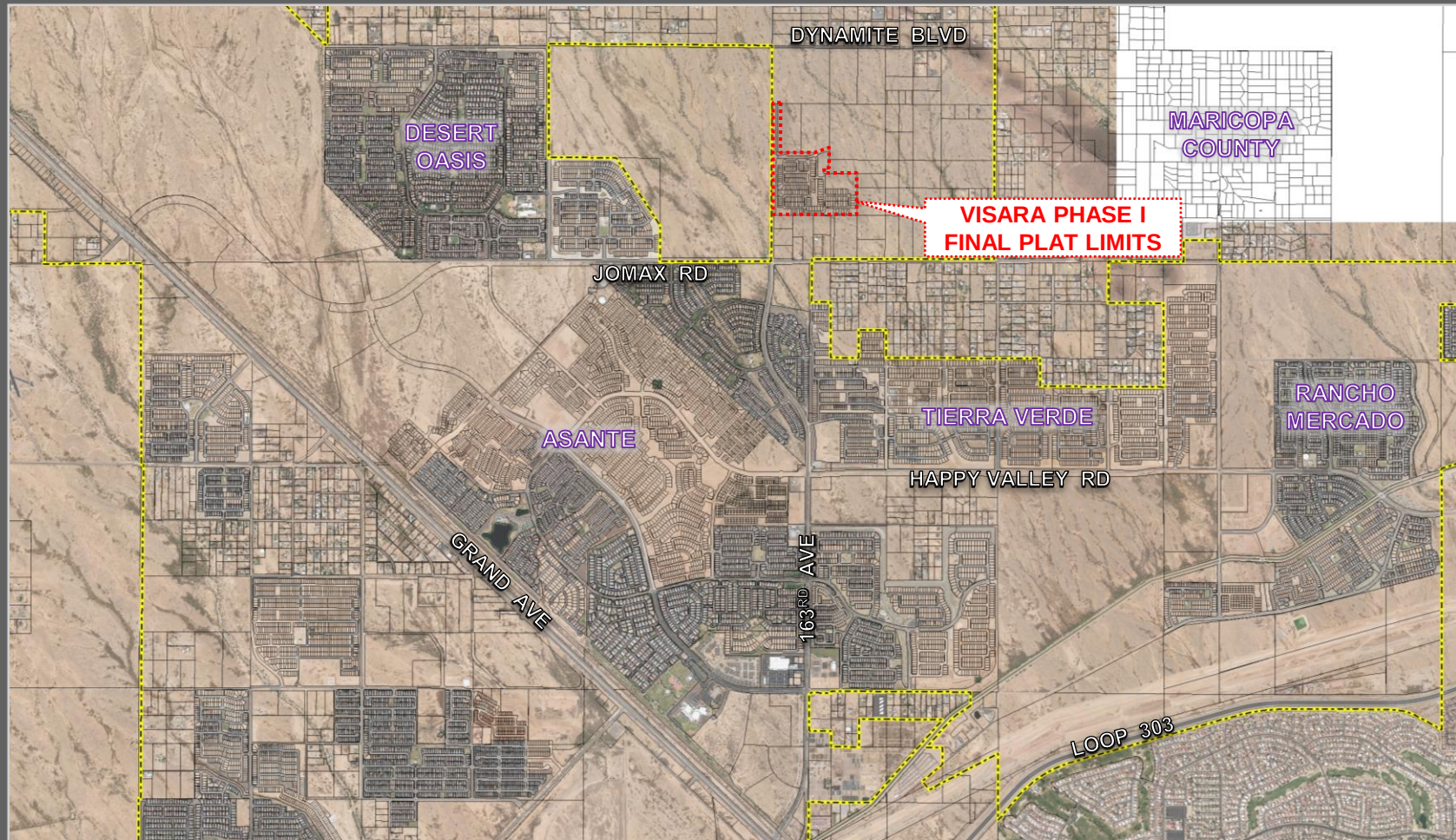
BACKGROUND

- **November 3, 1988:** The subject parcels were annexed into the City under Ordinance 88-24.
- **September 13, 2007:** City Council approved the Legacy Village Final Plat under case FP07-020.
- **September 21, 2021:** City Council approved a Zone Change of approximately 187 acres from Rural Residential (RR) to Residential Low Density (RL-5).
- **September 1, 2022:** Planning and Zoning Commission approved the Preliminary Plat under case FS21-829.



BACKGROUND

- **January 16, 2024:** The Legacy Village Final Plat (FP07-020) was abandoned by City Council.
 - **January 16, 2024:** City Council approved the Visara Final Plat under case FS22-1028.
 - **April 5, 2024:** An application was submitted for the subject case, FS24-0497.
- 



DYNAMITE BLVD

STATE
TRUST LAND

163RD AVE

LIMITS OF PREVIOUSLY
APPROVED VISARA
PHASE I FINAL PLAT

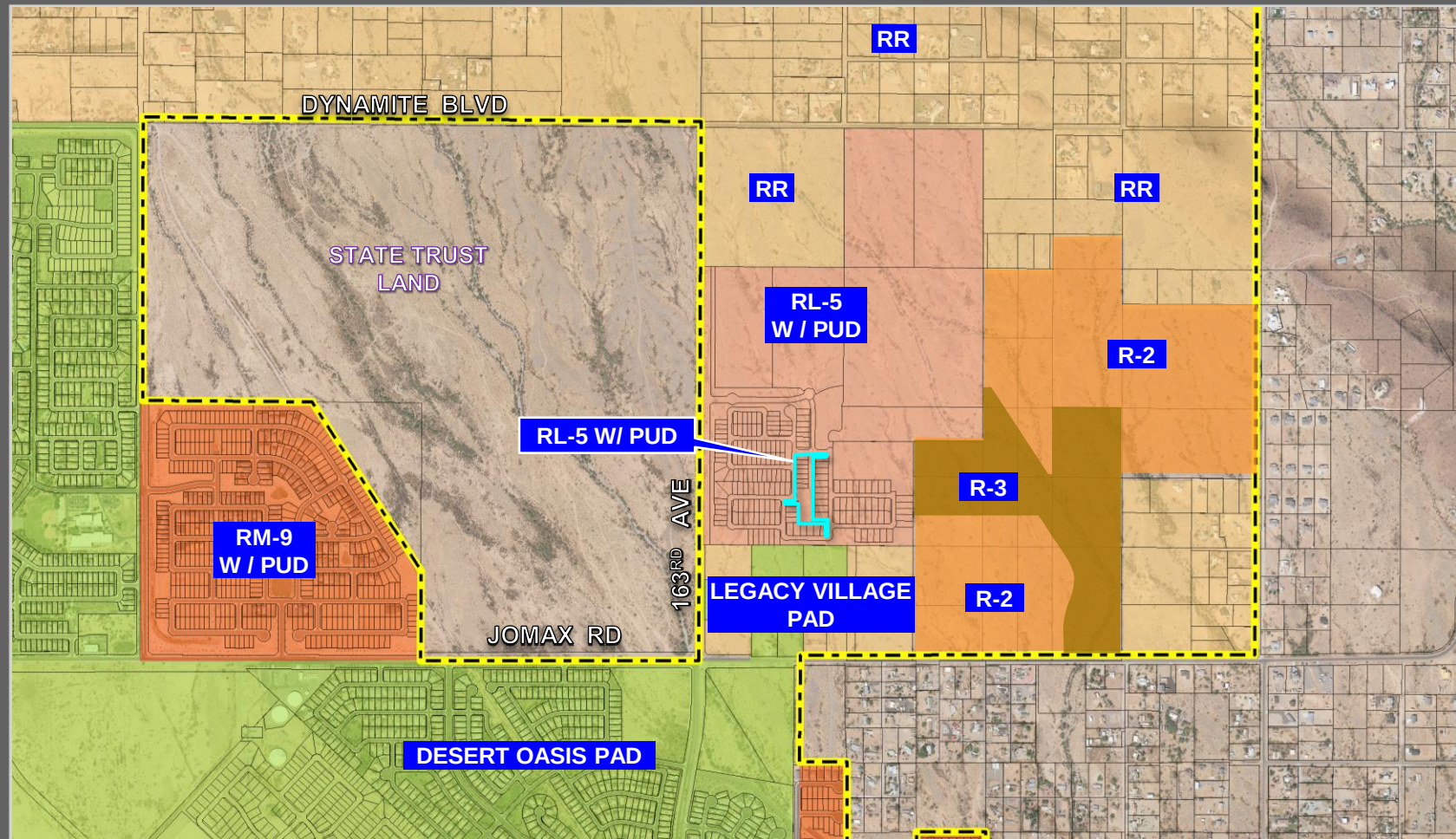
THIS REPLAT
BOUNDARY

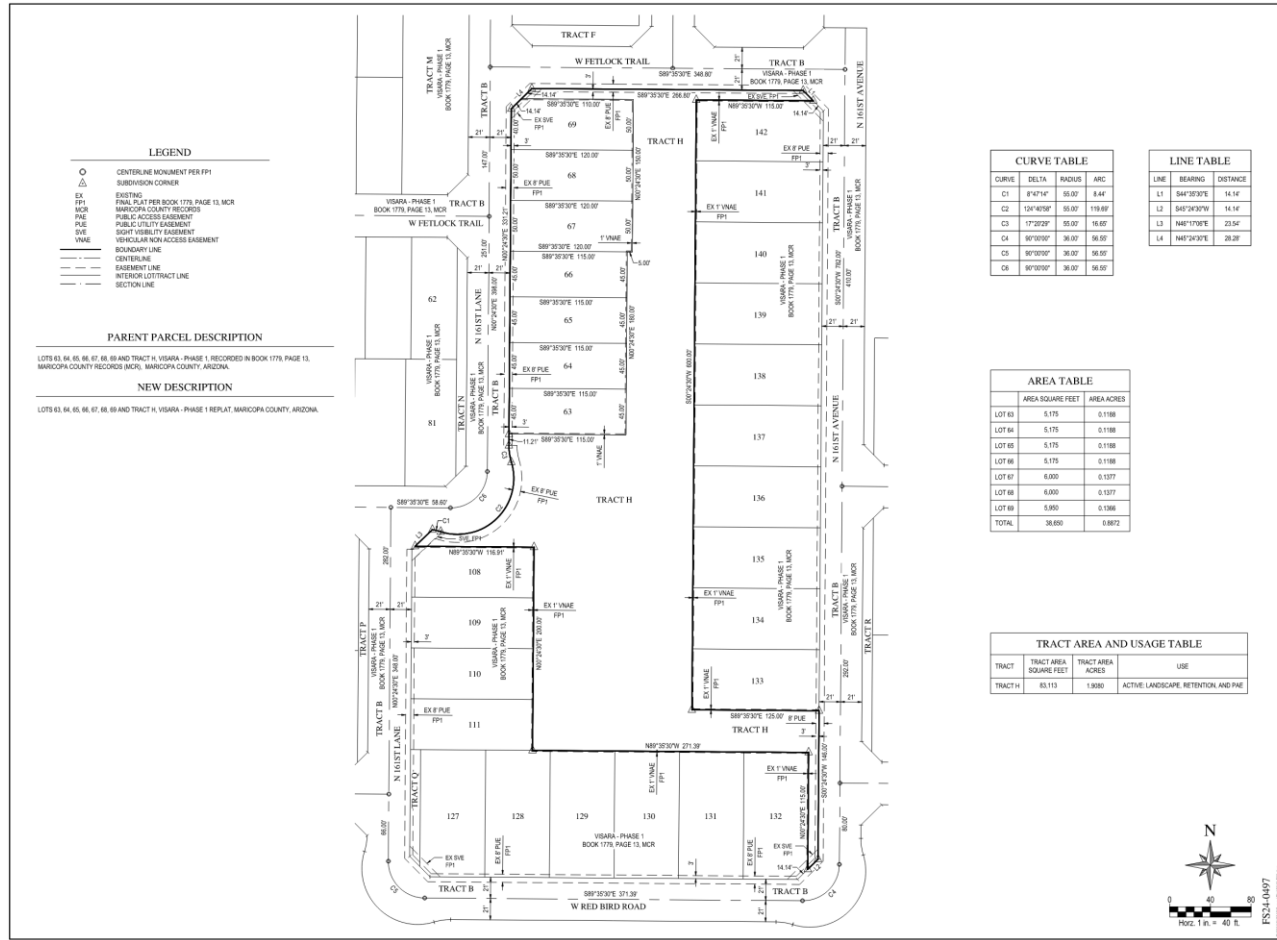
JOMAX RD

MARICOPA
COUNTY

DESERT OASIS

FS24-0497 VICINITY MAP





Wood, Paul & Associates, Inc.
Civil Engineering
Land Development
Construction Management
800.225.4545
www.woodpaul.com

VISARA - PHASE 1 REPLAT

A REPLAT OF LOTS 63, 64, 65, 66, 67, 68 AND TRACT H, VISARA - PHASE 1
RECORDED IN BOOK 1775, PAGE 13, MARICOPA COUNTY RECORDS (MCR),
MARICOPA COUNTY, ARIZONA.

CHECKED BY: B.G.
CADD TECHNICIAN: B.G.
SCALE: 1" = 60'
DATE: 10/11/2024
JOB NUMBER: 1024-210241
SHEET: 2 OF 2

FS24-0497



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2025 Contact Person: Jani Wertin
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Hudson Estates" and dated October 11, 2024, a property located at the southwest corner of Williams Road and 223rd Avenue; Case FS24-0690.

Motion:

I move to approve the Final Plat entitled, "Hudson Estates" and dated October 11, 2024.

Background:

Michael Schwab of Land Advisors Organization seeks approval of a Final Plat of the subject property located at the southwest corner of Williams Road and 223rd Avenue. The proposed Final Plat splits the subject property, one (1) existing parcel of approximately 9.4 gross acres, into four (4) parcels.

Objective Analysis:

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

Policy Compliant:

The proposed Final Plat is consistent with the Surprise 2040 General Plan and the City of Surprise Land Development Ordinance.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS24-0690 Hudson Estates Final Plat - Staff Report
 2. 01 - FS24-0690 Hudson Estates Final Plat - Vicinity Map
 3. 02 - FS24-0690 Hudson Estates Final Plat - Zoning Map
 4. 03 - FS24-0690 Hudson Estates Final Plat - Final Plat
 5. 04 - FS24-0690 Hudson Estates Final Plat - Final Plat Exhibit
 6. 05 - FS24-0690 Hudson Estates Final Plat - Luke AFB Letter
 7. FS24-0690 Hudson Estates Final Plat - PowerPoint
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS24-0690

Project Name: Hudson Estates Final Plat

Council District: 1 – Acacia

City Council Date: January 7, 2025

Planner: Jani Wertin, Planner II

Owner: Crocus Investments LLC

Applicant: Michael Schwab of Land Advisors Organization

Request: Final Plat to subdivide one (1) parcel approximately 9.4 acres, into four (4) parcels.

Site Location: Located at the southwest corner of Williams Road and 223rd Avenue

Site Size: Approximately 9.4 gross acres

Findings:

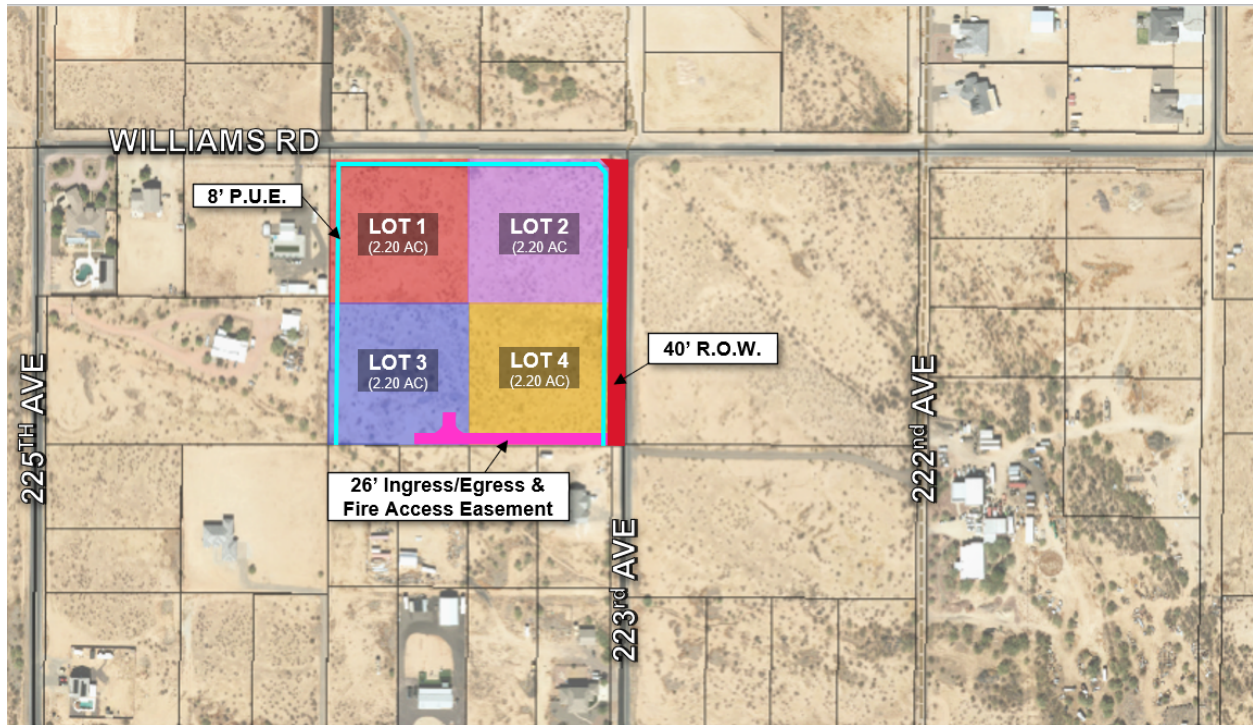
- The proposed Final Plat is consistent with the Surprise 2040 General Plan.
- The proposed Final Plat is consistent with the Surprise Land Development Ordinance.

Alternative Actions: **Approve** – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.
Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

Additional Information:

Michael Schwab of Land Advisors Organization requests approval of a Final Plat entitled "Final Plat of Hudson Estates," dated October 11, 2024. The subject parcel is zoned Rural Residential (RR) and is located at the southwest corner of Williams Road and 223rd Avenue. The proposed Final Plat subdivides one (1) existing parcel of approximately 9.4 acres, into four (4) parcels.

As a part of this subdivision, 40-feet of right of way (ROW) will be dedicated along the eastern boundary of Lots 2 and 4 for 223rd Avenue, a 26-foot Ingress/Egress and Fire access easement will be dedicated along the southern boundary of Lots 3 and 4, and an 8-foot public utility easement (PUE) will be dedicated along the western boundary of Lot 3, the western and northern boundary of Lot 1, the northern and eastern boundary of Lot 2, and the eastern boundary of Lot 4.



Lots 1, 2, 3, and 4 of the proposed Final Plat meet or exceed the development standards of the Rural Residential (RR) zoning district as outlined in Table 106-2b of the City of Surprise Land Development Ordinance.

Table 106-2b – Rural Residential (RR) Zoning District

Min. lot area (sf)	≥ 43,560
Min. lot width	130
Min. front setback (ft)	30
Min. rear setback ¹ (ft)	30
Min. side setback ¹ (ft)	20

Min. street side setback ¹ (ft)	20
Max. bldg. height (ft)	40
Lot coverage	25%
Open space (% of gross acres of residential development) ²	10%
Notes: 1. Garage face and embellishments shall be setback a minimum of 20 feet measured from the opposing property line except rear, alley loaded garages, which shall be setback nine feet from edge of alley line. 2. The city requires open spaces on a new subdivision; if recorded as metes and bounds or by a minor land division than open space will be required on each individual lot, such as open space of trail easements.	

The square footage for each parcel is below:

- Lot 1 – 2.20 acres (95,814 square feet)
- Lot 2 – 2.19 acres (95,602 square feet)
- Lot 3 – 2.20 acres (95,784square feet)
- Lot 4 – 2.20 acres (95,771 square feet)

General Plan Conformance:

The proposed final plat was reviewed against the goals, policies, recommendations, and guidelines of the City of Surprise 2040 General Plan and was found to be consistent with the General Plan as follows:

- This project is located within the Neighborhood Character Area of the General Plan. The proposed lot split adheres to the design guidelines of the character area which allows for residential development.
- This project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the Rural Residential development pattern established in the vicinity of this parcel.

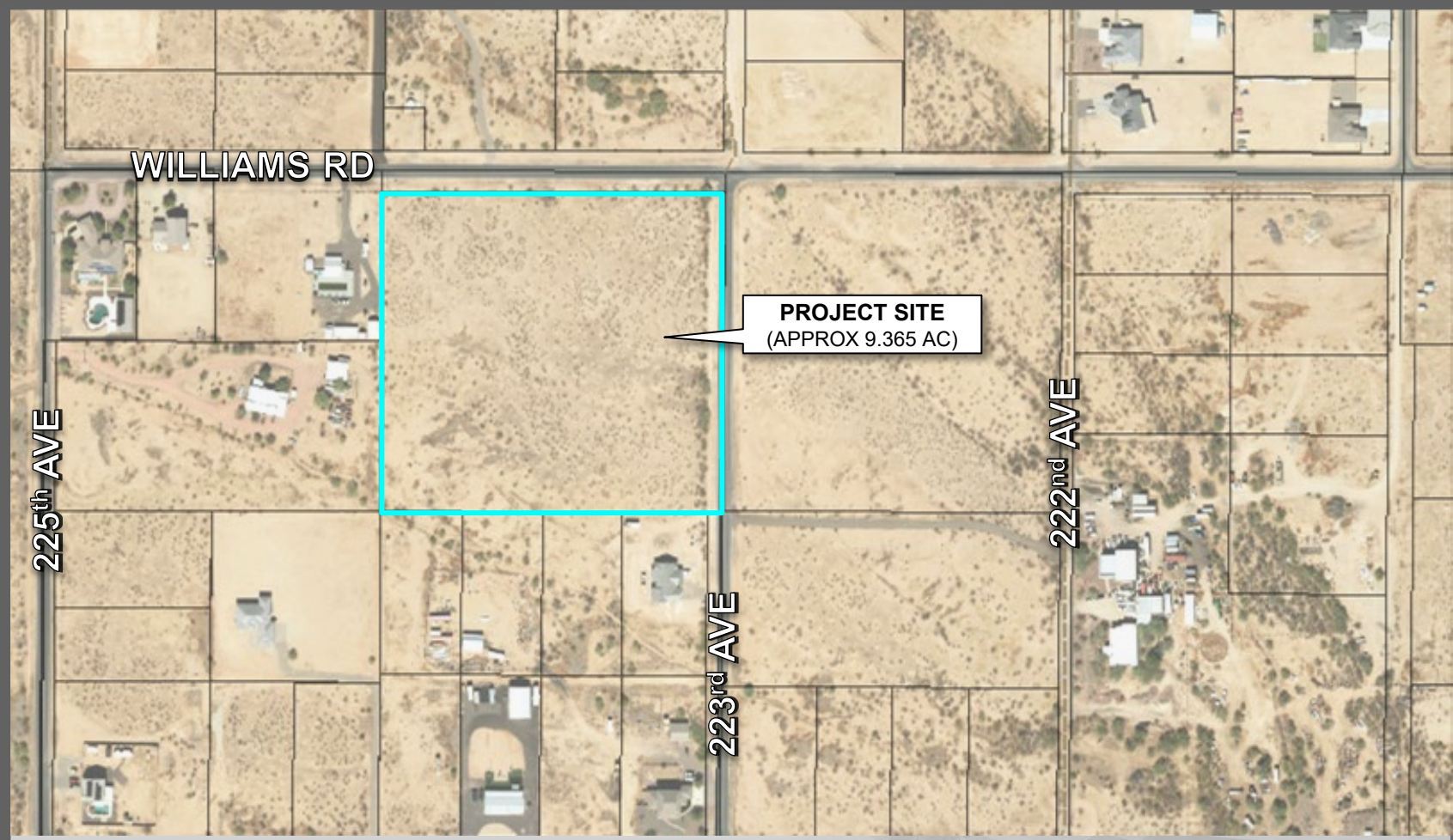
Reviewing Agencies:

This project was routed to both Luke Air Force Base and the Maricopa Water District. Both agencies have indicated no objections.

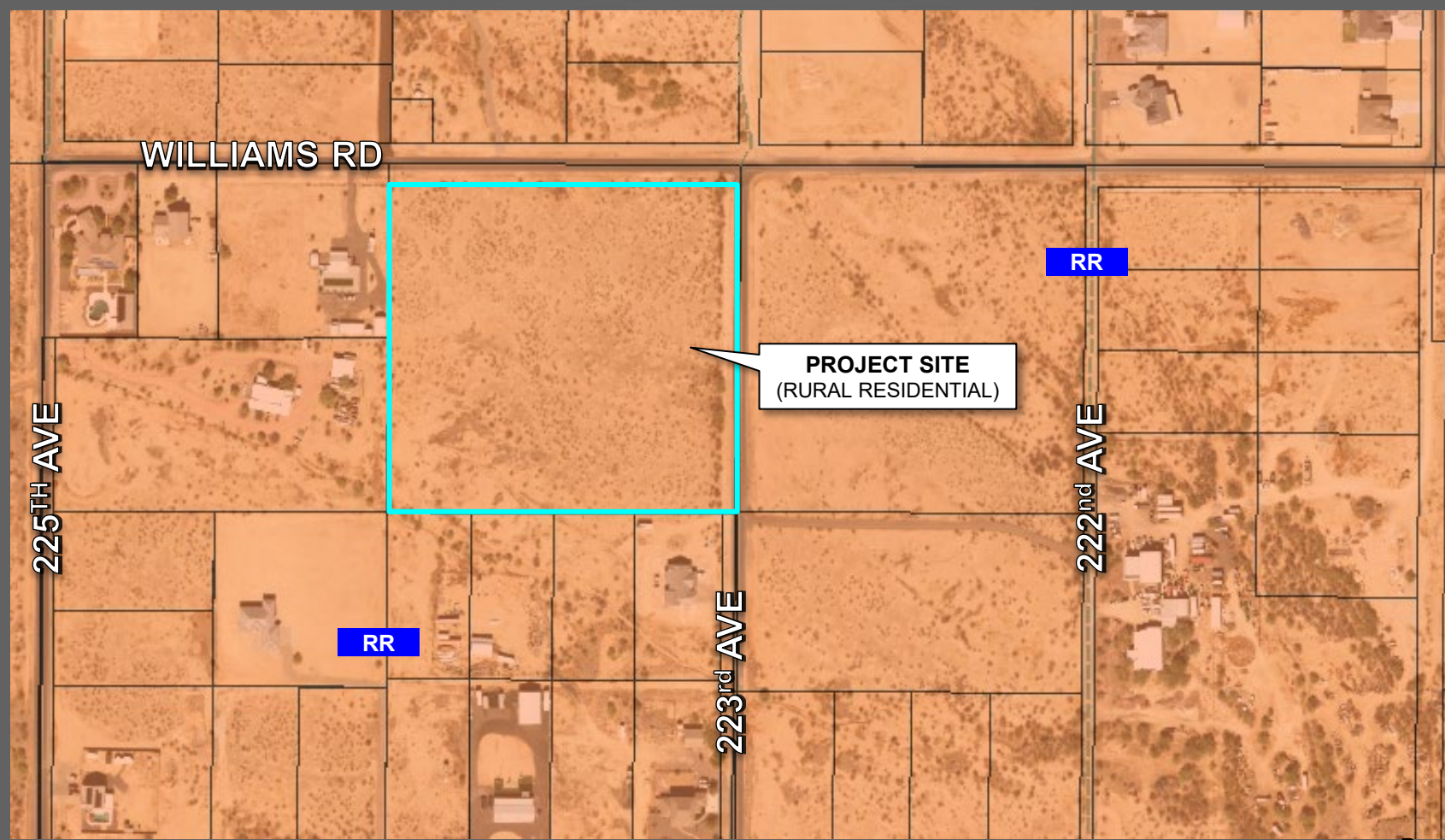
Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Plat Exhibit

88 05 Luke Letter
89 PPT



FS24-0690 VICINITY MAP



WILLIAMS RD

225TH AVE

RR

223RD AVE

PROJECT SITE
(RURAL RESIDENTIAL)

RR

222ND AVE

FS24-0690 ZONING MAP

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)ss

Know all persons by these presents:

That Crocus Investments, LLC, owner, has subdivided under the name HUDSON ESTATES, a subdivision located in a portion of the Southwest quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown and platted hereon and does hereby publish this plat as and for the plat of HUDSON ESTATES and declares that this plat sets forth the location and gives the dimensions of each lot, tract, street, and easement constituting same, and that each lot, tract, street, and easement shall be known by the number, letter, and/or name given to each respectively as shown on this plat.

Owner hereby dedicates to the City of Surprise fee title to all public rights-of-way as shown on the plat.

Owner hereby grants to the City of Surprise a perpetual nonexclusive easement over, under, upon, and across all areas designated on the plat as water/sewer lines, manholes, fire hydrants and water meters for the purpose of installing, constructing, maintaining, repairing, replacing, and utilizing the water/sewer lines, manholes, fire hydrants and water meters.

Owner hereby grants to the City of Surprise a perpetual easement across the plat including roads and streets, open spaces, community facilities, tracts, sidewalks, drainage basins, and any property within the plat owned by the homeowners association for the purpose of providing continuous and uninterrupted ingress and egress for trash collection vehicles and emergency vehicles.

Owner hereby grants to the public a perpetual non-exclusive easement in, upon, over, under, through, and across the areas designated as public utility easements as shown on the plat for the purpose of accessing, installing, constructing, maintaining, repairing, replacing, and utilizing public utilities.

Owner hereby grants to the City of Surprise a perpetual nonexclusive 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 United States of America Department of the Air Force ("USAF") an aviation 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/or Auxiliary Field.

The easements granted within this dedication are permanent and perpetual and shall run with the land and be binding upon owner and its heirs, assigns, and successors in interest to this plat or any parcel or lot thereof.

Owner hereby grants to the City of Surprise a perpetual non-exclusive pedestrian access and sidewalk construction and maintenance easement over, upon, and across the areas designated as sidewalk easements as shown on the plat.

All improvements, for streets and public utilities owned and operated by the city, installed or constructed by owner within the public rights-of-way, the easements, or any tracts or parcels hereby dedicated to the City of Surprise shall be deemed to have been dedicated by owner to the City upon their completion; however, such transfer shall not occur until the City Council for the City of Surprise manifests its acceptance by separate formal council action.

In witness whereof, Owner has hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned, duly authorized officer this ____ day of _____, 20____.

By: _____ Date: _____

Its: _____

RELEASE OF LIABILITY

Crocus Investments, LLC, owner, does hereby (1) release and discharge the City of Surprise, (2) indemnify, defend, and hold harmless the City of Surprise, of and from any liability for any and all claims for damages of any kind to persons or property that may arise at any time in the future over, or in connection with the areas located within the newly dedicated Rights-Of-Way as depicted on this plat until such time the Right-Of-Way is improved to City Standards and those improvements are approved and accepted by the City Council. The maintenance of the area within any newly dedicated Rights-Of-Way as shown on this plat shall be the responsibility of the adjacent owner/or subsequent adjacent owners within the boundary of said plat until such time that the area within the Right-Of-Way is improved to City Standard and accepted by the City of Surprise. Owner hereby further agrees to indemnify, defend, and hold harmless the City of Surprise from any and all claims for damages of any kind to persons or property that may arise in connection with the use of the sidewalks located within the right-of-way, until such time the City of Surprise has accepted the sidewalks.

Crocus Investments, LLC, owner, does hereby (1) release and discharge the United States of America Department of the Air Force (USAF) and the City of Surprise, and (2) indemnify, defend, and hold harmless the USAF and the City of Surprise, of and from any liability for any and all claims for damages of any kind to persons or property that may arise at any time in the future over, or in connection with aircraft overflights from aircraft utilizing Luke Air Force Base, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at or on Luke Air Force Base and its Auxiliary Fields. This instrument shall run with the land and be binding upon owner and its heirs, assigns, and successors in interest to this plat or any parcel or lot thereof. This instrument does not release the USAF from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

GENERAL NOTES

- This survey is based upon a Condition of Title Report prepared by Fidelity National Title Insurance Company, Report No. FM55240074, dated April 16, 2024.
- The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.
- The Basis of Bearings shown hereon is the West line of the Southwest quarter of Section 14, T4N, R3W, being North 00° 21' 55" East as taken from GDACS Map per Book 686 of Maps, page 42.

FINAL PLAT OF HUDSON ESTATES
A RURAL SUBDIVISION OF A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 14, T4N, R3W,
G.&S.R.B.M., MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO)ss

On this, the ____ day of _____, 20____, before me the undersigned, _____, appeared and acknowledged himself to be the owner of the property platted hereon and executed the foregoing instrument for the purposes therein contained by signing her name.

In witness whereof:

I hereunto set my hand and official seal.

Notary Public _____

My Commission Expires _____

APPROVALS

City of Surprise Engineer Approval:

Data on this plat reviewed and approved this ____ day of _____, 20____, by the City Engineer of Surprise, Arizona.

By: _____ City Engineer _____ Date _____

City of Surprise Council Approval:

Approved by the City Council of the City of Surprise, Arizona, this ____ day of _____, 20____.

Attest:

Mayor _____ Date _____

City Clerk _____ Date _____

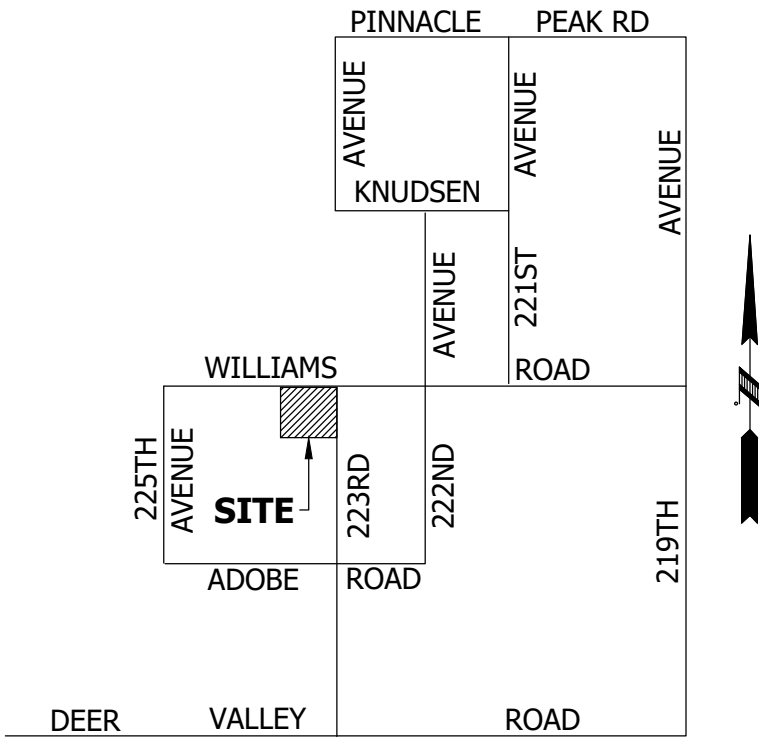
PUBLIC NOTICE

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.

CERTIFICATION

I, Thomas L. Rope, a registered Land Surveyor in the State of Arizona, hereby certify that the plat as shown hereon was prepared under my direct supervision during the month of May, 2024; That the survey is true and complete as shown; That the survey is mathematically correct; That all monuments shown actually exist or will be set as shown within one year of recordation; That their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

VICINITY MAP



PLAT NOTES

- The maintenance of landscaping within the open spaces, landscaped tracts, retention basins, and parks shall be the responsibility of the owner or the homeowners' association formed by the owner.
- The maintenance of landscaping within the adjacent public rights-of-way, including landscaped medians within collectors and local streets, and landscaped areas between the curb and the detached sidewalk, shall be the responsibility of the adjacent property owner or the homeowners' association formed by the adjacent property.
- Landscaping maintenance of the medians within the public right-of-way within any arterial or parkway street classification shall be the responsibility of the City of Surprise after acceptance.
- Fire sprinklers are required in all one and two family dwellings built in areas which do not have an adequate water supply. A residential fire sprinkler system is required for houses built in areas with limited water supply and fire flow. Fire sprinkler plans shall be submitted with the building plans. (903.2.8.1 Local Amendment)
- The property owner at the time when City of Surprise water, and/or sewer infrastructure is available at the property, shall be required to connect in accordance with Surprise Municipal Code and pay all applicable fees. Any owner of the property shall notify prospective buyers and the public of this note, and any sales contracts or sales reports shall include such note.
- 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.
- This property is located within an area having Flood Zone designation of X-Shaded (areas of 0.2% annual chance of flood; areas of 1% annual chance of 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) by the Federal Emergency Management Agency on Flood Insurance Rate Map No. 04013C1185L 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.
- 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.
- Pursuant to A.R.S. 42-11102, the City of Surprise, a political subdivision of the State of Arizona, is exempt from all taxes and assessments based on assessed value except for special districts #14751 and 14710, when applicable.
- The owner or subsequent owners of any existing or future wells on the land described in this plat shall be required to sign a well impact waiver(s) with the City of Surprise.

AREAS

Lot 1:	95,814 sq. ft. or 2.1996 Ac.
Lot 2:	95,602 sq. ft. or 2.1947 Ac.
Lot 3:	95,784 sq. ft. or 2.1989 Ac.
Lot 4:	95,771 sq. ft. or 2.1986 Ac.
R/W Dedicated:	24,989 sq. ft. or 0.5737 Ac.
Total:	407,960 sq. ft. or 9.3654 Ac.

OWNER

Crocus Investments, LLC
1370 Buckingham Way
Hillsborough, CA 94010

LEGAL DESCRIPTION - PARENT PARCEL

The Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT therefrom all coal and other minerals in said land, as reserved in the Patent recorded in Docket 947, page 151, records of Maricopa County, Arizona; and

EXCEPT the North 40 feet thereof.

APN: 503-81-061

LEGAL DESCRIPTION - NEW PARCELS

LOT 1:

That portion of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 14 from whence the Southwest corner of Section 14 bears South 00° 21' 55" West (Basis of Bearings) a distance of 2641.69 feet; Thence South 89° 48' 33" East along the North line of the Southwest quarter of Section 14 a distance of 1975.29 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14; Thence South 00° 28' 26" West along the West line thereof a distance of 40.00 feet to the South line of the North 40.00 feet of the Southwest quarter of Section 14 and the **POINT OF BEGINNING**; Thence South 89° 48' 33" East along said South line a distance of 309.20 feet; Thence South 00° 29' 32" West a distance of 309.91 feet; Thence North 89° 49' 01" West a distance of 309.10 feet to the West line of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14; Thence North 00° 28' 26" East along said West line a distance of 309.95 feet to the **POINT OF BEGINNING**.

LOT 2:

That portion of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 14 from whence the Southwest corner of Section 14 bears South 00° 21' 55" West (Basis of Bearings) a distance of 2641.69 feet; Thence South 89° 48' 33" East along the North line of the Southwest quarter of Section 14 a distance of 1975.29 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14; Thence South 00° 28' 26" West along the West line thereof a distance of 40.00 feet to the South line of the North 40.00 feet of the Southwest quarter of Section 14; Thence South 89° 48' 33" East along said South line a distance of 309.20 feet to the **POINT OF BEGINNING**; Thence continuing South 89° 48' 33" East along said South line a distance of 289.20 feet; Thence South 44° 38' 58" East a distance of 28.21 feet to the West line of the East 40.00 feet of the Southwest quarter of Section 14; Thence South 00° 30' 37" West along said West line a distance of 289.87 feet; Thence North 89° 49' 01" West a distance of 309.10 feet; Thence North 00° 29' 32" East a distance of 309.91 feet to the **POINT OF BEGINNING**.

LOT 3:

That portion of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 14 from whence the Southwest corner of Section 14 bears South 00° 21' 55" West (Basis of Bearings) a distance of 2641.69 feet; Thence South 89° 48' 33" East along the North line of the Southwest quarter of Section 14 a distance of 1975.29 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14; Thence South 00° 28' 26" West along the West line thereof a distance of 40.00 feet to the South line of the North 40.00 feet of the Southwest quarter of Section 14; Thence South 89° 48' 33" East along said South line a distance of 309.20 feet; Thence South 00° 29' 32" West a distance of 309.91 feet to the **POINT OF BEGINNING**; Thence South 89° 49' 01" East a distance of 309.10 feet to the West line of the East 40.00 feet of the Southwest quarter of Section 14; Thence South 00° 29' 32" West along said West line a distance of 309.91 feet to the South line of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14; Thence North 89° 49' 28" West along said South line a distance of 309.01 feet; Thence North 00° 28' 26" East a distance of 309.95 feet to the **POINT OF BEGINNING**.

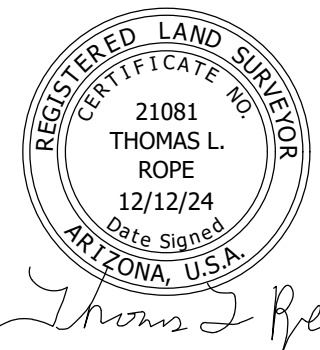
LOT 4:

That portion of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 14 from whence the Southwest corner of Section 14 bears South 00° 21' 55" West (Basis of Bearings) a distance of 2641.69 feet; Thence South 89° 48' 33" East along the North line of the Southwest quarter of Section 14 a distance of 1975.29 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14; Thence South 00° 28' 26" West along the West line thereof a distance of 349.95 feet to the **POINT OF BEGINNING**; Thence South 89° 49' 01" East a distance of 309.10 feet; Thence South 00° 30' 37" West a distance of 309.87 feet to the South line of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14; Thence North 89° 49' 28" West along said South line a distance of 309.01 feet to the Southwest corner of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 14; Thence North 00° 29' 32" East along the West line thereof a distance of 309.91 feet to the **POINT OF BEGINNING**.

Land Survey Services PLC
20651 W. PASADENA AVENUE
BUCKEYE, AZ 85396-1255
PHONE NO. 602.703.7010
LANDSURVEYSERVICES@CDX.NET

HUDSON ESTATES
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14
T4N, R3W, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA



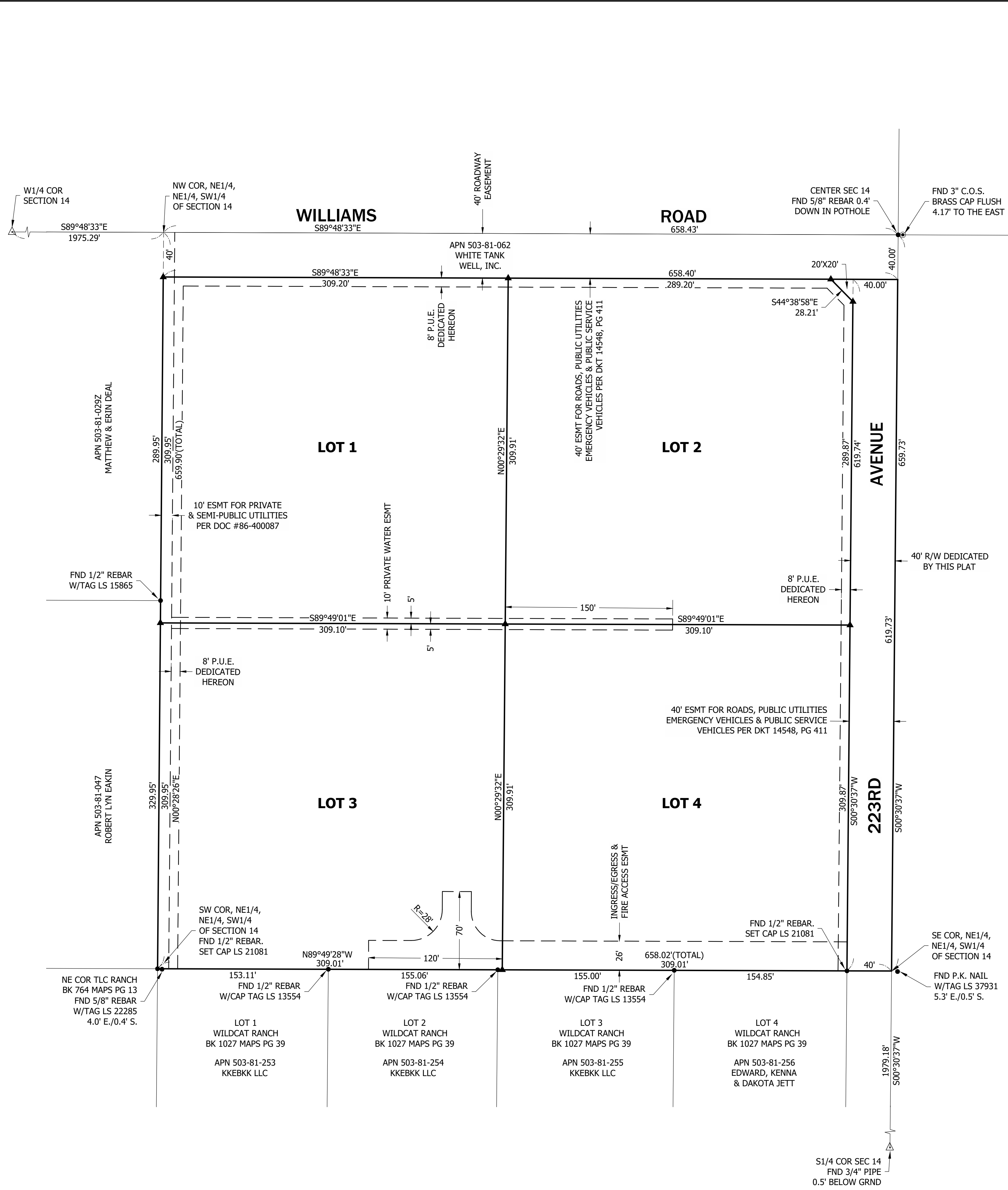
Drawn By: Thomas Rope

Date: MAY 2024

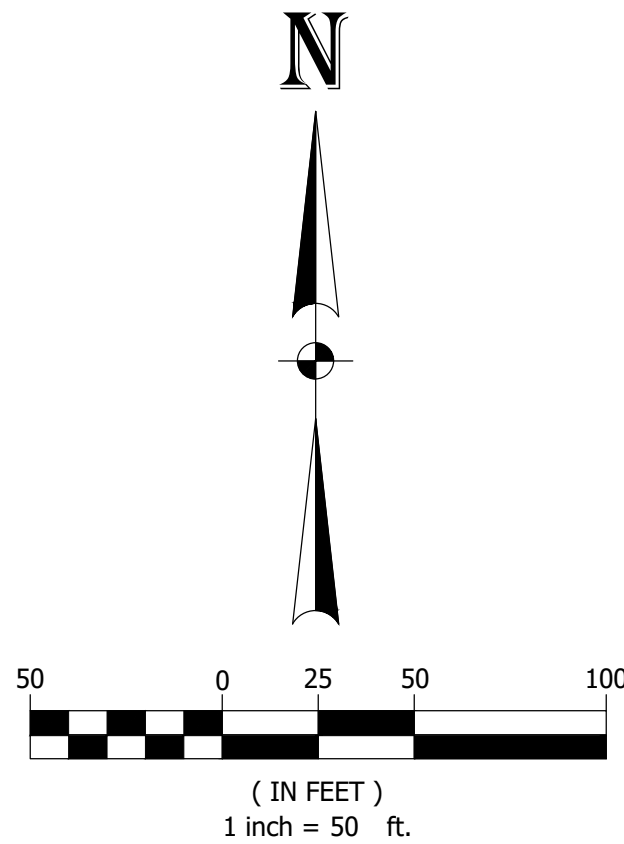
Job No.: 24028

Sheet No.: _____ of _____

FS24-0690



- LEGEND**
- SECTION CORNER
 - C.O.S. BRASS CAP FLUSH
 - MONUMENT AS NOTED
 - SET REBAR W/CAP LS 21081
 - C.O.S. CITY OF SURPRISE
 - PROPERTY LINE
 - EASEMENT LINE



AREAS

Lot 1:	95,814 sq. ft. or 2.1996 Ac.
Lot 2:	95,602 sq. ft. or 2.1947 Ac.
Lot 3:	95,784 sq. ft. or 2.1989 Ac.
Lot 4:	95,771 sq. ft. or 2.1986 Ac.
R/W Dedicated:	24,989 sq. ft. or 0.5737 Ac.
Total:	407,960 sq. ft. or 9.3654 Ac.

SCHEDULE B EXCEPTIONS

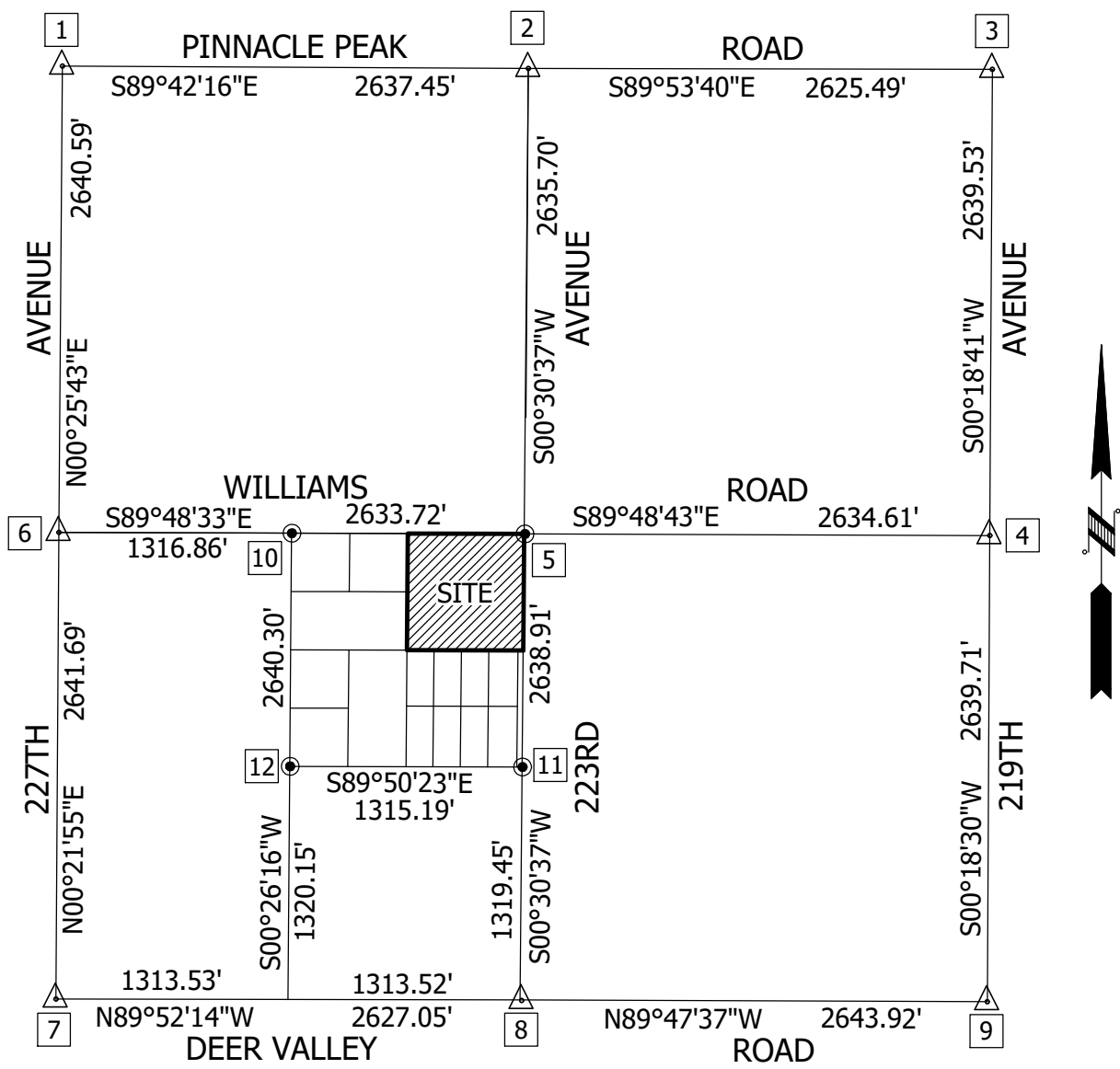
- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
- The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.
- Easement for transmission line and rights incidental thereto as set forth in a document recorded June 21, 1952 in Docket 947, page 151. (Exact location unspecified)
- Easement for roadways, public utilities, emergency vehicles and public service vehicles and rights incidental thereto as set forth in a document recorded July 16, 1980 in Docket 14548, page 411.
- Easement for private and semi-public utilities and rights incidental thereto as set forth in a document recorded July 31, 1986 in Recording No. 86-400087.
- Covenants, conditions, restrictions and easements as set forth in Recording No. 86-400090.
- Covenants, conditions, restrictions and easements as set forth Recording No. 2008-0837936 and thereafter First Amended By-Laws and Declaration per Recording No. 2018-0448586.

REFERENCE DOCUMENTS

- *Book 412 Maps page 22: Recorded Survey by Robin Wier
- *Book 743 Maps page 14: Minor Land Division Survey
- Book 752 Maps page 46: Minor Land Division & Replat Survey
- Book 764 Maps page 13: TLC Ranch Rural Subdivision
- Book 769 Maps page 29: Minor Land Division
- Book 784 Maps page 41: Minor Land Division & Replat
- *Book 787 Maps page 7: Minor Land Division
- *Book 841 Maps page 45: Minor Land Division Survey
- *Book 950 Maps page 17: A Limited Dependent Re-survey
- *Book 1027 page 39: Wildcat Ranch Rural Subdivision
- *Book 1242 Maps page 35: Rooney Ranchettes 1
- *Book 1242 Maps page 36: Rooney Ranchettes 2
- Book 1297 Maps page 20: Results of Survey Lot 2 TLC Ranch
- *Book 1654 Maps page 10: Lot Split
- Book 1713 Maps page 10: Short Final Plat
- *Book 1775 Maps page 41: Re-Plat Lot 1 TLS Ranch
- Book 1775 Maps page 42: Khano Acres

* Indicates survey used same Center 1/4 and South 1/4 as this plat

SECTION 14, T4N, R3W

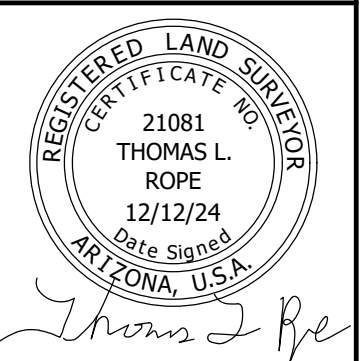


MONUMENT DESCRIPTIONS

- NW COR SEC 14: MONUMENT DUG UP AND REMOVED. CALC'D POSITION PER BK 686, PG 42
- N1/4 COR SEC 14: FND GLO BRASS CAP BENT OVER TO NORTH (USED BASE OF PIPE)
- NE COR SEC 14: FND 1/2" REBAR W/BROKEN CAP 0.5' BELOW GROUND
- E1/4 COR SEC 14: FND 3" CITY OF SURPRISE BRASS CAP FLUSH LS 38175
- CENTER SEC 14: FND 5/8" REBAR 0.4' BELOW PVMT; ALSO FND 3" CITY OF SURPRISE BRASS CAP FLUSH LS 38175 4.7' TO THE EAST
- W1/4 COR SEC 14: MONUMENT DUG UP AND REMOVED. CALC'D POSITION PER BK 686, PG 42
- SW COR SEC 14: FND 1/2" REBAR BENT TO WEST 0.5' BELOW GROUND
- S1/4 COR SEC 14: FND 3/4" PIPE 0.5' BELOW GROUND; ALSO FND 1/2" REBAR W/CAP LS 37495 0.3' BELOW GRND S74°23'00"E A DISTANCE OF 8.71'
- SE COR SEC 14: FND 2" ALUMINUM CAP MARICOPA COUNTY LS 21782 0.3' BELOW PVMT
- C-W 1/16TH COR: FND 3" CITY OF SURPRISE BRASS CAP FLUSH LS 38175 2.05' TO THE EAST
- C-S 1/16TH COR: FND 2" CITY OF SURPRISE ALUM. CAP LS 19820; ALSO FND 3" CITY OF SURPRISE BRASS CAP FLUSH LS 38175 S79°48'46"E A DISTANCE OF 6.41'
- S-W 1/16TH COR: FND 3" CITY OF SURPRISE BRASS CAP FLUSH LS 38175 S79°08'11"E A DISTANCE OF 3.13'

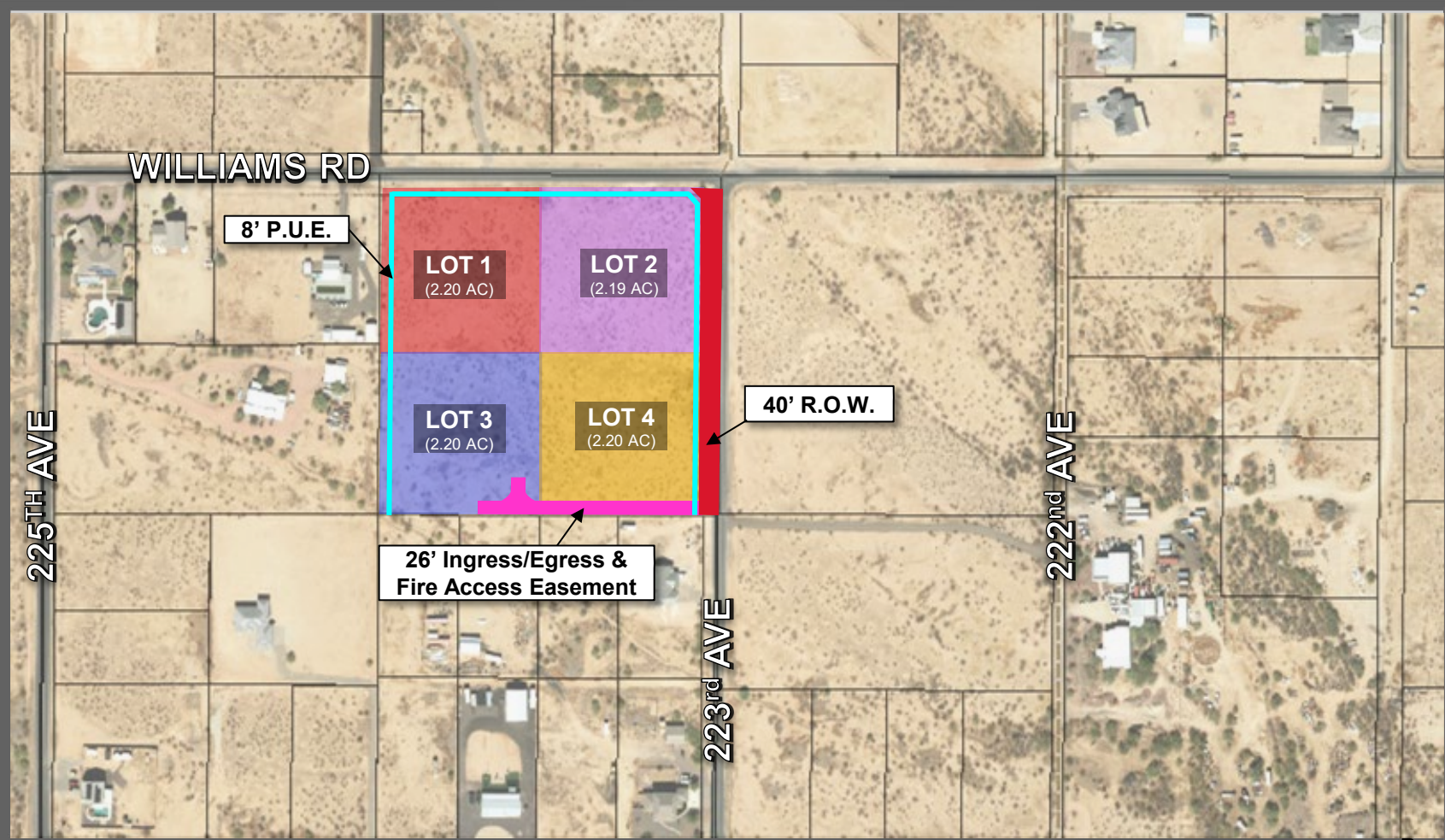
Land Survey Services PLC
20651 W. PASADENA AVENUE
BUCKEYE, AZ 85396-1255
PHONE NO. 602.703.7010
LANDSURVEYSERVICES@CSX.NET

HUDSON ESTATES
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14
T4N, R3W, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA



Drawn By: Thomas Rope
Date: MAY 2024
Job No.: 24028
Sheet No.: 2 of 2

FS24-0690



FS24-0690 PLAT EXHIBIT

From: [JAMES, MARK C CIV USAF AETC 56 FW/CVE](#)
To: [Jani Wertin](#)
Cc: [56 FW/CIT Community Initiative](#); [BINKLEY, ERIC S CIV USAF AETC 56 FW/CVE](#)
Subject: RE: FS24-0690 HUDSON ESTATES - DESIGN REVIEW
Date: Friday, December 6, 2024 4:50:16 PM
Attachments: [image002.png](#)
[image003.png](#)

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hi Jani,

Thank you for the opportunity to provide comments on the HUDSON ESTATES - DESIGN REVIEW. The site is approximately 1.3 miles outside the Luke AFB Aux-1 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles.

The project, which will result in a 2.25 du/ac density, **will not have a negative impact on Luke AFB flight operations**. Although the site will be located outside the GDC area it may be subjected to approximately 170 over flights per day. We recommend a strong notification program on the part of the applicant to inform any potential residents about Luke AFB operations.

Respectfully,

Mark James

Interim Director

56 FW Community Initiatives Team

Luke AFB, Arizona

623-856-6175

From: Jani Wertin <Jani.Wertin@surpriseaz.gov>
Sent: Friday, December 6, 2024 2:52 PM
To: JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Subject: [Non-DoD Source] FW: FS24-0690 HUDSON ESTATES - DESIGN REVIEW

You don't often get email from jani.wertin@surpriseaz.gov. [Learn why this is important](#)

Good Afternoon Mark,

My name is Jani Wertin and I am a Planner II at the City of Surprise. I was forwarded your contact information by my manager in order to check on the status of the comment letter from your department for the case mentioned below. Is this something you would be able to help with?

I hope you are well and had a great Thanksgiving!



Jani Wertin

Planner II

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise, AZ 85374

Phone: (623) 222-3151 | **Fax:** (623) 222-3001

From: Linsey Carlos <Linsey.Carlos@surpriseaz.gov>

Sent: Wednesday, December 4, 2024 8:52 AM

To: 56FW.CIT.CommunityInitiative@us.af.mil; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren V Gerard (Maricopa County Planning) <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Fahmida Maula <Fahmida.Maula@Maricopa.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kaitlin Mckibben (FCD) <kaitlin.mckibben@maricopa.gov>; Kevin Shipman <kevin.shipman@dysart.org>; klaabs@nadaburgsd.org; Leslie - MWD <lesliej@mwdaz.com>; Mark James <mark.james.14@us.af.mil>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Michael Norris <Michael.Norris@Maricopa.Gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Shelby Rios (MWD) <shelbyr@mwdaz.com>; Stacey Lapp <Stacey.Lapp@Maricopa.Gov>; Tasha Aldeguer (FCD) <tasha.aldeguer@maricopa.gov>; tfarrington@nadaburgsd.org; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>

Cc: Alyssa Lester <Alyssa.Lester@Surpriseaz.gov>; Jani Wertin <Jani.Wertin@surpriseaz.gov>

Subject: FS24-0690 HUDSON ESTATES - DESIGN REVIEW

Good morning:

Attached please find the **application**, and **Final Plat** for the above referenced project.

Please feel free to contact us should you have any questions.

Best regards,

Linsey Carlos
Design Review Project Coordinator
City of Surprise Community Development
16000 N. Civic Center Plaza Surprise, AZ 85374
Office: 623.222.3244 | Main: 623-222-3000



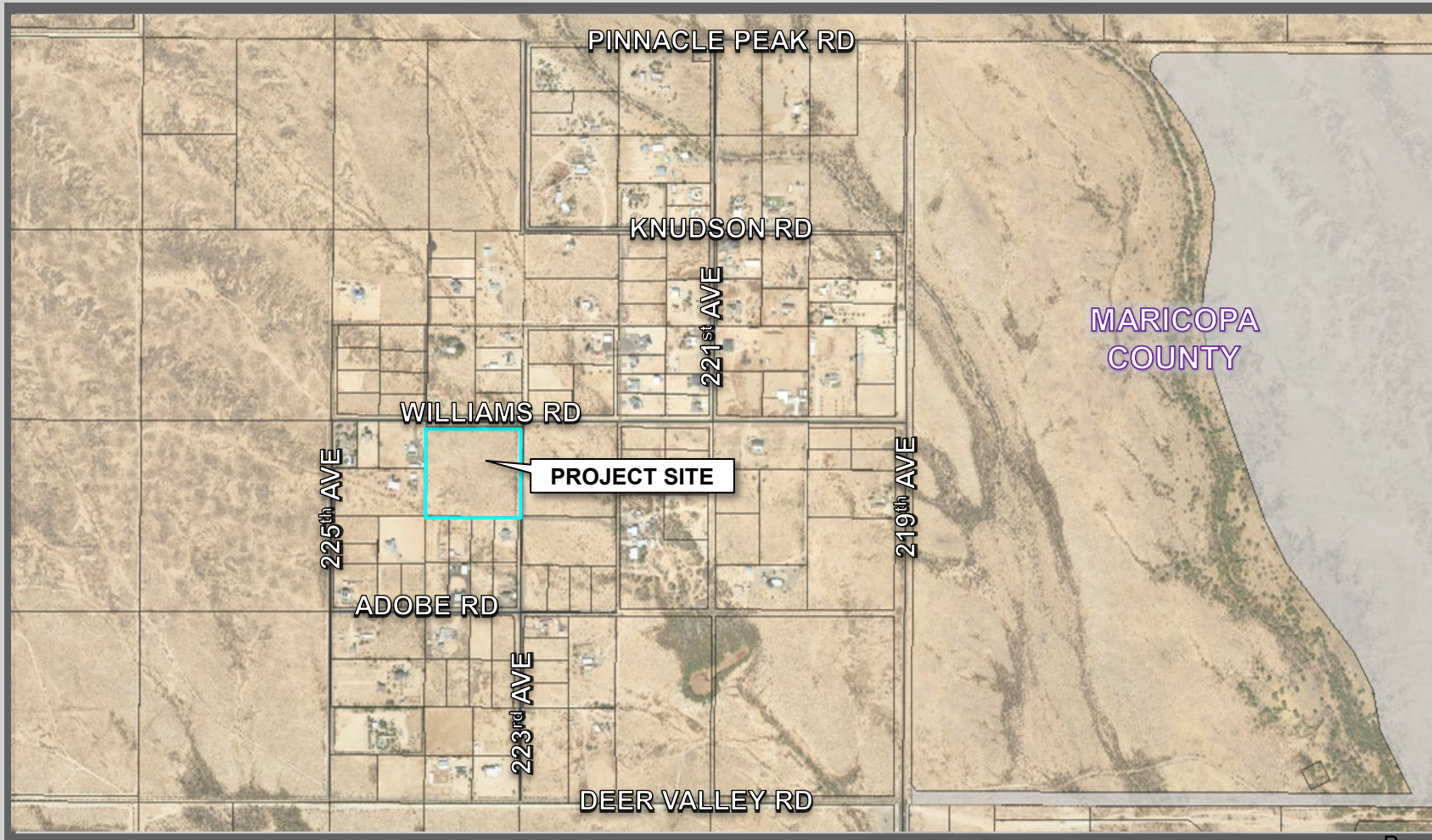
***Please note effective 8/3/22, we will be adding a 2-business day out-processing for ALL notices**

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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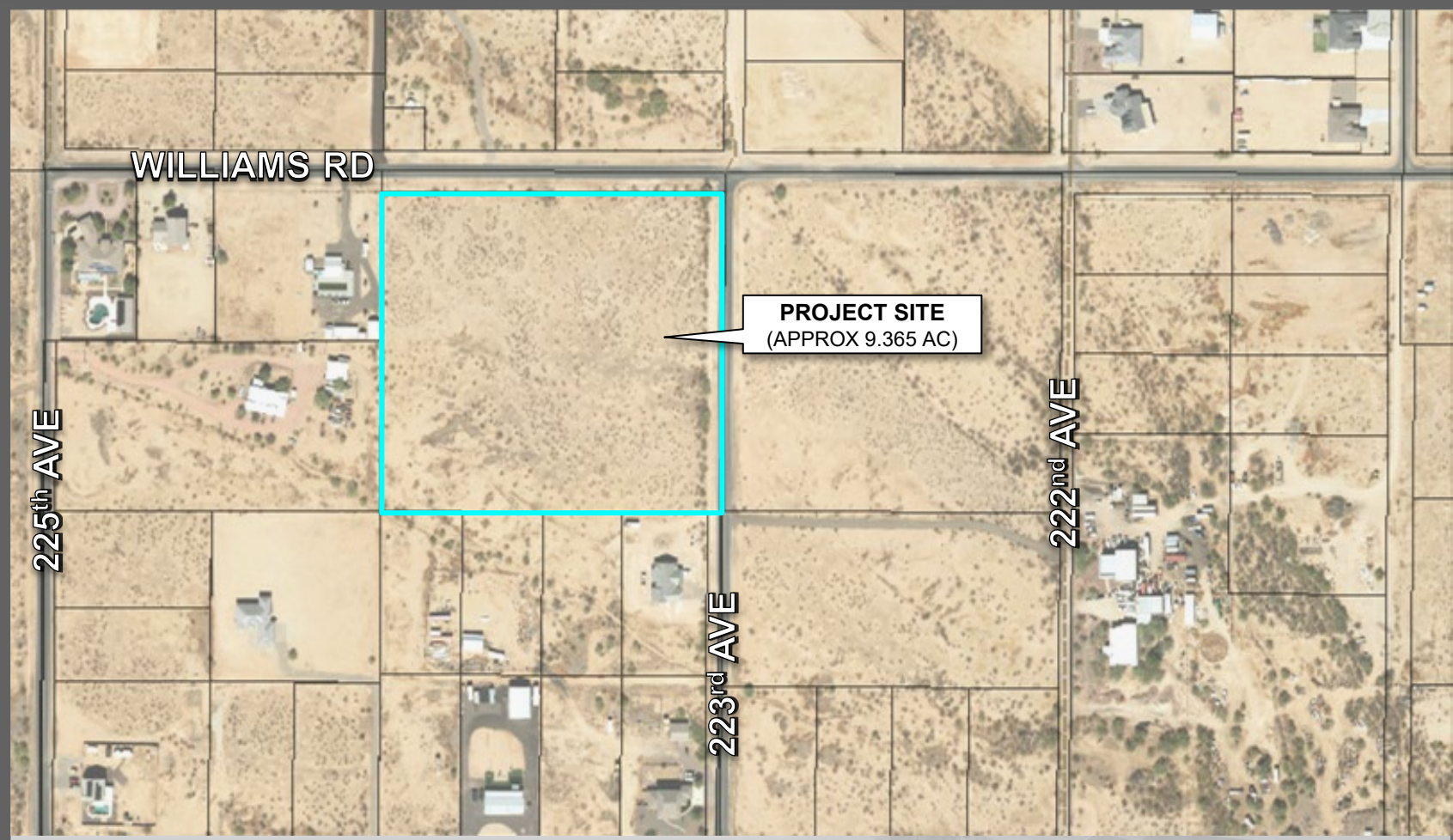


FS24-0690 Hudson Estates Final Plat – Final Plat

City Council
January 7, 2025



FS24-0690 VICINITY MAP

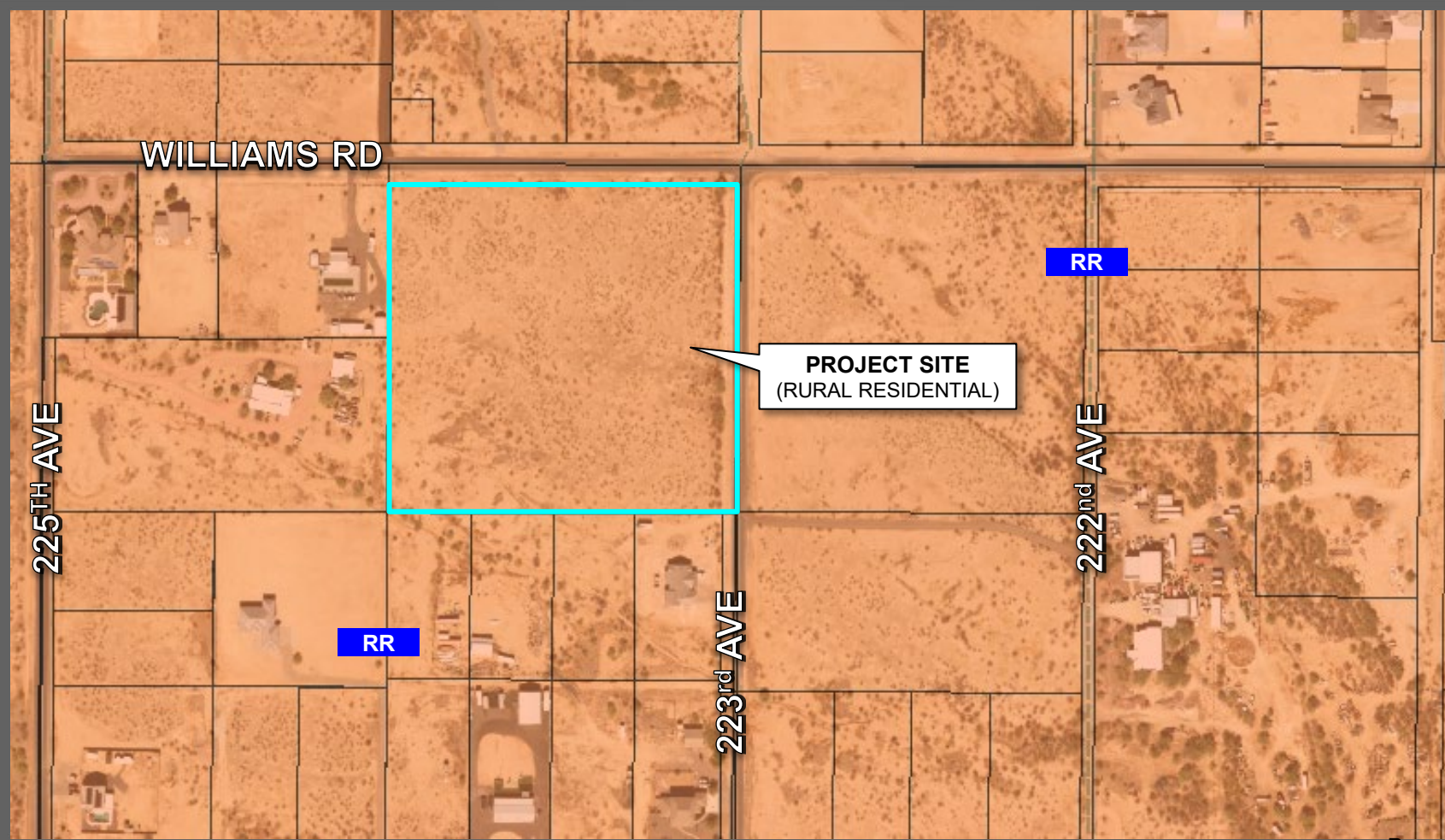


FS24-0690 VICINITY MAP



BACKGROUND

- **June 8, 1989:** The Mayor and City Council approved Ordinance #89-05, annexing the subject property into the City of Surprise.



WILLIAMS RD

225TH AVE

RR

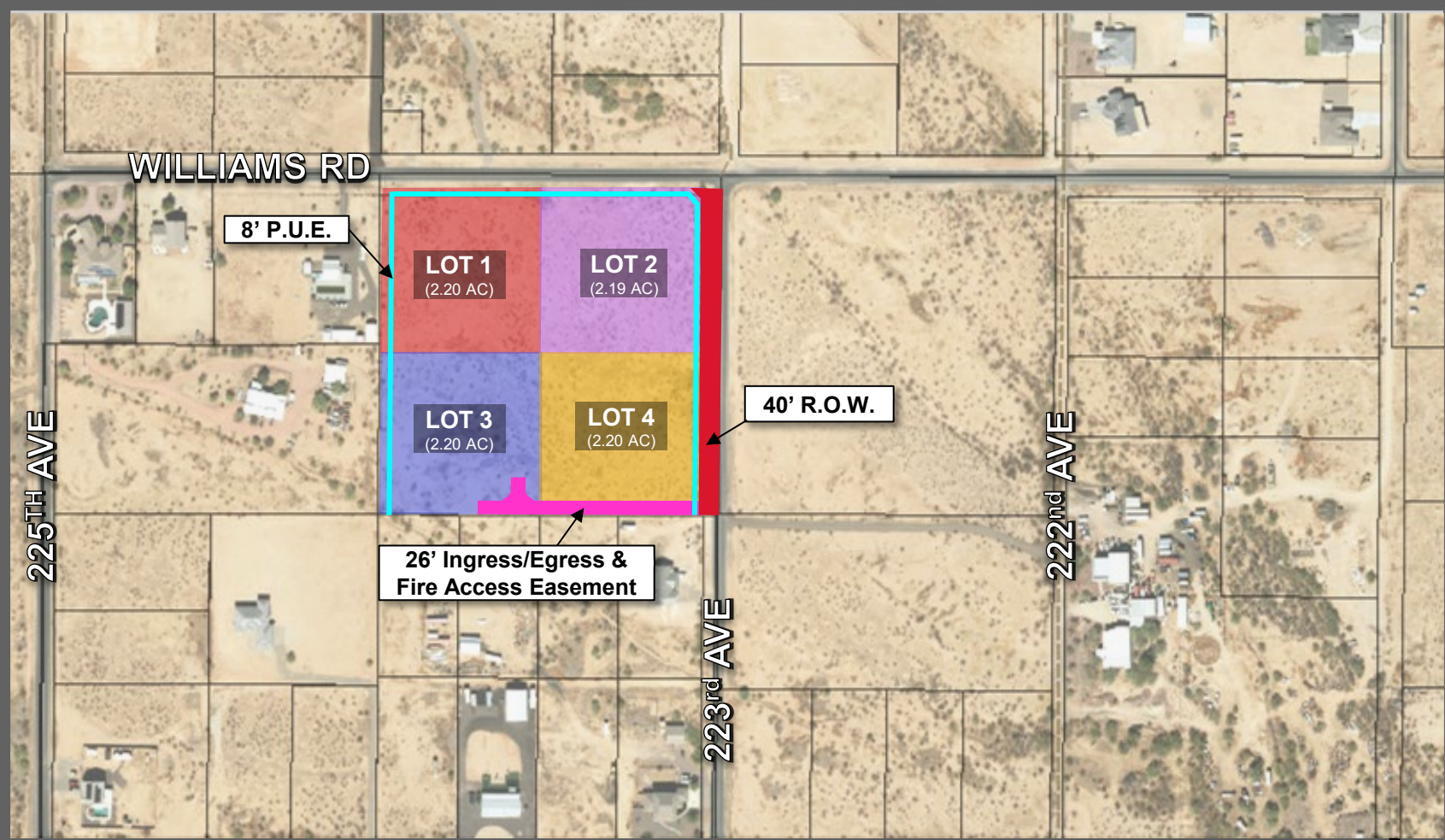
223RD AVE

PROJECT SITE
(RURAL RESIDENTIAL)

RR

222ND AVE

FS24-0690 ZONING MAP



FS24-0690 PLAT EXHIBIT

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

Know all persons by these presents:

That Crestone Investments, LLC, owner, has subdivided under the name HUDSON ESTATES, a subdivision located in a portion of the Southwest quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona, as shown and platting hereon and does hereby publish this plat as well as for the plat of HUDSON ESTATES and declares that the plat sets forth the location and gives the dimensions of each tract, street, and easement, including easements, and that each lot, tract, street, and easement shall be known by the number, letter, and/or name shown on this plat.

Owner hereby dedicates to the City of Surprise his title to all public rights-of-way as shown on the plat.

Owner hereby grants to the City of Surprise a perpetual nonexclusive easement over, under, upon, and across all areas designated as the plat right-of-way, including, but not limited to, the roadway and water mains for the purpose of installing, constructing, maintaining, repairing, replacing, and shifting the water/power lines, motorcycle, fire hydrant and water mains.

Owner hereby grants to the City of Surprise a perpetual easement across the plat including roads and streets, open spaces, community facilities, trails, sidewalks, drainage lines, and any property within the plat owned by the homeowners association for the purpose of installing, constructing, maintaining, repairing, replacing, and shifting the water/power lines, motorcycle, fire hydrant and water mains.

Owner hereby grants to the public a perpetual non-exclusive easement in, upon, over, through, and across the areas designated as public utility easements as shown on the plat for the purpose of accessing, installing, constructing, maintaining, repairing, replacing, and shifting public utilities.

Owner hereby grants to the City of Surprise a perpetual non-exclusive easement over, upon, and across the areas designated as public utility easements for the purpose of ensuring that these areas remain free of any significant obstructions.

Owner hereby grants to the United States of America the use of any "USFAP" an easement over, under, upon, and across this plat and every lot and portion thereof, which easement shall include, but not be limited to, the right of flight of aircraft over the plat, together with all 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 on or Lake Mead Fannin Basin and Auxiliary Field.

The easements granted within this dedication are permanent and perpetual and shall run with the land and be binding upon owner and his heirs, assigns, and successors in interest to this plat or any parcel or lot thereof.

Owner hereby grants to the City of Surprise a perpetual non-exclusive pedestrian access and sidewalk construction and maintenance easement over, upon, and across the areas designated as sidewalk easements as shown on the plat.

All improvements, for streets and public utilities owned and operated by the city, installed or constructed by owner within the public rights-of-way, the easements, or any tracts or parcels hereby dedicated to the City of Surprise shall be deemed to have been dedicated by owner to the City upon their completion, however, such transfer shall not occur until the City Council for the City of Surprise manifests its acceptance by separate formal council action.

In witness whereof, Owner has heretofore caused to corporate name to be signed and to corporate name to be witnessed by the undersigned, duly authorized officer of the City of Surprise, Arizona.

By: _____ Date: _____
City Engineer of Surprise, Arizona

By: _____ Date: _____
City of Surprise Council Approval

Approved by the City Council of the City of Surprise, Arizona, this _____ day of _____, 2024.

Attest:

Mayor _____ Date: _____
City Clerk _____ Date: _____

Crestone Investments, LLC, owner, does hereby (1) release and discharge the City of Surprise, (2) indemnify, defend, and hold harmless the City of Surprise, and from any liability for any and all claims for damages of any kind or nature that may be asserted against the City of Surprise, or in connection with the areas located within the newly dedicated Rights-of-Way as depicted on this plat such that the City of Surprise is not responsible for any damages or claims for damages that may be asserted against the City of Surprise, or in connection with the areas located within the newly dedicated Rights-of-Way as depicted on this plat and the responsibility of the adjacent property owner to defend adjacent owners within the boundary of said plat and such line that the area within the Right-of-Way is improved by the City of Surprise and accepted by the City of Surprise. Owner hereby further agrees to indemnify, defend, and hold harmless the City of Surprise from any and all claims for damages of any kind or nature or property that may arise in connection with the use of the sidewalks located within the right-of-way, and such time the City of Surprise has accepted the sidewalks.

Crestone Investments, LLC, owner, does hereby (1) release and discharge the United States of America Department of the War (USAW) and the City of Surprise, and (2) indemnify, defend, and hold harmless the USAW and the City of Surprise, and from any liability for any and all claims for damages of any kind or nature or property that may arise at any time in the future, or in connection with the areas located within the newly dedicated Rights-of-Way as depicted on this plat and the responsibility of the adjacent property owner to defend adjacent owners within the boundary of said plat and such line that the area within the Right-of-Way is improved by the City of Surprise and accepted by the City of Surprise. Owner hereby further agrees to indemnify, defend, and hold harmless the City of Surprise from any and all claims for damages of any kind or nature or property that may arise in connection with the use of the sidewalks located within the right-of-way, and such time the City of Surprise has accepted the sidewalks.

GENERAL NOTES

1. This survey is based upon a Certified of Title Report prepared by Fidelity National Title Insurance Company, Report No. PH2524007X, dated April 16, 2024.

2. The Surveyor has relied on its commitment to disclose all records of reflecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, recorded title encumbrances, or any other matters that may affect the property.

3. The Base of Bearings shown herein is the West line of the Southwest quarter of Section 14, T4N, R36W, taken from North 07° 22' 32" East taken from GDA83 Map per page 108 of page 102.

FINAL PLAT OF HUDSON ESTATES

A RURAL SUBDIVISION OF A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 14, T4N, R36W,
G.S.R-B.M., MARICOPA COUNTY, ARIZONA



ACKNOWLEDGMENT

On this _____ day of _____, 2024, before me, the undersigned, appeared and acknowledged himself to be the owner of the property

_____ and acknowledged the foregoing instrument for the purposes therein contained by signing his name.

In witness whereof:

I hereto set my hand and official seal.

Notary Public _____

My Commission Expires _____

PLAT NOTES

1. The maintenance of landscaping within the open spaces, landscaped trails, retention basins, and ponds shall be the responsibility of the owner or the homeowners' association formed by the owner.

2. The maintenance of landscaping within the adjacent public rights-of-way, including landscaped medians with collectors and curb streets, and landscaped areas between the curb and the landscaped sidewalks, shall be the responsibility of the adjacent property owner or the homeowners' association formed by the adjacent property.

3. Landscaping maintenance of the medians within the public right-of-way within any arterial or primary street classification shall be the responsibility of the City of Surprise after acceptance.

4. Fire sprinklers are required in all one and two family dwellings built in areas which do not have an automatic water supply. A residential fire sprinkler system is required for houses built in areas with limited water supply. Fire sprinkler plans shall be submitted with the building plans. (MCC 3.1.1 Local Amendments).

5. The property owner, at the time when the City of Surprise, under and/or sewer infrastructure is available at the property, shall be required to coordinate with Surprise Municipal Code and pay all applicable fees. Any owner of the property shall notify property owners and the public of this note, and any sales contracts or sales reports shall include such note.

6. The property owners, or any subsequent owners shall not proceed with any site grading or excavation without first obtaining a permit from the City of Surprise.

7. This property is located within an area having Flood Zone designation of X-Shaded (Areas of 0.2% annual chance of flood; areas of 1% annual chance of 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 of flood), by the Federal Emergency Management Agency on Flood Insurance Rate Maps No. 0402-02105, with a date of identification of October 15, 2013, for Community No. 040503, in Maricopa County, State of Arizona, which is the current Flood Insurance Rate Map for the community in which said property is situated.

8. In accordance with ARS §461.01, the City of Surprise has determined that all dedications occurring with this plat are in conformance with the Surprise General Plan.

9. Pursuant to A.R.S. §2-1102, 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 2-0151 and 2-0170, when applicable.

10. The owner or subsequent owners of any existing or future wells in the land described in this plat shall be required to sign a well impact waiver(s) with the City of Surprise.

PUBLIC NOTICE

This has appeared on this plat and is located within the vicinity of Lake Ar Force Basin and may be subject to copyrights by third parties. All structures within this plat shall be constructed in compliance with the sound information standards adopted by the City of Surprise. A map depicting the record current adopted MDC note continues 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.

AREAS

Lot 1: 95,814 sq. ft. or 2.1996 Ac.

Lot 2: 95,802 sq. ft. or 2.1947 Ac.

Lot 3: 95,794 sq. ft. or 2.1948 Ac.

Lot 4: 95,791 sq. ft. or 2.1948 Ac.

Not Deducted: 2,589 sq. ft. or 0.0577 Ac.

Total: 407,800 sq. ft. or 9.3504 Ac.

OWNER

Crestone Investments, LLC
170 Bucklebury Way
Cibola, NM 87010

LEGAL DESCRIPTION - PARENT PARCEL

The Northwest quarter of the Northwest quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona.

EXCEPT Beneficial of said and other minerals in said land, as reserved in the Patent recorded in Docket 987, page 15, records of Maricopa County, Arizona, and

EXCEPT the North 40 feet thereof.

APN: 303-81-061

LEGAL DESCRIPTION - NEW PARCELS

LOT 1:

That portion of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 14 from whence the Southwest corner of Section 14 bears South 00° 21' 33" West (Bearing's distance of 264.6 feet);

Thence South 89° 48' 33" East along the North line of the Southwest quarter of Section 14 a distance of 1975.20 feet to the Northwest corner of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 14;

Thence South 07° 28' 32" West along the West line thereof a distance of 40.00 feet to the South line of the North 60.00 feet of the Southwest quarter of Section 14 and the POINT OF BEGINNING;

Thence South 89° 48' 33" East along said South line a distance of 309.35 feet;

Thence North 89° 48' 33" West a distance of 309.35 feet to the West line of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 14;

Thence North 07° 28' 32" East along said West line a distance of 309.35 feet to the POINT OF BEGINNING.

LOT 2:

That portion of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 14 from whence the Southwest corner of Section 14 bears South 00° 21' 33" West (Bearing's distance of 264.6 feet);

Thence South 89° 48' 33" East along the North line of the Southwest quarter of Section 14 a distance of 1975.20 feet to the Northwest corner of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 14;

Thence South 07° 28' 32" West along the West line thereof a distance of 40.00 feet to the South line of the North 60.00 feet of the Southwest quarter of Section 14;

Thence South 89° 48' 33" East along said South line a distance of 309.35 feet to the POINT OF BEGINNING;

Thence South 89° 48' 33" East along said South line a distance of 309.35 feet;

Thence North 89° 48' 33" West a distance of 309.35 feet to the West line of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 14;

Thence North 07° 28' 32" East along said West line a distance of 309.35 feet to the POINT OF BEGINNING.

LOT 3:

That portion of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 14 from whence the Southwest corner of Section 14 bears South 00° 21' 33" West (Bearing's distance of 264.6 feet);

Thence South 89° 48' 33" East along the North line of the Southwest quarter of Section 14 a distance of 1975.20 feet to the Northwest corner of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 14;

Thence South 07° 28' 32" West along the West line thereof a distance of 40.00 feet to the South line of the North 60.00 feet of the Southwest quarter of Section 14;

Thence South 89° 48' 33" East along said South line a distance of 309.35 feet;

Thence North 89° 48' 33" West a distance of 309.35 feet to the West line of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 14;

Thence North 07° 28' 32" East along said West line a distance of 309.35 feet to the POINT OF BEGINNING.

LOT 4:

That portion of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 14 from whence the Southwest corner of Section 14 bears South 00° 21' 33" West (Bearing's distance of 264.6 feet);

Thence South 89° 48' 33" East along the North line of the Southwest quarter of Section 14 a distance of 1975.20 feet to the Northwest corner of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 14;

Thence South 07° 28' 32" West along the West line thereof a distance of 40.00 feet to the South line of the North 60.00 feet of the Southwest quarter of Section 14;

Thence South 89° 48' 33" East along said South line a distance of 309.35 feet;

Thence North 89° 48' 33" West a distance of 309.35 feet to the West line of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 14;

Thence North 07° 28' 32" East along said West line a distance of 309.35 feet to the POINT OF BEGINNING.



HUDSON ESTATES
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14
T4N, R36W, G.S.R-B.M., MARICOPA COUNTY, ARIZONA



Drawn by: Thomas Epp
Date: MAY 2024
Job No.: 24028
Sheet No.: 1 of 2

FS24-0690

FS24-0690 FINAL PLAT



HUDSON ESTATES
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14
T4N., R3E., G.-&S.B.M.-, MARICOPA COUNTY, ARIZONA



Drawn by: Thomas Rapp
Date: MAY 2024
Job No.: 24028
Sheet No.: 2 of 2

SCHEDULE B EXCEPTIONS

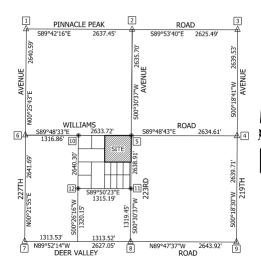
- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
- The right of entry to proceed for, mine and remove the minerals excepted from the description of said Land in Schedule A.
- Easement for transmission line and rights incidental thereto as set forth in a document recorded June 21, 1952 in District 907, page 151, (Exact location omitted).
- Easement for roadways, public utilities, emergency vehicles and public service vehicles and rights incidental thereto as set forth in a document recorded July 16, 1980 in District 14546, page 421.
- Easement for private and domestic, utilities and rights incidental thereto as set forth in a document recorded July 31, 1986 in Recording No. 86-00055.
- Covenants, conditions, restrictions and easements as set forth in Recording No. 2008-0827036 and thereafter Free Amended by Laws and Declaration per Recording No. 2018-0446356.

REFERENCE DOCUMENTS

- *Book 414 Page page 20: Reconstituted Survey by Robin Wiler
- *Book 743 Page page 14: Minor Land Division Survey
- *Book 753 Page page 48: Minor Land Division & Rapid Survey
- *Book 764 Page page 13: T.L.C. Ranch Rural Subdivision
- *Book 765 Page page 29: Minor Land Division
- *Book 766 Page page 41: Minor Land Division & Rapid
- *Book 767 Page page 7: Minor Land Division
- *Book 941 Page page 49: Minor Land Division Survey
- *Book 950 Page page 17: A Limited Deed of Re-survey
- *Book 1027 page 39: Wildcat Ranch Rural Subdivision
- *Book 1242 Page page 35: Rooney Ranchettes 1
- *Book 1242 Page page 36: Rooney Ranchettes 2
- *Book 1397 Page page 20: Results of Survey Lot 2 T.L.C. Ranch
- *Book 1604 Page page 10: Lot Split
- *Book 1713 Page page 85: Street Front Map
- *Book 1775 Page page 41: Phoenix Acres
- *Book 1775 Page page 41: Phoenix Acres

* Indicates survey used same Center 1/4 and South 1/4 as this plat

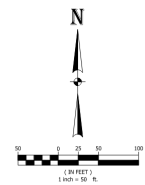
SECTION 14, T4N., R3E.



MONUMENT DESCRIPTIONS

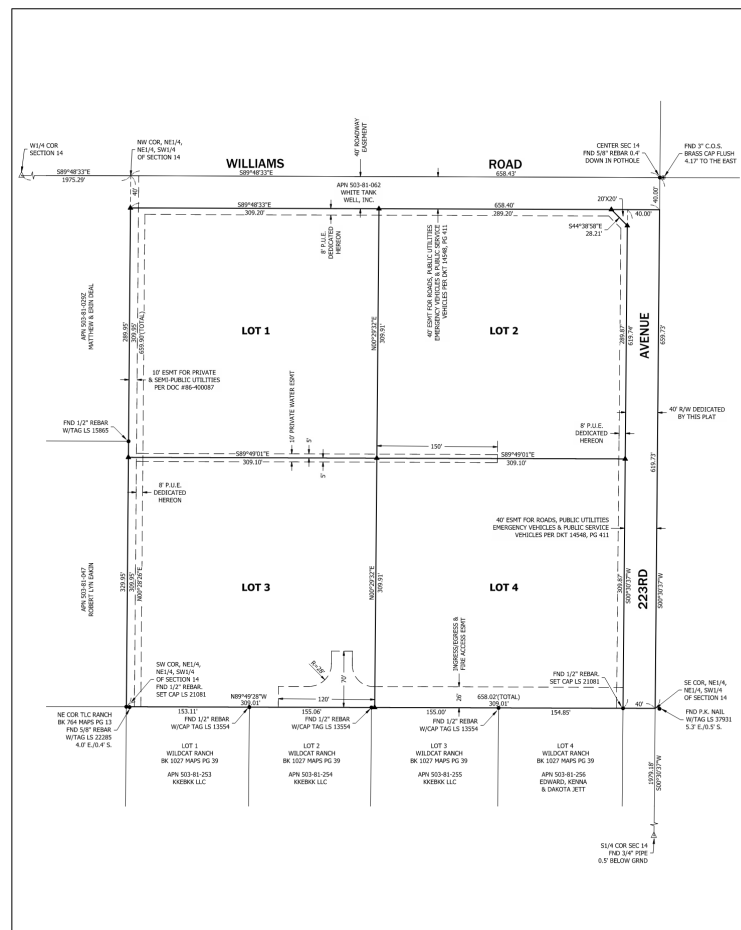
- NE COR SEC 14: MONUMENT DUG UP AND REMOVED. CALC'D POSITION PER BK 585, PG 42
- NW COR SEC 14: PND 10" BRASS CAP FLUSH OR ONE TO NORTH (USED RISE OF PIPE)
- NE COR SEC 14: PND 10" REBAR W/BROKEN CAP 0.5' BELOW GROUND
- SE COR SEC 14: PND 3" CITY OF SURPRISE BRASS CAP FLUSH LS 38.75'
- CENTER SEC 14: PND 5/8" REBAR 0.4' BELOW POINT, ALSO PND 3" CITY OF SURPRISE BRASS CAP FLUSH LS 38.75' E. TO THE EAST
- W/1/4 COR SEC 14: MONUMENT DUG UP AND REMOVED. CALC'D POSITION PER BK 686, PG 42
- SW COR SEC 14: PND 10" REBAR BENT TO WEST 0.5' BELOW GROUND
- S/4 COR SEC 14: PND 3/4" PIPE 0.5' BELOW GROUND, ALSO PND 10" REBAR W/1/4
- SE COR SEC 14: PND 10" REBAR BENT TO WEST 0.5' BELOW GROUND
- SW COR SEC 14: PND 3/4" CITY OF SURPRISE BRASS CAP FLUSH LS 38.75' E. TO THE EAST
- SW COR SEC 14: PND 3/4" CITY OF SURPRISE BRASS CAP FLUSH LS 38.75' E. TO THE EAST
- SW COR SEC 14: PND 3/4" CITY OF SURPRISE BRASS CAP FLUSH LS 38.75' E. TO THE EAST
- SW COR SEC 14: PND 3/4" CITY OF SURPRISE BRASS CAP FLUSH LS 38.75' E. TO THE EAST
- SW COR SEC 14: PND 3/4" CITY OF SURPRISE BRASS CAP FLUSH LS 38.75' E. TO THE EAST
- SW COR SEC 14: PND 3/4" CITY OF SURPRISE BRASS CAP FLUSH LS 38.75' E. TO THE EAST

- LEGEND**
- SECTION CORNER
 - C.O.S. BRASS CAP FLUSH
 - MONUMENT AS NOTED
 - SET REBAR W/1/4 LS 21081
 - C.O.S.
 - CITY OF SURPRISE
 - EASEMENT LINE



AREAS

- Lot 1: 95,814 sq. ft. or 2.1996 Ac.
Lot 2: 95,602 sq. ft. or 2.1947 Ac.
Lot 3: 95,794 sq. ft. or 2.1989 Ac.
Lot 4: 95,771 sq. ft. or 2.1986 Ac.
Total: 378,981 sq. ft. or 8.6878 Ac.



FS24-0690



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2025

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to acceptance of a Temporary Drainage Easement from 163rd & Happy Valley LLC along 163rd Avenue and Happy Valley Road.

Motion:

I move to accept the Temporary Drainage Easement from 163rd & Happy Valley LLC.

Background:

In 2023, the City of Surprise residents approved the G. O. Bond for several projects. One of those projects was the improvement of 163rd Avenue north of Grand. With the ongoing development in the area, the City identified the need to improve access into this area. The right of way being dedicated is in association with the road improvements being done along 163rd Avenue. This will allow the City to widen the roadways to allow for safer traffic movements into and out of this area. The drainage easement is needed in association with the right of way that will allow the City to expand 163rd avenue to 3 northbound lanes.

Objective Analysis:

As this area continues to develop at the rate it is, the additional lanes and associated drainage easements are needed to handle the increase in traffic and rain occurrence run off.

Policy Compliant:

Approval of this item is policy compliant.

Financial Impact:

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

Budget Impact:

This project is part of the 2023 G.O. Bonds. The drainage easement is needed for completion of additional lanes along 163rd Avenue north of Grand Avenue. The City will plan for future O&M when the drainage easement is in place.

FTE Impact:

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

ATTACHMENTS:

1. 163rd & Happy Valley TDE
 2. 163rd & Happy Valley TDE - CC 01.07.25
-

WHEN RECORDED, RETURN TO:

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

TEMPORARY DRAINAGE EASEMENT

This Drainage Easement (the "Easement") is executed this ____ day of _____, 202_, by and between 163RD & Happy Valley Road, LLC, an Arizona limited liability company ("Grantor"), and the City of Surprise, an Arizona municipal corporation ("Grantee").

RECITALS

- A. Grantor is the fee title owner of a parcel of land as described in Maricopa County, Arizona located in a portion of real property described in Warranty Deed as instrument 2008-016268 of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
- B. Grantee desires to acquire from Grantor and Grantor desires to grant to Grantee an exclusive drainage easement over, under and across a portion (the "Easement Area") of the above-mentioned Grantor's property. The Easement Area is legally described in Exhibit "A" and depicted on Exhibit "B".

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose set forth in the foregoing Recitals which are incorporated herein by reference, the parties hereto agree as follows:

- 1. Easements. Grantor hereby grants and conveys to Grantee, its successors and assigns, an easement over the Easement Area for drainage purposes. Grantor shall not erect or construct or permit to be erected or constructed any structure within the Easement Area. Grantor may make use of the Easement Area so long as such use does not unreasonably interfere with the purposes of this Easement – namely to receive, accept, handle, control, and contain drainage from adjacent streets and roadways.
- 2. Not a Public Dedication. Other than the grant of this Easement for drainage purposes, nothing contained in this Easement shall be deemed to be a conveyance or dedication of any portion of the Easement Area to the general public.

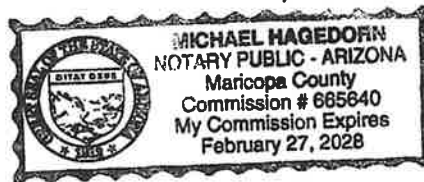
3. Miscellaneous. Headings in this Easement are for convenience only and shall not define or limit the provisions hereof. This Easement shall be construed according to its ordinary meaning and shall not be strictly construed for and against Grantor or Grantee. This Easement shall be governed by the laws of the State of Arizona. Should any term, provision, covenant, or condition of this Easement be void, invalid, or inoperative, the same shall not affect any other term, provision, covenant, or condition of this Easement, but the remainder thereof shall be effective as though such void, invalid, or inoperative term, provision, covenant, or condition had not been contained herein.
4. Termination. This Easement shall remain in place until the underlying property encumbered by this Easement and/or the lots adjacent thereto and associated with this Easement are developed and otherwise capture, control, and account for the necessary onsite and/or offsite drainage from the adjacent streets and roadways. At the time Grantor, or its successors and assigns, receives an approved grading and drainage permit from the City, Grantor shall provide Grantee with sixty (60) days' written notice to vacate the Easement Area. Upon Grantee vacating the Easement Area, this Easement shall terminate without further action by the Grantee.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the date above written.

GRANTOR:

163rd & Happy Valley Road, LLC, an
Arizona limited liability company

By: Chasim Bhambhani
Its: Trustee



STATE OF ARIZONA)
) SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this 18 day of November, 2024, by Chasim Bhambhani and SS known by me as Grantor and owners of the subject property.

Michael Hagedorn

GRANTEE:

City of Surprise, an Arizona municipal corporation

By: _____

Skip Hall

Its: Mayor

STATE OF ARIZONA)
) SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 202_, by _____, known by me as the Mayor of the City of Surprise, an Arizona municipal corporation.

EXHIBIT "A"

DESCRIPTION

TEMPORARY DRAINAGE EASEMENT DEDICATIONS

Portions of that real property as described in that Warranty Deed recorded as instrument 2008-0162687, records of Maricopa County, Arizona, being located in the Northwest Quarter of Section 7, Township 4 North, Range 1 West of the Gila and Salt River Meridian, City of Surprise, Maricopa County, Arizona, described as follows:

TEMPORARY DRAINAGE EASEMENT #1

COMMENCING at the Northwest Corner of said Section 7 from which the West Quarter Corner of said Section 7 lies South 00°09'54" West 2634.17 feet;

Thence along the west line of said Northwest Quarter South 00°09'54" West 615.16 feet;

Thence departing said line South 89°50'06" East 68.00 feet to the POINT OF BEGINNING;

Thence South 89°50'06" East 72.00 feet;

Thence South 00°09'54" West 195.00 feet;

Thence North 89°50'06" West 72.00 feet;

Thence North 00°09'54" East 195.00 feet to the POINT OF BEGINNING.

Containing 0.322 acres, more or less.

TEMPORARY DRAINAGE EASEMENT #2

COMMENCING at the Northwest Corner of said Section 7 from which the West Quarter Corner of said Section 7 lies South 00°09'54" West 2634.17 feet;

Thence along the west line of said Northwest Quarter South 00°09'54" West 1044.49 feet;

Thence departing said line South 89°50'06" East 68.00 feet to the POINT OF BEGINNING;

Thence South 89°50'06" East 72.00 feet;

Thence South 00°09'54" West 218.49 feet;

Thence North 89°50'06" West 51.90 feet;

Thence North 44°55'23" West 28.39 feet;

Thence North 00°09'54" East 198.49 feet to the POINT OF BEGINNING.

Containing 0.357 acres, more or less.

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

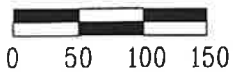
End of description



EXHIBIT "B"



SCALE: 1"=150'



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
M.C.R.	MARICOPA COUNTY RECORDER
APN	ASSESSOR PARCEL NUMBER
TDE	TEMPORARY DRAINAGE EASEMENT
	TDE DEDICATION AREA = 0.679 ACRES, +/-



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 ft
 False easting: 2,500,000.000 ft
 Standard parallel scale: 1.000045 (exact)

TEMPORARY DRAINAGE
 EASEMENT DEDICATIONS



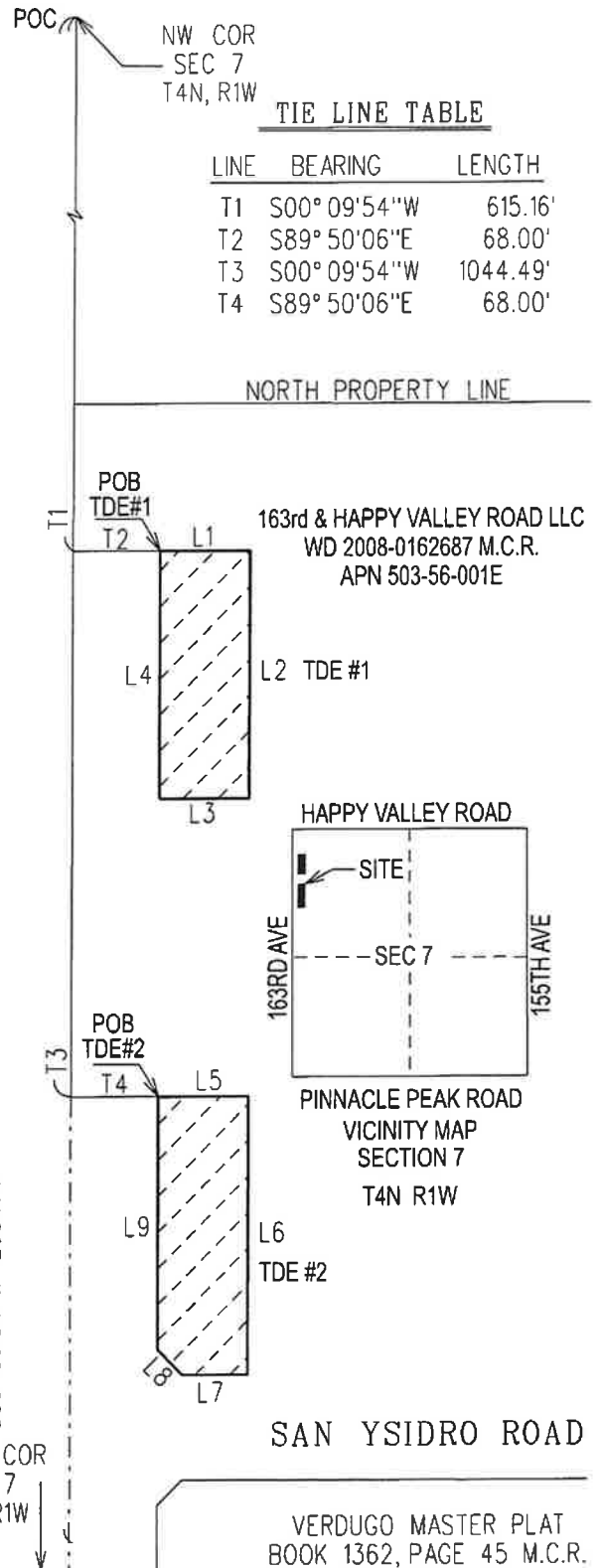
CITY OF SURPRISE
 LAND SURVEY DEPARTMENT

PROJECT * 23021

DRAWN BY RCD

DATE 02-15-24

SHEET 1 OF 1





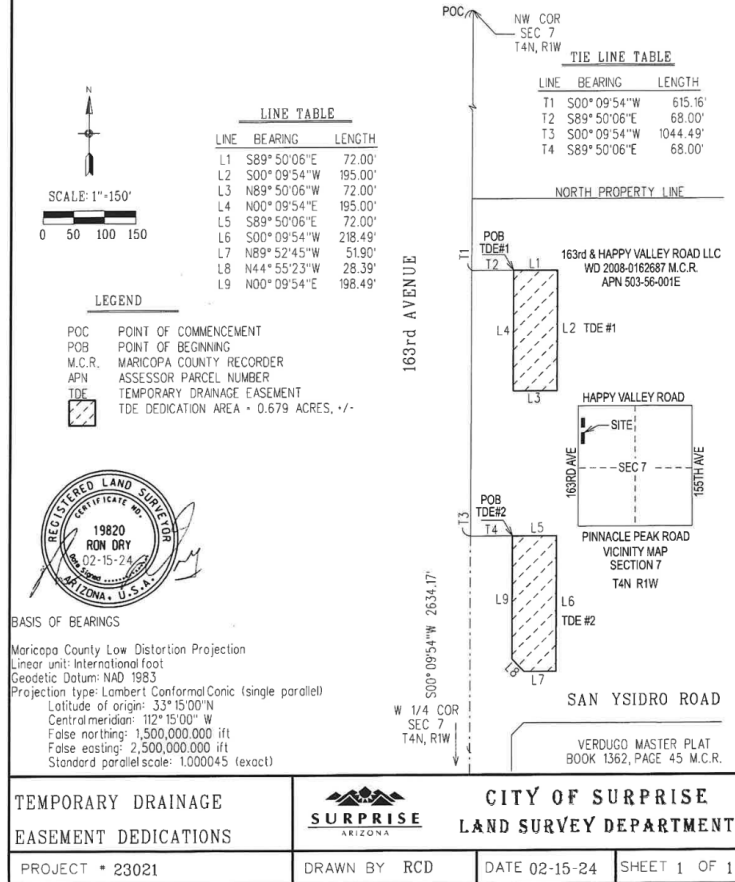
163rd & Happy Valley Road, LLC Temporary Drainage Easement

City Council – January 7, 2025



VICINITY MAP

EXHIBIT "B"



EXHIBIT



SURPRISE
ARIZONA

QUESTIONS / COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2025

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to acceptance of a Special Warranty Deed for dedication of rights-of-way from 163rd & Happy Valley LLC for right of way along 163rd Avenue at Happy Valley Road.

Motion:

I move to accept the Special Warranty Deed from 163rd & Happy Valley LLC.

Background:

In 2023, the City of Surprise residents approved the G. O. Bond for several projects. One of those projects was the improvement of 163rd Avenue north of Grand. With the ongoing development in the area, the City identified the need to improve access into this area. The right of way being dedicated is in association with the road improvements being done along 163rd Avenue. This will allow the City to widen the roadways to allow for safer traffic movements into and out of this area.

Objective Analysis:

As this area continues to develop at the rate it is, the additional lanes are needed to handle the increase in traffic.

Policy Compliant:

Approval of this item is policy compliant.

Financial Impact:

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

Budget Impact:

This project is part of the 2023 G. O. BONDS. This right of way is needed for completion of additional lanes along 163rd Avenue and Happy Valley. The City will plan for future O&M when the road is in

place and is accepted by the City.

FTE Impact:

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

ATTACHMENTS:

1. 163rd & Happy Valley SWD
 2. 163rd & Happy Valley SWD - CC 01.07.25
-

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

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

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 163rd & Happy Valley Road, LLC, an Arizona limited liability company ("Grantor"), hereby conveys to the **CITY OF SURPRISE**, an Arizona municipal corporation ("Grantee"), the following real property situated in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto:

See Exhibit A & B attached hereto and incorporated herein by this reference (the "Property").

Subject to all reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and none other, subject to the matters above set forth.

Dated this 18 day of November, 2024

GRANTOR:

163rd & Happy Valley Road, LLC, an Arizona limited liability company

By: Bangkorat, LLC an Arizona limited liability company,
its Managing Member

By: The Bhandhusavee Trust dated September 14, 1984,
its Managing Member

By: 
Choosin Bhandhusavee, Trustee

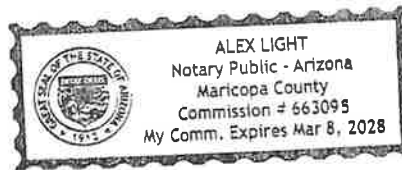
STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged and executed before me this 18 day of November 2024, by Chausin Bhandusave.

My Commission Expires:
March 08 2028



NOTARY PUBLIC



GRANTEE:

CITY OF SURPRISE,
An Arizona municipal corporation

By: _____

Skip Hall
Its: Mayor

Attest:

Kristi Passarelli, City Clerk

STATE OF ARIZONA)
) SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Skip Hall, known by me as the Mayor of the City of Surprise an Arizona municipal corporation.

Notary Public

My Commission Expires:

EXHIBIT "A"

DESCRIPTION

ROAD RIGHT-OF-WAY DEDICATION

A portion of that real property as described in that Warranty Deed recorded as instrument 2008-0162687, records of Maricopa County, Arizona, being located in the Northwest Quarter of Section 7, Township 4 North, Range 1 West of the Gila and Salt River Meridian, City of Surprise, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest Corner of said Section 7 from which the West Quarter Corner of said Section 7 lies South 00°09'54" West 2634.17 feet;

Thence along the west line of said Northwest Quarter South 00°09'54" West 500.00 feet to the northwest corner of said real property and the POINT OF BEGINNING;

Thence departing said line along the north line of said real property South 89°56'14" East 68.00 feet;

Thence departing said line South 00°09'54" West 743.10 feet;

Thence South 44°55'23" East 28.39 feet;

Thence South 89°52'45" East 51.90 feet;

Thence South 00°09'54" West 54.00 feet to a point on the south line of said real property;

Thence along said line North 89°52'45" West 140.00 feet to the southwest corner of said real property;

Thence along the west line of said real property North 00°09'54" East 817.09 feet to the POINT OF BEGINNING.

Containing 1.369 acres, more or less.

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

End of description



EXHIBIT "B"



SCALE: 1"=150'



LINE TABLE

LINE	BEARING	LENGTH
L1	S89°56'14"E	68.00'
L2	S44°55'23"E	28.39'
L3	S89°52'45"E	51.90'
L4	S00°09'54"W	54.00'
L5	N89°52'45"W	140.00'

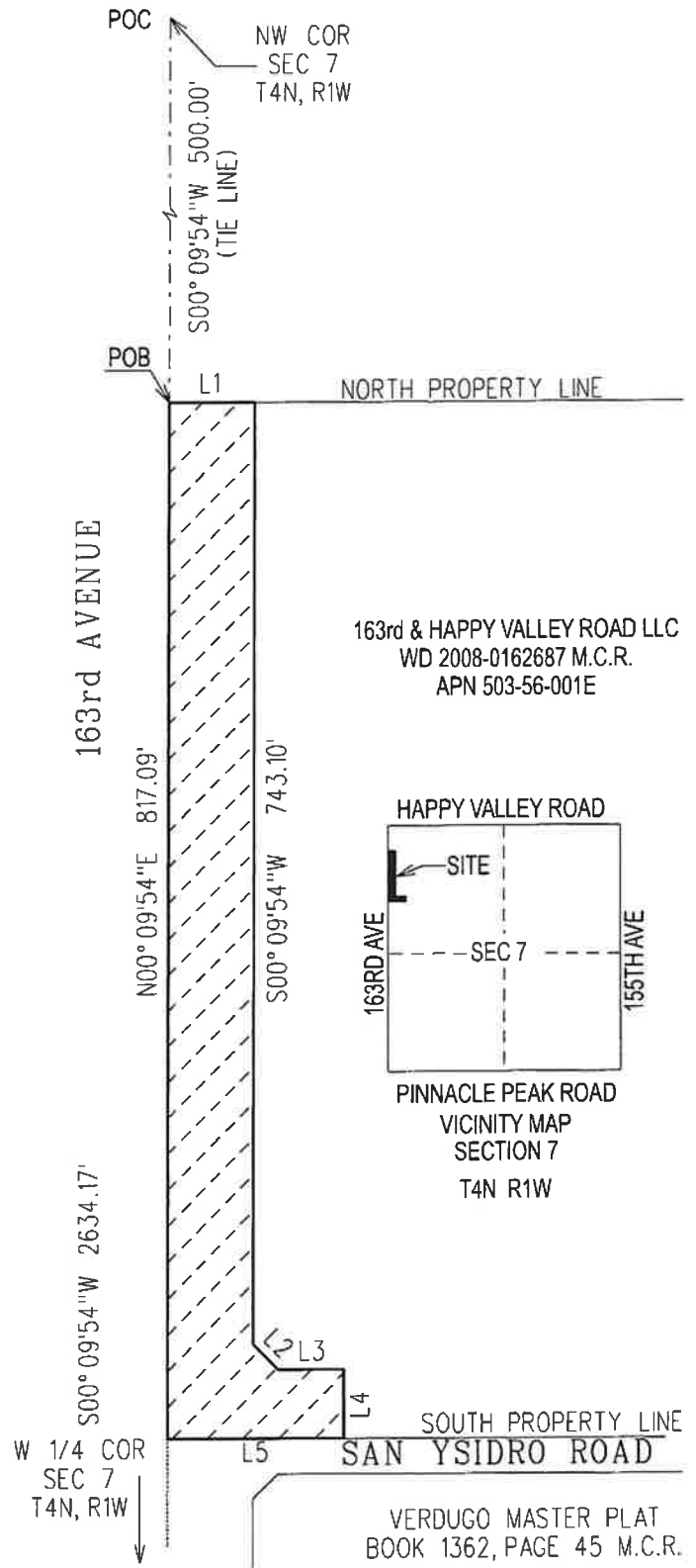
LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
M.C.R.	MARICOPA COUNTY RECORDER
APN	ASSESSOR PARCEL NUMBER
ROW	ROAD RIGHT-OF-WAY
	ROW DEDICATION AREA = 1.369 ACRES, +/-



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)



ROAD RIGHT-OF-WAY
 DEDICATION



CITY OF SURPRISE
 LAND SURVEY DEPARTMENT

PROJECT * 23021

DRAWN BY RCD

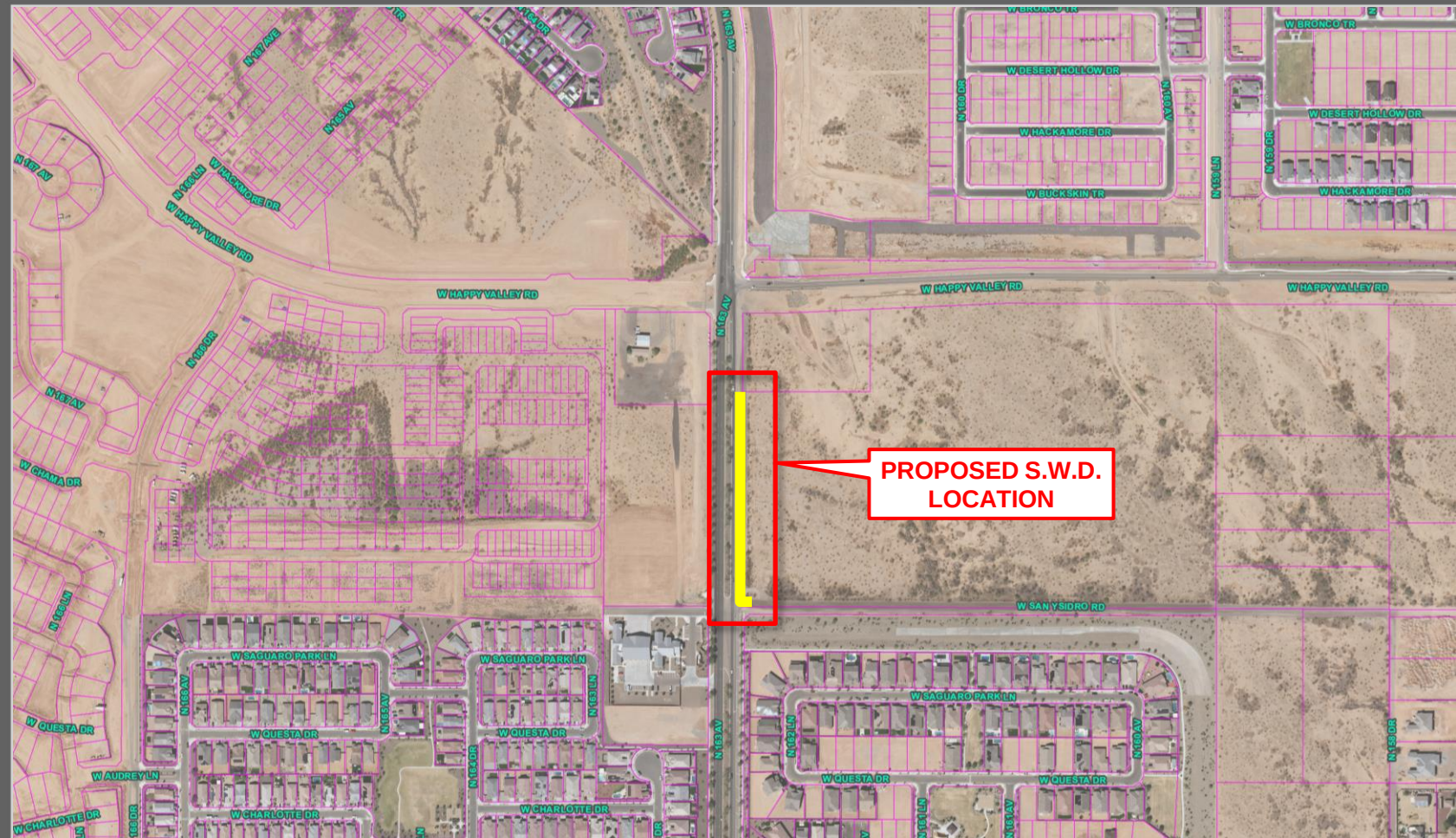
DATE 02-15-24

SHEET 1 OF 1



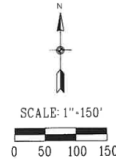
163rd & Happy Valley Road, LLC Special Warranty Deed

City Council – January 7, 2025



VICINITY MAP

EXHIBIT "B"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°56'14"E	68.00'
L2	S44°55'23"E	28.39'
L3	S89°52'45"E	51.90'
L4	S00°09'54"W	54.00'
L5	N89°52'45"W	140.00'

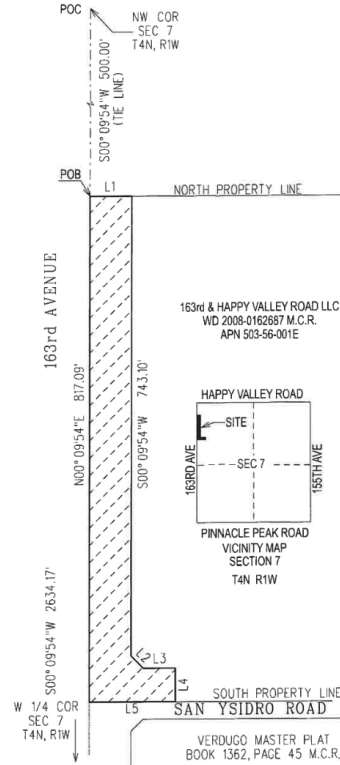
LEGEND

POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 M.C.R. MARICOPA COUNTY RECORDER
 APN ASSESSOR PARCEL NUMBER
 ROW ROAD RIGHT-OF-WAY
 ROAD DEDICATION AREA = 1.369 ACRES, +/-



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 ft
 False easting: 2,500,000.000 ft
 Standard parallel scale: 1.000045 (exact)



ROAD RIGHT-OF-WAY
 DEDICATION

PROJECT • 23021



CITY OF SURPRISE
 LAND SURVEY DEPARTMENT

DRAWN BY RCD

DATE 02-15-24

SHEET 1 OF 1

EXHIBIT



SURPRISE
ARIZONA

QUESTIONS / COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2025

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to acceptance of a Drainage Easement from Honor Health along 163rd Avenue and south of Pat Tillman Boulevard.

Motion:

I move to accept the Drainage Easement from Honor Health.

Background:

In 2023, the City of Surprise residents approved the G. O. Bond for several projects. One of those projects was the improvement of 163rd Avenue north of Grand. With the ongoing development in the area, the City identified the need to improve access into this area. The right of way being dedicated is in association with the road improvements being done along 163rd Avenue. This will allow the City to widen the roadways to allow for safer traffic movements into and out of this area. The drainage easement is needed in association with the right of way that will allow the City to expand 163rd avenue to 3 southbound lanes.

Objective Analysis:

As this area continues to develop at the rate it is, the additional lanes and associated drainage easements are needed to handle the increase in traffic and rain occurrence run off.

Policy Compliant:

Approval of this item is policy compliant.

Financial Impact:

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

Budget Impact:

This project is part of the 2023 G. O. BONDS. The drainage easement is needed for completion of

additional lanes along 163rd Avenue north of Grand Avenue. The City will plan for future O&M when the drainage easement is in place.

FTE Impact:

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

ATTACHMENTS:

1. 240912_Drainage Easement_HH_12.12.2024
 2. HonorHealth DE - CC 01.07.25
-

WHEN RECORDED, RETURN TO:

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

DRAINAGE EASEMENT

This Drainage Easement (the “Easement”) is executed this 12 day of December, 2024, by and between Honor Health, an Arizona nonprofit corporation, and the City of Surprise, an Arizona municipal corporation (“Grantee”).

RECITALS

- A. Grantor is the fee title owner of a parcel of land as described in Maricopa County, Arizona located in Lot 5 of Asante Trails, according to the Plat of Record in the office of the Country Recorder of Maricopa County, Arizona, Recorded in Book 1770 of Maps, Page 4.
- B. Grantee desires to acquire from Grantor and Grantor desires to grant to Grantee an exclusive drainage easement over, under and across a portion (the “Easement Area”) of the above-mentioned Grantor’s property. The Easement Area is legally described in Exhibit “A” and depicted on Exhibit “B”.

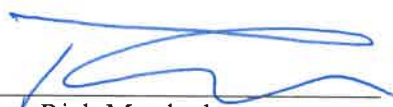
NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose set forth in the foregoing Recitals which are incorporated herein by reference, the parties hereto agree as follows:

- 1. Easements. Grantor hereby grants and conveys to Grantee, its successors and assigns, an easement over the Easement Area for drainage purposes. Grantor shall not erect or construct or permit to be erected or constructed any structure within the Easement Area. Grantor may make use of the Easement Area so long as such use does not unreasonably interfere with the purposes of this Easement – namely to receive, accept, handle, control, and contain drainage from adjacent streets and roadways.
- 2. Not a Public Dedication. Other than the grant of this Easement for drainage purposes, nothing contained in this Easement shall be deemed to be a conveyance or dedication of any portion of the Easement Area to the general public.

3. Miscellaneous. Headings in this Easement are for convenience only and shall not define or limit the provisions hereof. This Easement shall be construed according to its ordinary meaning and shall not be strictly construed for and against Grantor or Grantee. This Easement shall be governed by the laws of the State of Arizona. Should any term, provision, covenant, or condition of this Easement be void, invalid, or inoperative, the same shall not affect any other term, provision, covenant, or condition of this Easement, but the remainder thereof shall be effective as though such void, invalid, or inoperative term, provision, covenant, or condition had not been contained herein.
4. Termination. This Easement shall remain in place until the underlying property encumbered by this Easement and/or the lots adjacent thereto and associated with this Easement are developed and otherwise capture, control, and account for the necessary onsite and/or offsite drainage from the adjacent streets and roadways. At the time Grantor, or its successors and assigns, receives an approved grading and drainage permit from the City, Grantor shall provide Grantee with sixty (60) days' written notice to vacate the Easement Area. Upon Grantee vacating the Easement Area, this Easement shall terminate without further action by the Grantee.

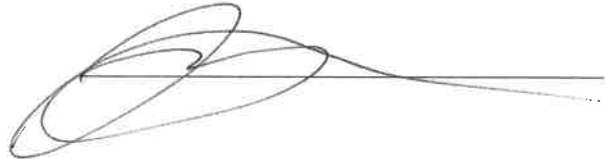
IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the date above written.

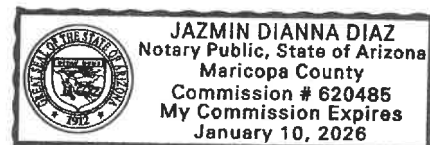
GRANTOR: Honor Health, an Arizona
nonprofit corporation


By: Rick Murdock
Its: Vice President

STATE OF ARIZONA)
) SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this 12 day of December, 2024, by Rick Murdock and Honor Health known by me as Grantor and owners of the subject property. of





GRANTEE:

City of Surprise, an Arizona municipal
corporation

By: _____
Skip Hall
Its: Mayor

STATE OF ARIZONA)
) SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this____ day of _____,
202__, by _____, known by me as the Mayor of the City of Surprise, an Arizona
municipal corporation.

EXHIBIT "A"

DESCRIPTION

TEMPORARY DRAINAGE EASEMENT DEDICATION

A portion of Lot 5, of "ASANTE TRAILS", as recorded in Book 1770, Page 04, records of Maricopa County being located in the East Half of Section 13, Township 4 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona described as follows:

COMMENCING at the East Quarter Corner of said Section 13 from which the Southeast Corner of said Section lies South 00°10'22" West 2633.78 feet;

Thence along the east line of said Section 13 South 00°10'22" West 668.51 feet;

Thence departing said line North 89°49'38" West 705.33 feet to the south corner of said Lot 5;

Thence along the southeast line of said Lot North 33°11'39" East 146.28 feet to the POINT OF BEGINNING;

Thence North 53°24'27" West 189.06 feet;

Thence North 36°35'33" East 269.00 feet;

Thence South 53°24'27" East 173.09 feet to the aforesaid southeast line;

Thence along said line South 33°11'39" West 269.47 feet to the POINT OF BEGINNING.

Containing 1.118 acres, more or less.

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

End of description

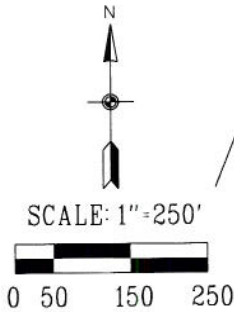


EXHIBIT "B"

LINE TABLE

LINE	BEARING	LENGTH
L1	N33° 11' 39" E	146.28'
L2	N53° 24' 27" W	189.06'
L3	N36° 35' 33" E	269.00'
L4	S53° 24' 27" E	173.09'
L5	S33° 11' 39" W	269.47'

HONORHEALTH
LOT 5
ASANTE TRAILS
BOOK 1770, PAGE 04 M.C.R.
APN 503-76-984



NE COR
SEC 13
T4N, R2W

N00° 10' 21" E
2633.87'

E 1/4 COR
SEC 13
T4N, R2W
POC

S00° 10' 22" W 668.51'
(TIE LINE)

S00° 10' 22" W 2633.78'

SE COR
SEC 13
T4N, R2W

N89° 49' 38" W 705.33'
(TIE LINE)

S COR
LOT 5

POB
TDE #1

BNSF RR
GRAND AVE.

163RD AVE.

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
M.C.R. MARICOPA COUNTY RECORDER
APN ASSESSORS PARCEL NUMBER
TDE TEMPORARY DRAINAGE EASEMENT
TDE AREA = 1.118 AC. +/-

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)



TEMPORARY DRAINAGE
EASEMENT DEDICATION



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

PROJECT # 23021

DRAWN BY RCD

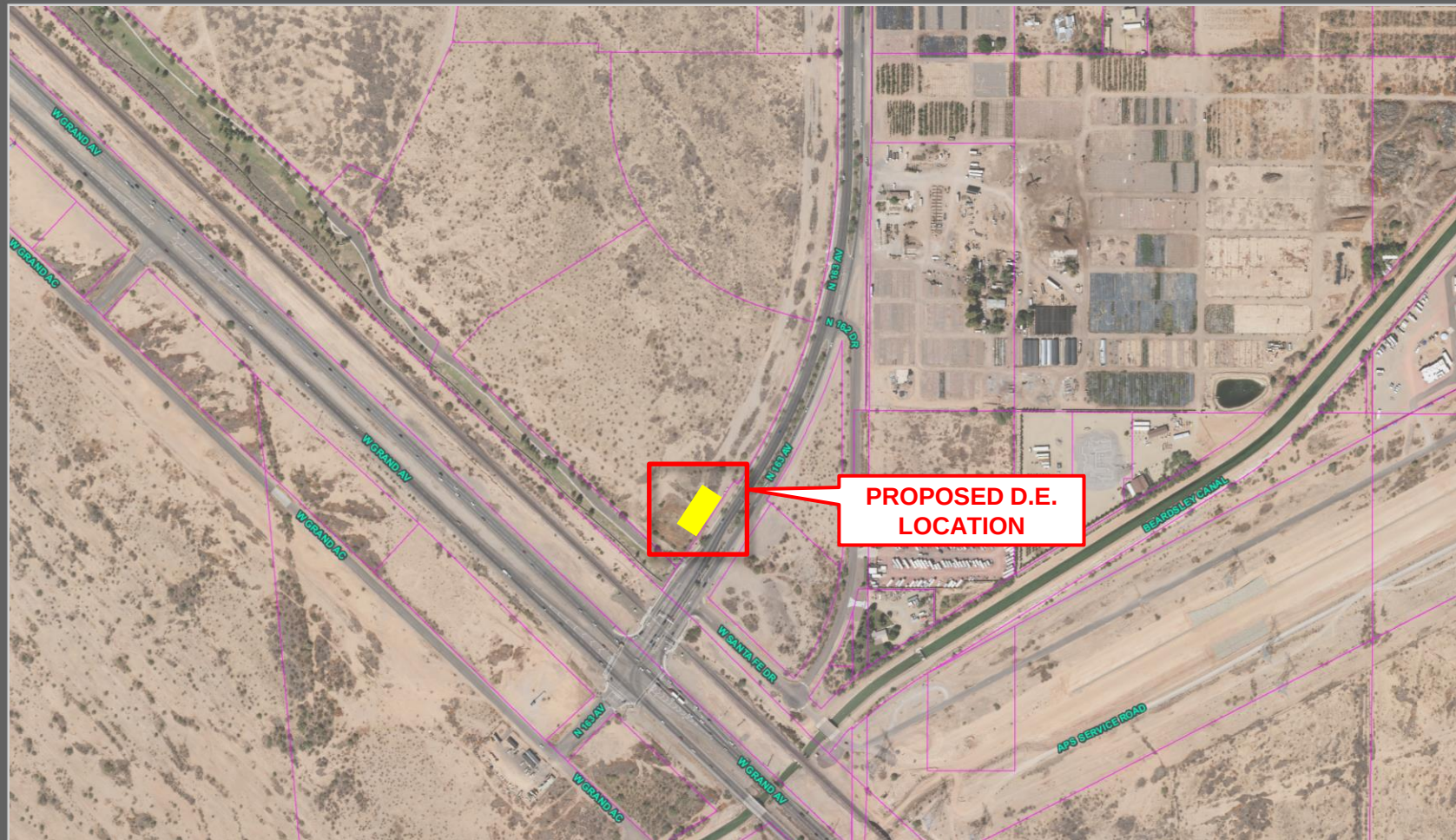
DATE 09-05-24

SHEET 1 OF 1



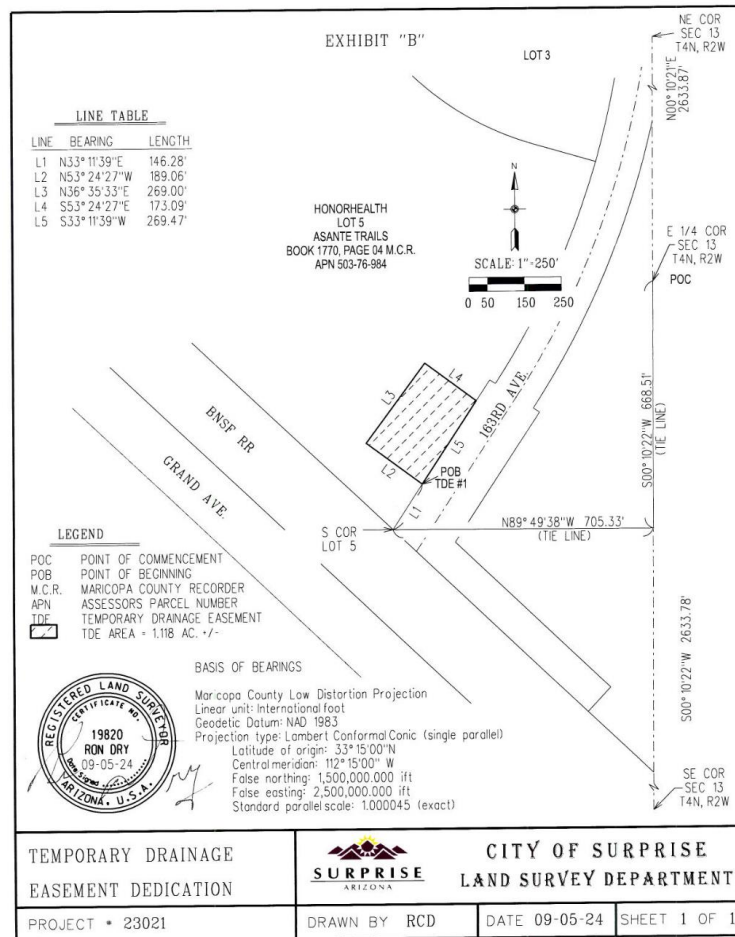
HonorHealth Drainage Easement

City Council – January 7, 2025



VICINITY MAP





EXHIBIT



SURPRISE
ARIZONA

QUESTIONS / COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2025

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to acceptance of a Quit Claim Deed for dedication of rights-of-way from Honor Health along 163rd Avenue south of Pat Tillman Boulevard.

Motion:

I move to accept the Quit Claim Deed from Honor Health.

Background:

In 2023, the City of Surprise residents approved the G. O. Bond for several projects. One of those projects was the improvement of 163rd Avenue north of Grand. With the ongoing development in the area, the City identified the need to improve access into this area. The right of way being dedicated is in association with the road improvements being done along 163rd Avenue. This will allow the City to widen the roadways to allow for safer traffic movements into and out of this area.

Objective Analysis:

As this area continues to develop at the rate it is, the additional lanes are needed to handle the increase in traffic.

Policy Compliant:

Approval of this item is policy compliant.

Financial Impact:

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

Budget Impact:

This project is part of the 2023 G.O. Bonds. This right of way is needed for completion of additional lanes along 163rd Avenue and Happy Valley. The City will plan for future O&M when the road is in place and is accepted by the City.

FTE Impact:

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

ATTACHMENTS:

1. QCD Honor health w legal
 2. HonorHealth QCD - CC 01.07.25
-

GRANTEE:

CITY OF SURPRISE,
An Arizona municipal corporation

By: _____

 Skip Hall
Its: Mayor

Attest:

Kristi Passarelli, City Clerk

STATE OF ARIZONA)
)SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Skip Hall, known by my as the Mayor of the City of Surprise an Arizona municipal corporation.

Notary Public

My Commission Expires:

EXHIBIT "A"

DESCRIPTION

ROAD RIGHT-OF-WAY DEDICATION

A portion of Lot 5, of "ASANTE TRAILS", as recorded in Book 1770, Page 04, records of Maricopa County being located in the Northeast Quarter of Section 13, Township 4 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona described as follows:

COMMENCING at the East Quarter Corner of said Section 13, from which the Northeast Corner of said Section lies North 00° 10'21" East 2633.87 feet;

Thence along the east line of said Section 13 North 00°10'21" East 259.89 feet;

Thence departing said line North 89°49'39" West 173.46 feet to a point on the existing Right-of-Way line of 163rd Avenue as shown on the Map of Dedication of ASANTE PHASE ONE, recorded in Book 857, Page 17, records of said County and the POINT OF BEGINNING;

Thence departing said line North 72°04'16" West 26.00 feet;

Thence North 16°14'34" East 129.37 feet;

Thence South 75°26'36" East 14.50 feet to the beginning of a non-tangent curve, concave northwesterly, the center of which lies North 75°26'36" West 2212.83 feet;

Thence northerly along the arc of said curve through a central angle of 07°58'12" a distance of 307.81 feet;

Thence South 83°24'48" East 11.50 feet to the aforementioned Right-of Way line of 163rd Avenue, being a point on a non-tangent curve, concave northwesterly, the center of which lies North 83°24'48" West 2224.33 feet;

Thence southerly along the arc of said curve and said Right-of-Way line, through a central angle of 11°20'33" a distance of 440.33 feet to the POINT OF BEGINNING.

Containing 0.161 acres, more or less.

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

End of description



EXHIBIT "B"

HONORHEALTH
LOT 5
ASANTE TRAILS
BOOK 1770, PAGE 04 M.C.R.
APN 503-76-984

LINE TABLE

LINE	BEARING	LENGTH
L1	N72°04'16"W	26.00'
L2	N16°14'34"E	129.37'
L3	S75°26'36"E	14.50'
L4	S83°24'48"E	11.50'

CURVE TABLE

CURVE	Δ	RADIUS	LENGTH
C1	07°58'12"	2212.83'	307.81'
C2	11°20'33"	2224.33'	440.33'

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
M.C.R. MARICOPA COUNTY RECORDER
ROW RIGHT-OF-WAY

 ROAD ROW DEDICATION AREA=0.161 ACRES +/-

BASIS OF BEARINGS

Maricopa County Low Distortion Projection

Linear unit: International foot

Geodetic Datum: NAD 1983

Projection type: Lambert Conformal Conic (single parallel)

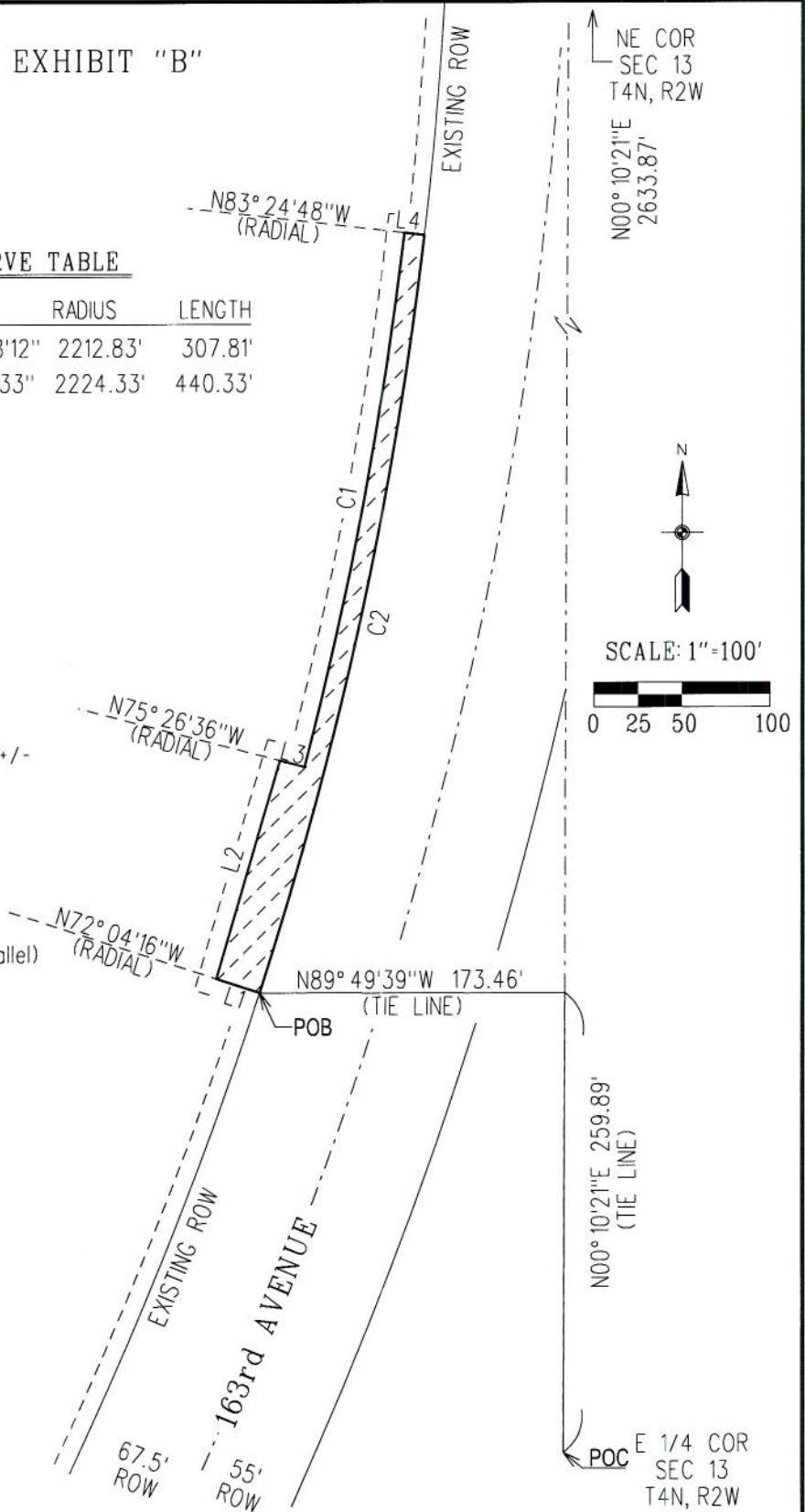
Latitude of origin: 33°15'00"N

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)



ROAD RIGHT-OF-WAY
DEDICATION



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

PROJECT # 23021

DRAWN BY RCD

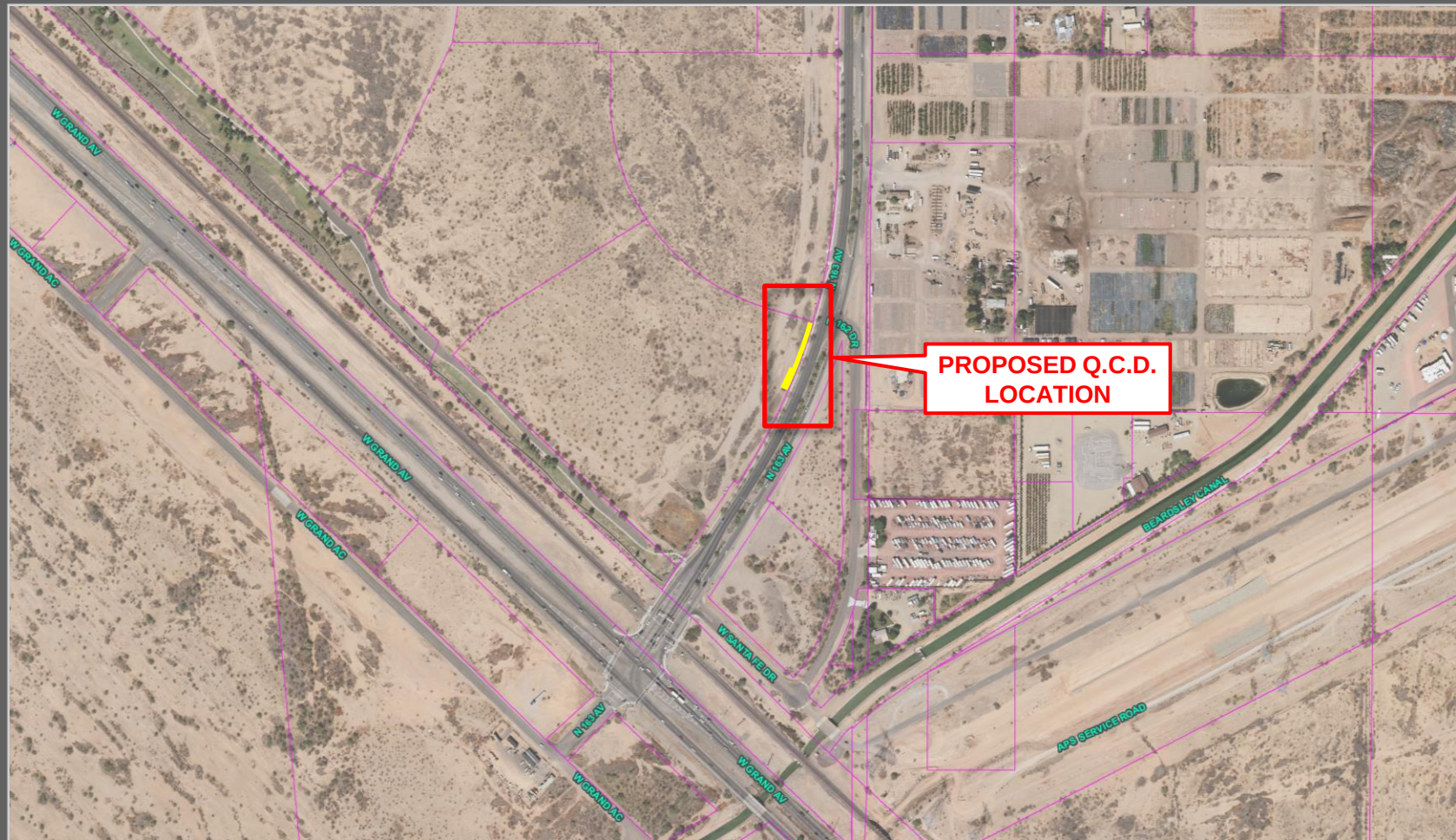
DATE 01-08-24

SHEET 1 OF 1



HonorHealth Quit Claim Deed

City Council – January 7, 2025



VICINITY MAP

EXHIBIT "B"

HONORHEALTH
LOT 5
ASANTE TRAILS
BOOK 1770, PAGE 04 M.C.R.
APN 503-76-984

LINE TABLE

LINE	BEARING	LENGTH
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CURVE TABLE

CURVE	Δ	RADIUS	LENGTH
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C2	11°20'33"	2224.33'	440.33'

LEGEND

- POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
M.C.R. MARICOPA COUNTY RECORDER
ROW RIGHT-OF-WAY
 ROAD ROW DEDICATION AREA=0.161 ACRES +/-

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 ft
False easting: 2,500,000.000 ft
Standard parallels scale: 1.000045 (exact)



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

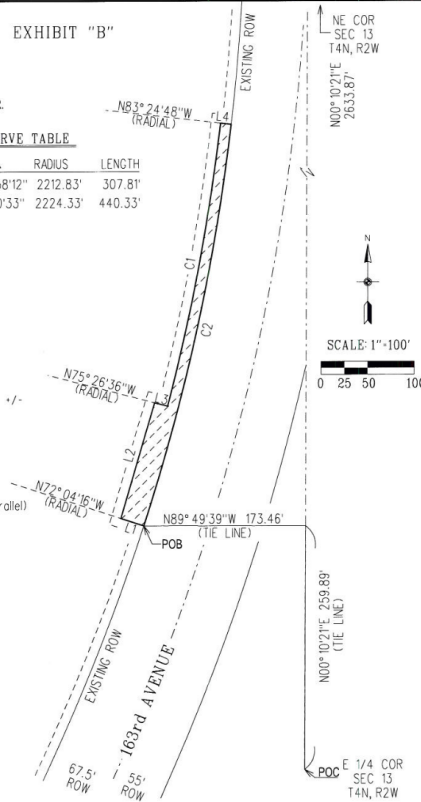
ROAD RIGHT-OF-WAY
DEDICATION

PROJECT * 23021

DRAWN BY RCD

DATE 01-08-24

SHEET 1 OF 1



EXHIBIT



QUESTIONS / COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2025 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action pertaining to approval of the Corrected Final Plat entitled, “Southwest Gas OPS Center” and dated October 01, 2024, a site generally located on the southwest corner of Deer Valley Road and Grand Avenue; Case FS24-0102.

Motion:

I move to approve the Corrected Final Plat entitled, “Southwest Gas OPS Center” and dated October 01, 2024.

Background:

Mark Petsch, with Vedelago Petsch Architects, seeks approval of a Corrected Final Plat for Southwest Gas Corporation. The proposed Corrected Final Plat will add Right-Of-Way (ROW) language to the Final Plat that was approved by City Council on May 07, 2024.

Objective Analysis:

The subject Corrected Final Plat meets the requirements of the BP zoning district, in addition to other requirements as set forth in the Municipal Code. All city reviewing departments have reviewed the request and have expressed no concerns.

Policy Compliant:

This proposed Corrected Final Plat is consistent with the Surprise General Plan 2040, BP zoning district, and the Land Development Ordinance.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00- FS24-0102 Southwest Gas Operations Center Final Plat - Staff Report 01.07.25
 2. 01 – FS24-0102 Southwest Gas Operations Center Final Plat – Vicinity Map
 3. 02 – FS24-0102 Southwest Gas Operations Center Final Plat – Zoning Map
 4. 03 – FS24-0102 Southwest Gas Operations Center Final Plat – Final Plat
 5. 04 – FS24-0102 Southwest Gas Operations Center Final Plat – Plat Exhibit
 6. 05 – FS24-0102 Southwest Gas Operations Center Final Plat – Luke AFB Comments
 7. FS24-0102 Southwest Gas Operations Center Final Plat - PowerPoint
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS24-0102

Project Name: Southwest Gas Operations Center

Council District: 1 – Palo Verde

City Council Date: January 07, 2025

Planner: Leslie Carnie, Planner II

Owner: Southwest Gas Corporation

Applicant: Mark Petsch with Vedelago Petsch Architects

Request: A Corrected Final Plat to add language regarding existing Right-Of-Way (ROW). Case FS24-0102.

Site Location: Generally located on the southwest corner of Deer Valley Road and Grand Avenue.

Site Size: 7.27 Gross Acres (approx.)

Findings:

- The proposed Corrected Final Plat is consistent with the Surprise General Plan 2040.
- The proposed Corrected Final Plat is consistent with the BP zoning district and the Land Development Ordinance (LDO).
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approve** – Approval of the proposed Corrected Final Plat will allow the corrected version with the applicable ROW language to be recorded.

Deny – Denial of the requested Corrected Final Plat will prevent the corrected plat from being recorded.

Project Description:

Mark Petsch, with Vedelago Petsch Architects, seeks approval of a Corrected Final Plat for Southwest Gas Corporation. The proposed Corrected Final Plat will add Right-Of-Way (ROW) language to the Final Plat that was approved by City Council on May 07, 2024.

Background:

May 23, 1987: The subject site was annexed into the City of Surprise.

October 12, 2023: The applicant was provided with Concept Review comments under case CR23-0845.

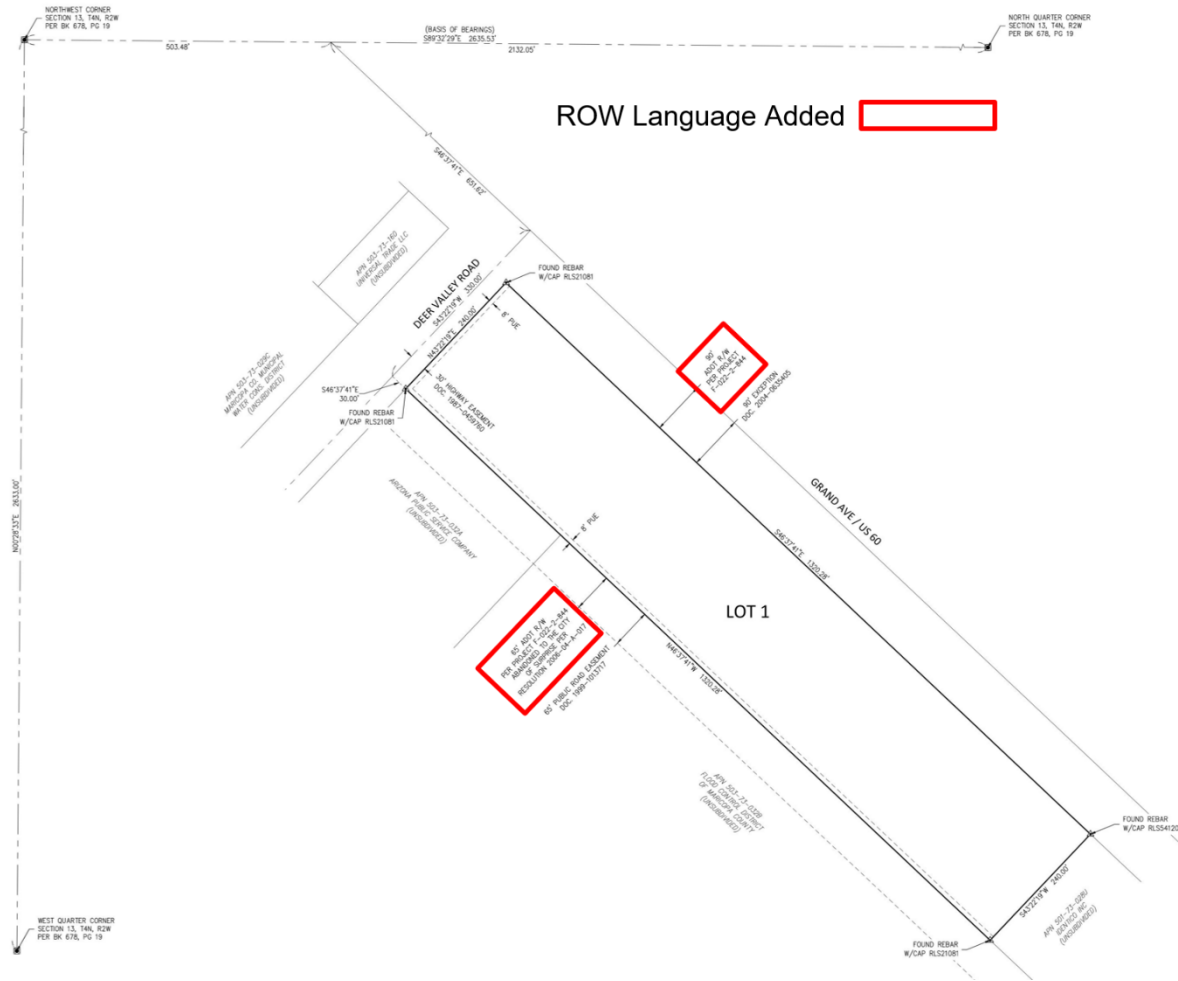
January 26, 2024: The applicant filed a request for the subject Final Plat under case FS24-0102.

May 07, 2024: City Council approved the Final Plat for the subject site under case number FS24-0102.

Analysis and Discussion:

On May 07, 2024, City Council approved a Final Plat that combined two parcels to allow for the development of a new Southwest Gas Operations Center. Upon further review of the ADOT plans for Wickenburg-Phoenix Highway Project number F-022-2-844, the City's Land Survey Department found additional language which referenced the existing ROW and Road Easement that needs to be addressed. No changes are proposed to the parcel boundaries and no new ROW is being dedicated on this Corrected Final Plat. The Corrected Final Plat will simply add the following required language to the Final Plat:

- 65' ADOT R/W per project F-022-2-844 abandoned to the City of Surprise per Resolution 2006-04-A-017.
- 90' ADOT R/W per project F-022-2-844.



General Plan Conformance:

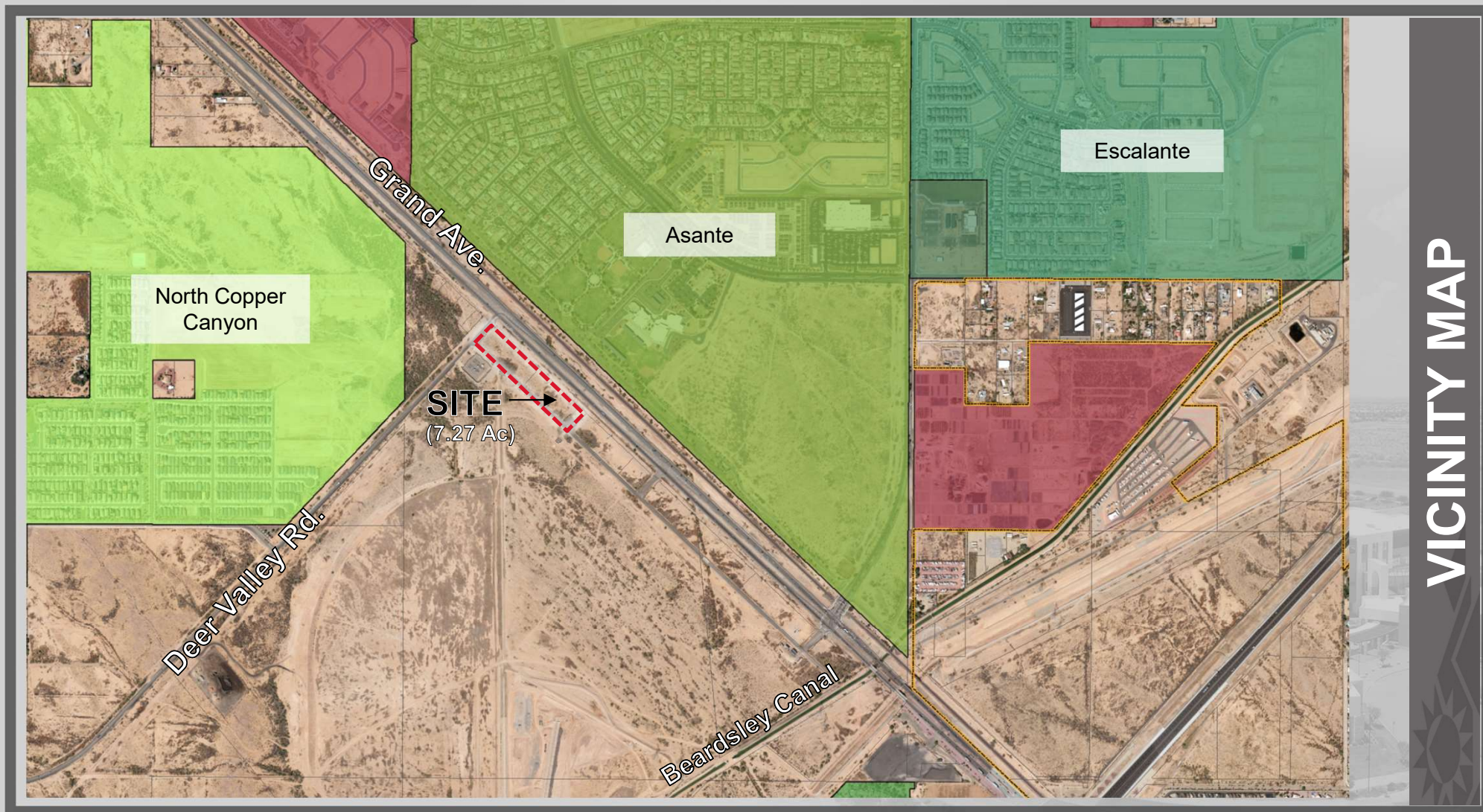
The proposed Corrected Final Plat was reviewed against the goals, policies, recommendations, and guidelines of the City of Surprise General Plan 2040. The proposed Corrected Final Plat is consistent with the General Plan in some of the following ways:

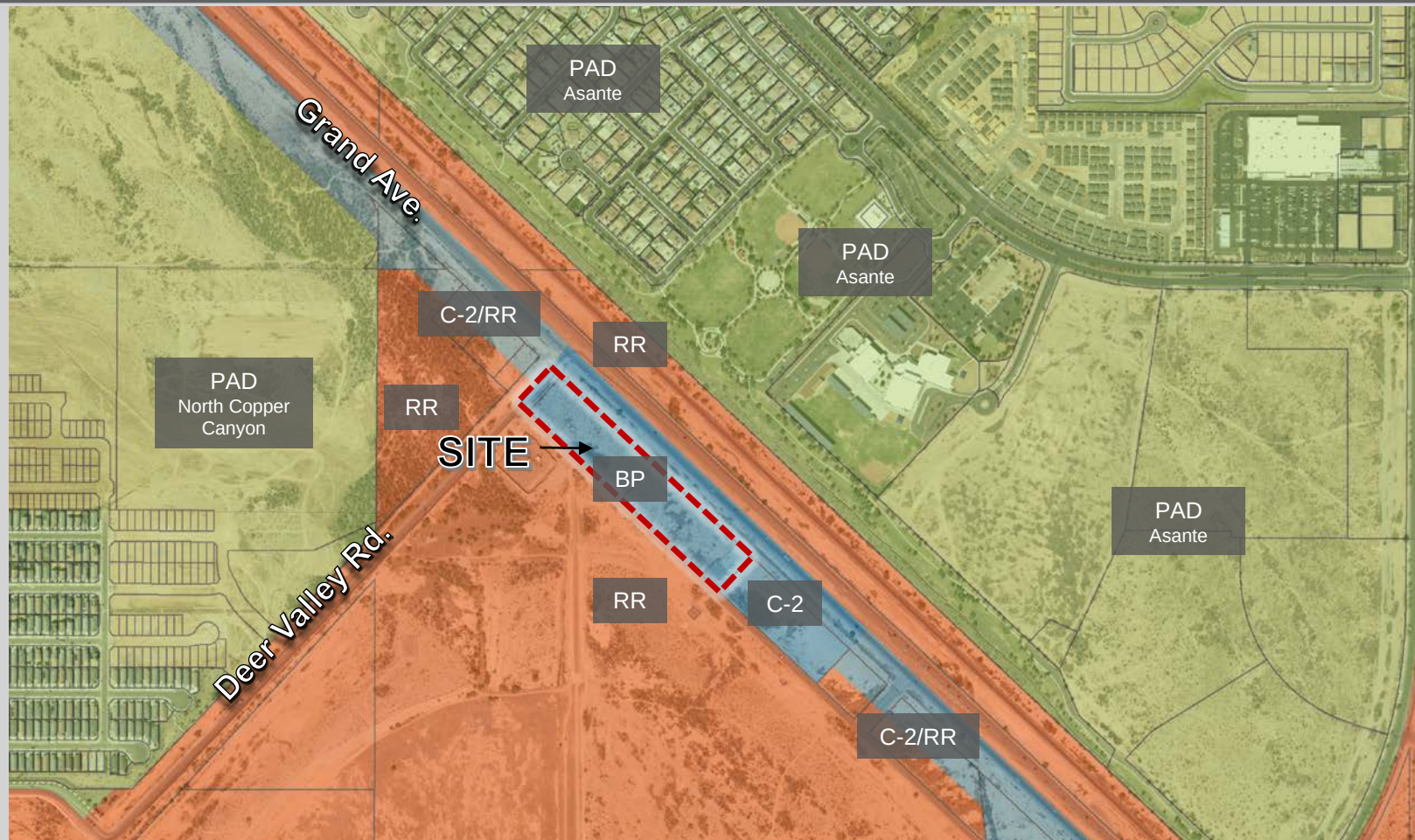
This project is located within the Employment Character Area of the General Plan. The proposed project adheres to the design guidelines of the character area which allows for development of office buildings and utility service yards. The site is appropriately orientated along a State Highway and minor arterial road.

Reviewing Agencies:

In addition to the standard internal city reviewing departments and Luke Air Force Base, the Maricopa Water District and ADOT were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

98	<u>Attachments:</u>
99	01 Vicinity Map
100	02 Zoning Map
101	03 Final Plat
102	04 Final Plat Exhibit
103	05 Luke AFB Comments
104	Power Point Presentation
105	
106	





A CORRECTED PLAT OF BOOK 1800, PAGE 39, M.C.R.,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

SHEET INDEX

- ## SITE DATA

OWNER

SURVEYOR

BASIS OF BEARINGS

CITY OF SURPRISE ENGINEER APPROVAL

CITY OF SURPRISE COUNCIL APPROVAL

SURVEYOR'S CERTIFICATION

FS24-0102

FINAL PLAT OF SOUTHWEST GAS OPS CENTER SURPRISE, ARIZONA

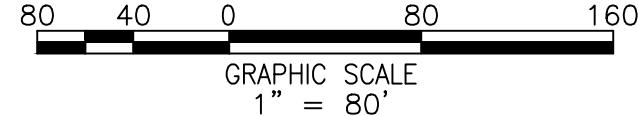
Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1600 N Dessert Drive, #210
Tempe, AZ 85288

Phone: (480) 629-9830
Fax: (480) 629-9841
www.bowman.com

Page 163 of 208

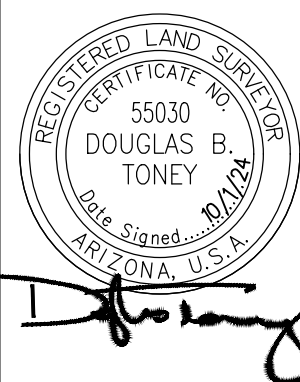
File: \\Az-soff-1f-vm\fastdata\TALONFAST-SRV\shared_projects\051568 -- SWG Surprise Ops Center\051568-02-001 (SUR) -- SWG\Survey_Dwg\051568-02 Flat Rev.dwg Plotted: Dec 19, 2024



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1600 N. Desert Drive, #210
Tucson, AZ 85708

Phone: (480) 629-5830
Fax: (480) 629-3841
www.bowman.com

[illegible]

From: [RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE](#)
To: [Tierney Farago](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: CR23-0845 Southwest Gas Corporation Surprise Az Operations Center
Date: Wednesday, September 20, 2023 3:39:00 PM

Good afternoon Ms. Farago,

Thank you for allowing Luke AFB to make comments on the Southwest Gas Corporation Surprise, AZ Operations Center application. This concept review proposes the construction of a new operations building, vehicle maintenance building, radio tower and service yards. The radio tower and height is not pictured on the site plan provided. The site is located on 7.27 acres at Grand Avenue and Deer Valley Road in Surprise, AZ. It is approximately 2.61 miles outside the Luke AFB Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows A.R.S. § 28-8481 when evaluating compatible land use within the "territory in the vicinity of a military airport. Subject to the results of an FAA Obstruction Evaluation/Airport Airspace and Spectrum Analysis for the proposed communication tower, this request, as described in the narrative, will not negatively impact the flying and base operations at Luke AFB. Should the tower receive a negative airspace and spectrum analysis from the FAA, we would request to review those results for additional comment. Since the development will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights a day. We recommend a strong notification program on the part of the applicant is essential to inform the applicant about Luke AFB operations.

Respectfully,

Jenn Rahn

Senior Planner, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

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

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>

Sent: Monday, September 18, 2023 2:35 PM

To: Alyssa Carpenter; Amanda Lacey; Amy Peterson; Armando Lopez; Carl Montgomery; Chris Tovar; Christina Sexton; Christopher Thomas; Dana Owsiany; Eric Boyles; Gustavo Garcia; Hobie Wingard; Ivan Lopez; Jacob Moreno; James Stewart; Jamie Sullivan; Jani Wertin; Jason Moquin; Jeffrey Murray; Jennifer Sandusky; Jessica Brinton; John McFarland; Johnathan Futch; Joseph Zak; Joshua Vig; Kathleen Crutchfield; Keith Tanner; Kirsten Hall; Kristin Tytler; Lana Collins; LariBeth Kirkendall; Leslie Carnie; Leticia Hodnett; Lloyd Abrams; Luis Lopez; Maolin Zheng; Marcia Sorensen; Michael Boule; Michael Knihnisky; Nichole Flores; Nuning Lemka; Paul Frie; Randy De La Garza; Ravi Sharma;

Join by meeting number

Meeting number (access code): 2496 423 8499

Meeting password: MeFz9nmyG83

Tap to join from a mobile device (attendees only)

[+1-408-418-9388](tel:+14084189388)..24964238499### United States Toll

[+1-602-666-0783](tel:+16026660783)..24964238499### United States Toll (Phoenix)

Join by phone

+1-408-418-9388 United States Toll

+1-602-666-0783 United States Toll (Phoenix)

[Global call-in numbers](#)

Join from a video system or application

Dial [24964238499@surpriseaz.webex.com](tel:24964238499)

You can also dial 173.243.2.68 and enter your meeting number.

If you are a host, [click here](#) and login site to view host information.

Need help? Go to <https://help.webex.com>

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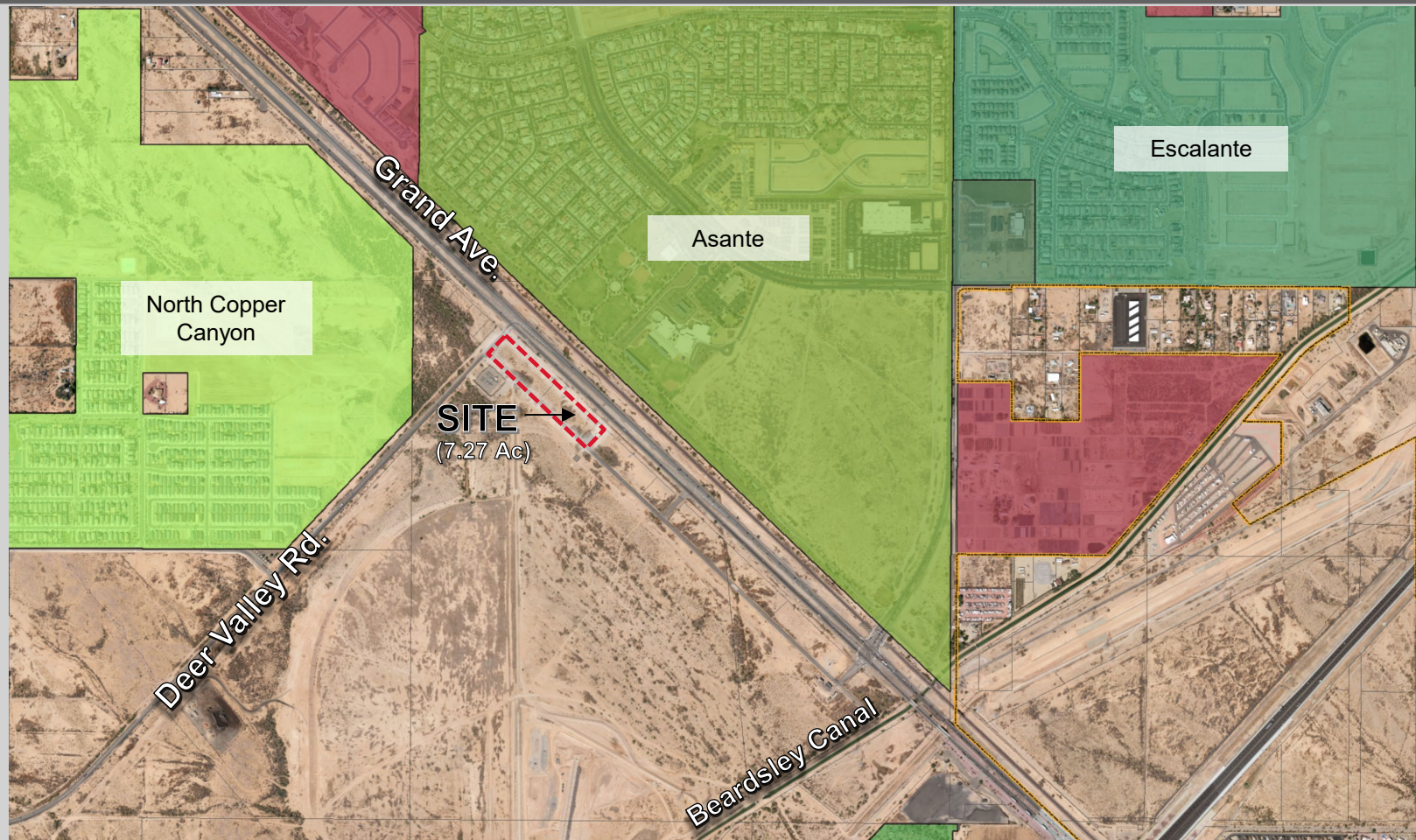


S U R P R I S E
A R I Z O N A

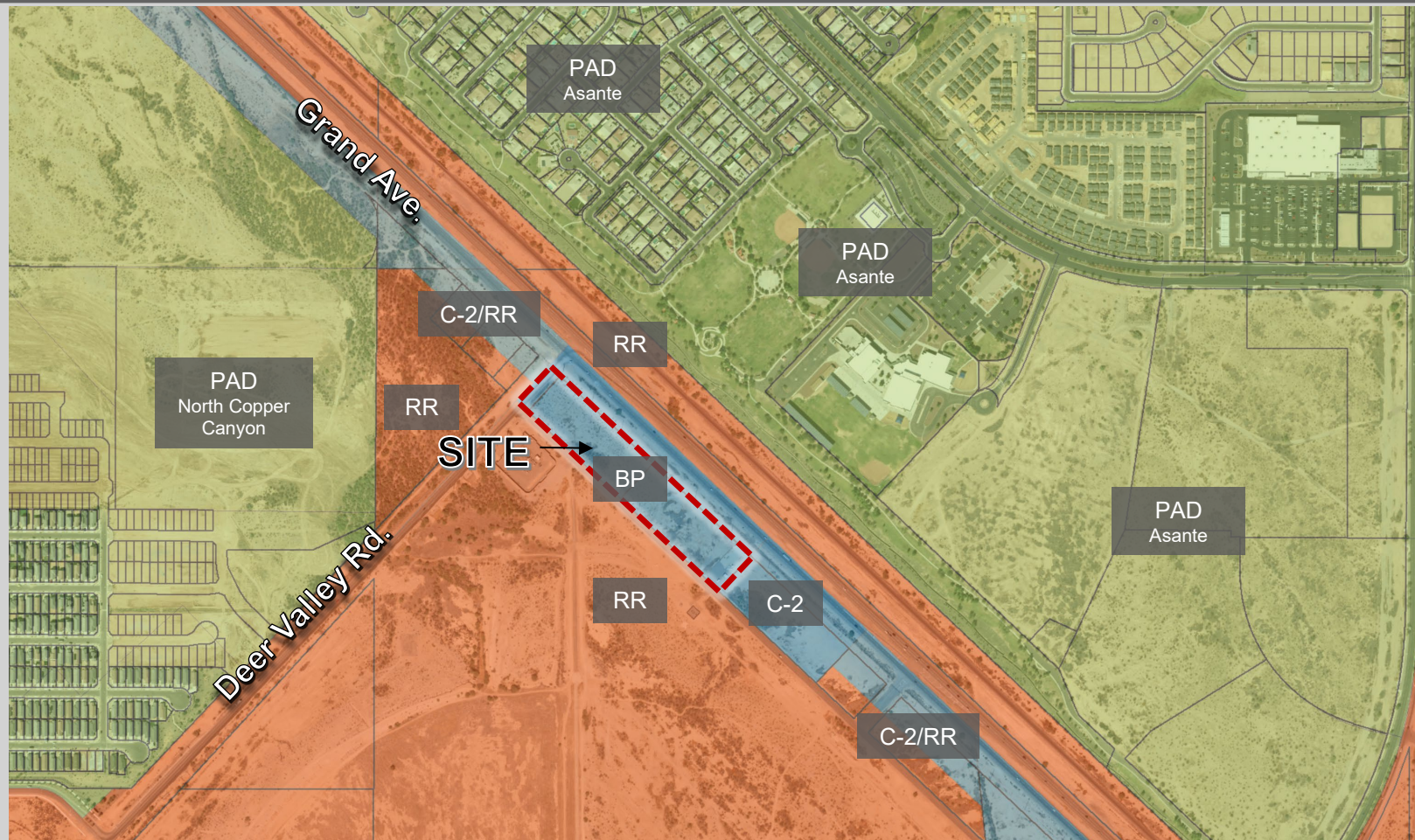
FS24-0102

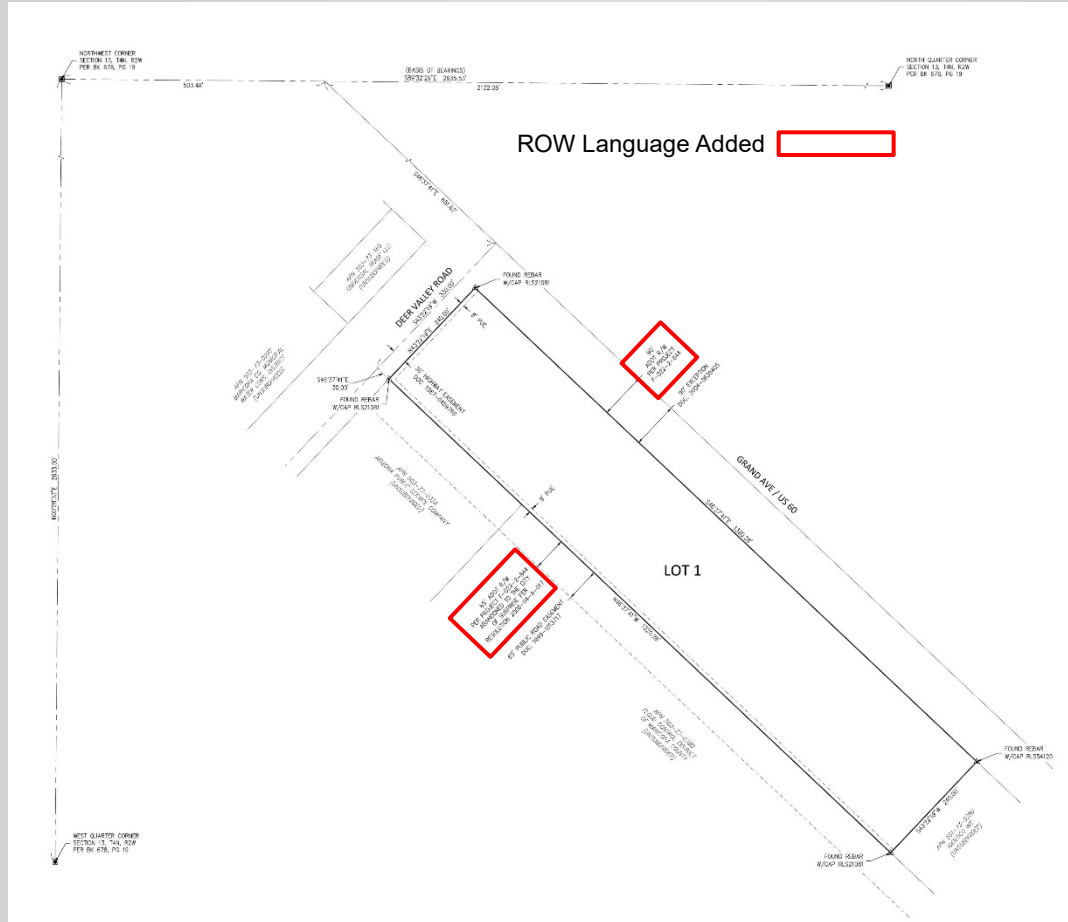
**Southwest Gas Operations Center
Corrected Final Plat**

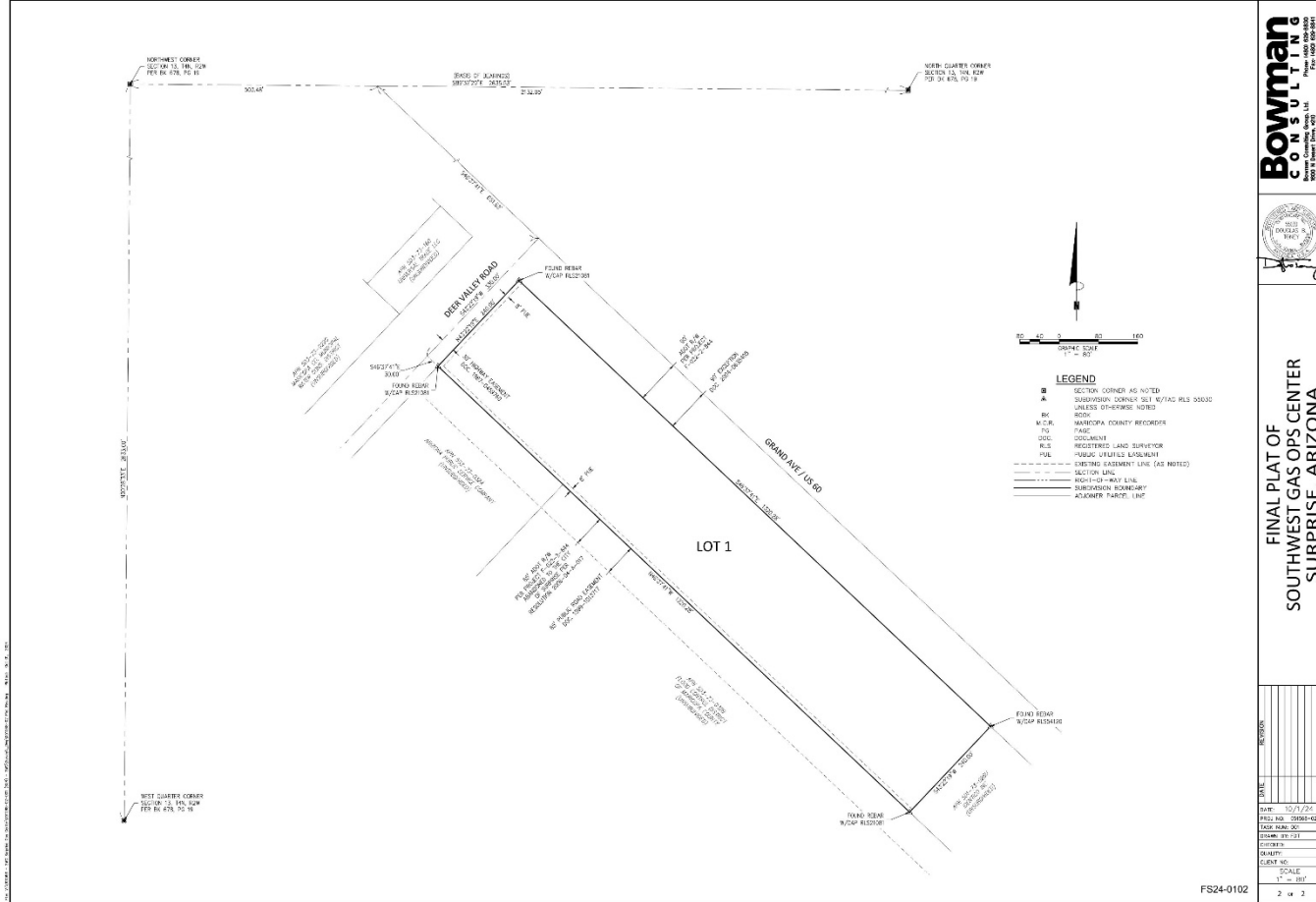
City Council
January 07, 2025



VICINITY MAP







Bowman
 & Associates
 Surveyors
 1000 N. 10th Ave., Suite 100
 Phoenix, AZ 85004
 Phone: 602.944.0000
 Fax: 602.944.0001
 Email: info@bowman-survey.com



**FINAL PLAT OF
 SOUTHWEST GAS OPS CENTER
 SURPRISE, ARIZONA**

DATE:	10/1/24
FILE NO. SURVING:	
PLAT MAP NO.:	
DATE: BY:	
CHECKED:	
CLIENT NO.:	
SCALE:	1" = 80'
	2 of 2

FINAL PLAT



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2025
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: District 3

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

Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 310915, requested by Andrea Dahlman Lewkowitz, for Torchy's Tacos for Series 12 Liquor License. Torchy's Tacos is located at 16430 W Waddell Rd, AZ 85388.

Motion:

I move to recommend approval of application No. 310915 to the Arizona Department of Liquor Licenses and Control.

Background:

The City has received an application for a new Series 12 liquor license for Torchy's Tacos is located at 16430 W Waddell Rd, AZ 85388.. The City Clerk's Office has posted the appropriate notice as required by law. No written arguments in favor of or opposed to the issuance of the license have been received by the Clerk's Office within the twenty days after the date of posting the notice.

The application has also been disseminated to the Community Development Department, Finance Department, Surprise Police Department, and Surprise Fire and Medical Department for review. Those departments have submitted memoranda which are attached to this item.

Objective Analysis:

Pursuant to state law, the City Council shall enter an order recommending approval or disapproval within sixty days after the filing of the application and shall file a certified copy of the order with the director. If the City Council recommends approval of the license a hearing before the state Liquor License Board is not required unless the director, the board or any aggrieved party requests a hearing on the grounds that the public convenience and the best interest of the community will not be substantially served if a license is issued. If the recommendation is for disapproval, a statement of the specific reasons containing a summary of the testimony or other evidence supporting the recommendation for disapproval shall be attached to the order and the state Liquor License Board will hold a hearing.

Policy Compliant:

The Liquor License process is controlled by state law. The steps taken by the City Clerk's Office and

this public hearing comply with, and fulfill the City's legal obligation under, applicable state law.

Financial Impact:

None

Budget Impact:

None

FTE Impact:

None

ATTACHMENTS:

1. CD - TORCHY'S TACOS REPORT
 2. Finance - TORCY'S TACOS 16430 W WADDELL RD
 3. Fire - 16430 W Waddell Torchys Tacos Liquor License
 4. PD - Torchy
 5. TORCHY'S TACOS MAP
-



COMMUNITY DEVELOPMENT DEPARTMENT

Date: December 16, 2024
To: Kristi Passarelli, City Clerk
From: Lloyd Abrams, Community Development Director
Dan Johnson, Zoning Specialist
Re: Liquor License Application for:

**Agent, Andrea Lewkowitz
Torchy's Tacos
16430 W Waddell Rd.
Surprise, Arizona 85388**

Series 12 (New Application - Restaurant)- Application # 310915

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

1. Walmart # 5429 (Series 9) – 14111 N. Prasada Gateway Ave.
2. Circle K Store (Series 10) – 16934 W. Waddell Rd. (NEW APPLICATION)
3. CVS Pharmacy # 5530 (Series 9) – 15300 N. Cotton Ln.
4. Fry's Marketplace # 680 (Series 9) – 15215 N. Cotton Ln.
5. 1 Brothers Pizza (Series 12) – 16995 W. Greenway Rd.
6. Frederico's Mexican Food (Series 12) – 16995 W Greenway Rd. #100
7. Ben's Pizza (Series 12) – 16630 W. Greenway Rd. # 326(EXPIRED)
8. Big Buddha (Series 12) – 16572 W. Greenway Rd. #115
9. CVS Pharmacy # 5477 (Series # 9) – 15474 W Greenway Rd.
10. Barro's Pizza (Series 12) – 15403 W. Greenway Rd. #104
11. Wal-Mart Neighborhood Market # 4218 (Series 9) – 15431 W. Greenway Rd.
12. Walgreens # 7933 (Series 9) – 15514 W. Waddell Rd.
13. 4 Sons Food Store (Series 10) – 15445 W. Waddell Rd.
14. Bashas' # 137 (Series 9) – 15367 W. Waddell Rd.
15. Vogue Bistro (Series 12) – 15411 W. Waddell Rd. # 108
16. ARCO AM/PM (Series 10) – 15433 W. Cactus Rd. (EXPIRED)
17. Carioca Shell #5 (Series 10) – 15470 W Cactus Rd
18. Portillo's Hot Dogs (Series 12) – 16320 W. Waddell Rd.
19. First Watch #1052 (Series 12) – 16430 W. Waddell Rd.
20. Costco Wholesale #1375 (Series 09) – 16385 W. Waddell Rd.
21. Cooper's Hawk Winery & Restaurant (Series 12) – 16470 W. Alexandria Wy.
22. Firebirds Wood Fired Grill (Series 12) – 13388 N. Prasada Pkwy.
23. Lou Malnati's Pizzeria (Series 12) – 13382 N. Prasada Pkwy.
24. Fat Cats Entertainment Center (Series 6) – 13100 N. Prasada Pkwy.
25. Cold Beers and Cheeseburgers (Series 12) – 13400 N. Prasada Pkwy
26. Total Wine and More #1013 (Series 9) – 13440 N. Prasada Pkwy.
27. Sprouts Farmers Market # 46 (Series 10) – 13650 N. Prasada Pkwy.
28. MOD Pizza (Series 12) – 13668 N. Prasada Pkwy. # 100

- 29. Burros & Fries (Series 12) – 13544 N. Prasada Pkwy. #101
- 30. Barrio Queen (Series 12) – 13434 N. Prasada Pkwy.
- 31. Blue Sushi Sake Grill (Series 12) 13442 N Prasada Pkwy. (Pending)
- 32. Ohso Brewery Series 12) – 13448 N. Prasada Pkwy.

The immediate area is comprised of commercial zoning. The property is zoned PAD, Prasada (Commercial) which is consistent with the proposed use.

Commercial and residential growth is expected.

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.



Finance Department
Revenue Division
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470
Business.license@surpriseaz.gov

12/04/2024

Torcy's Tacos

16430 W Waddell Rd

Surprise, AZ 85388

Re: Business License Requirement

To Whom It May Concern:

The Revenue Division has received notification that a liquor license application has been received on behalf of your company.

The City of Surprise requires that all businesses located within the City of Surprise have a City of Surprise business license prior to the start of their operations. Please be sure to apply for your business license at least 3 weeks prior to the opening of your business.

You can apply online at <https://primeweb.surpriseaz.gov/> . City of Surprise Business License applications and supplemental forms are available online at <https://www.surpriseaz.gov/407/Business-License-Application-Supplementa>. License Fees will be billed upon approval of your license application.

For additional information, please visit the City of Surprise website at www.surpriseaz.gov.

If you have any questions, please email our office at business.license@surpriseaz.gov .

Respectfully,
Revenue Division



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



December 4, 2024

To: Charles Vasquez, Deputy City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Torchy's Tacos
16430 W Waddell Rd
Surprise, AZ 85388

The Surprise Fire-Medical Department has been involved with the pre-construction / plan review process at the above referenced location within the last few months to ensure compliance with the applicable fire codes within the tenant space and building. Since construction work is still ongoing, there are no known fire code violations. Therefore, fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner
Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department

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: December 23, 2024

Application # 310915
New License/Corporation – Series 12

APPLICANT:

Torchy's Tacos
16430 W. Waddell Rd
Surprise, AZ. 85388

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Torchy's Tacos is a fast-casual restaurant, and its market should be patrons of all ages from the surrounding communities. There are three other restaurants in the greater valley, and this will be the first of its kind in the west valley. There is a capacity of 117 patrons with 14 of those in a designated bar area. There is no live entertainment scheduled, however there will be three televisions in the location.
- 2) ***Effect of vehicular traffic in close proximity.***
The roads around this location are currently being widened to accommodate the anticipated growth for the surrounding area and should be adequate for this Torchy's, for its expected completion in early spring.
- 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.***
N/A. New Construction.
- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
The business hours is open until 9 PM during the week and until 10 PM on the weekend. There is a shopping plaza in the immediate area under construction, with other eateries here to include First Watch restaurant, Einstein's Bagels and other shops. None of these are open past 9 PM.
- 5) ***Appropriateness of series license requested.***
This series 12, restaurant license request is appropriate for this Torchy's Tacos.

Submitted by Officer C. E. Tovar #2059

W GREENWAY RD

PAD
COUNTRYSIDE

PAD
SIERRA
MONTANA

PAD
PRASADA

PAD
LEGACY
PARC

R-2,
RM

PAD
PRASADA

OHSO
BREWERY

R-1,
RL-5

RR

FIRST WATCH

SITE

BURROS & FRIES

CIRCLE K # 9576

MOD PIZZA

PORTILLO'S

C-2, CC

W WADDELL RD

RR

PAD
TRUMAN
RANCH

SPROUTS # 46

TOTAL WINE AND MORE #1013

COLD BEERS AND CHEESEBURGERS

COSTCO

COOPER'S HAWK
WINERY &
RESTAURANT

PAD
MARLEY PARK

R-2,
RM-9

R-3,
RH-15

R-2,
RM-6

FAT CATS
ENTERTAINMENT
CENTER

BLUE SUSHI
SAKE GRILL

LOU MALNATI'S
PIZZERIA

CARIOCA
SHELL #5

R-2,
RM-9

PAD
YCAMORE
FARMS

FIREBIRDS

PAD
SYCAMORE
FARMS

PAD
PRASADA

PAD
GREER RANCH

R-2,
RM-6

R-3

C-3,
CR

W CACTUS RD

W CACTUS RD



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2025
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: District 3

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

Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 310636, requested by Amy S Nations, for Blue Sushi Sake Grill for Series 12 Liquor License. Blue Sushi Sake Grill is located at 13442 N Prasada Parkway, AZ 85388.

Motion:

I move to recommend approval of application No. 310915 to the Arizona Department of Liquor Licenses and Control.

Background:

The City has received an application for a new Series 12 liquor license for Torchy's Tacos is located at 16430 W Waddell Rd, AZ 85388.. The City Clerk's Office has posted the appropriate notice as required by law. No written arguments in favor of or opposed to the issuance of the license have been received by the Clerk's Office within the twenty days after the date of posting the notice.

The application has also been disseminated to the Community Development Department, Finance Department, Surprise Police Department, and Surprise Fire and Medical Department for review. Those departments have submitted memoranda which are attached to this item.

Objective Analysis:

Pursuant to state law, the City Council shall enter an order recommending approval or disapproval within sixty days after the filing of the application and shall file a certified copy of the order with the director. If the City Council recommends approval of the license a hearing before the state Liquor License Board is not required unless the director, the board or any aggrieved party requests a hearing on the grounds that the public convenience and the best interest of the community will not be substantially served if a license is issued. If the recommendation is for disapproval, a statement of the specific reasons containing a summary of the testimony or other evidence supporting the recommendation for disapproval shall be attached to the order and the state Liquor License Board will hold a hearing.

Policy Compliant:

The Liquor License process is controlled by state law. The steps taken by the City Clerk's Office and

this public hearing comply with, and fulfill the City's legal obligation under, applicable state law.

Financial Impact:

None

Budget Impact:

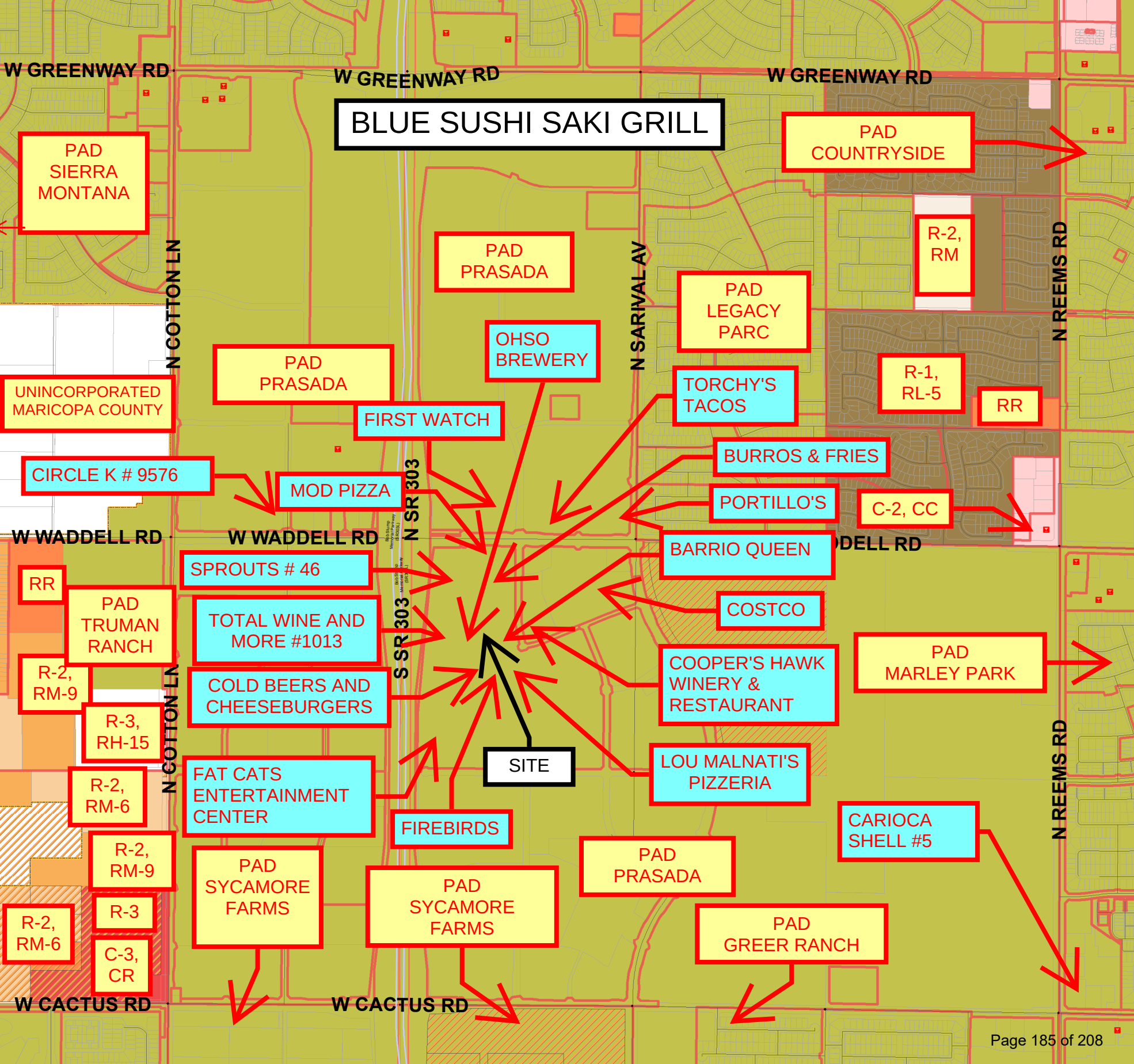
None

FTE Impact:

None

ATTACHMENTS:

1. BLUE SUSHI SAKE GRILL MAP
 2. CD - BLUE SUSHI SAKE GRILL REPORT
 3. Finance - BLUE SUSHI SAKE GRILL
 4. Fire - 13442 N Prasada Pkwy Blue Sushi Liquor License
 5. PD - Blue Sushi Sake Grill
-





COMMUNITY DEVELOPMENT DEPARTMENT

Date: December 16, 2024
To: Kristi Passarelli, City Clerk
From: Lloyd Abrams, Community Development Director
Dan Johnson, Zoning Specialist
Re: Liquor License Application for:

**Agent, Amy S Nations
Blue Sushi Saki Grill
13442 N Prasada Pkwy
Surprise, Arizona 85388**

Series 12 (New Application - Restaurant)- Application # 310636

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

1. Walmart # 5429 (Series 9) – 14111 N. Prasada Gateway Ave.
2. Circle K Store (Series 10) – 16934 W. Waddell Rd. (NEW APPLICATION)
3. CVS Pharmacy # 5530 (Series 9) – 15300 N. Cotton Ln.
4. Fry's Marketplace # 680 (Series 9) – 15215 N. Cotton Ln.
5. 1 Brothers Pizza (Series 12) – 16995 W. Greenway Rd.
6. Frederico's Mexican Food (Series 12) – 16995 W Greenway Rd. #100
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8. Big Buddha (Series 12) – 16572 W. Greenway Rd. #115
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13. 4 Sons Food Store (Series 10) – 15445 W. Waddell Rd.
14. Bashas' # 137 (Series 9) – 15367 W. Waddell Rd.
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20. Costco Wholesale #1375 (Series 09) – 16385 W. Waddell Rd.
21. Cooper's Hawk Winery & Restaurant (Series 12) – 16470 W. Alexandria Wy.
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23. Lou Malnati's Pizzeria (Series 12) – 13382 N. Prasada Pkwy.
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28. MOD Pizza (Series 12) – 13668 N. Prasada Pkwy. # 100

29. Burros & Fries (Series 12) – 13544 N. Prasada Pkwy. #101
30. Torchy's Tacos (Series 12) – 16430 W Waddell Rd.
31. Barrio Queen (Series 12) – 13434 N. Prasada Pkwy.
32. Ohso Brewery Series 12) – 13448 N. Prasada Pkwy.

The immediate area is comprised of commercial zoning. The property is zoned PAD, Prasada (Commercial) which is consistent with the proposed use.

Commercial and residential growth is expected.

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.



MEMO

Date: 12/04/2024

To: Kristi Passarelli, City Clerk

Charles Vasquez, Deputy City Clerk

From: Lillian Nieto, Business Compliance

RE: Liquor License Application - Blue Sushi Sake Grill 13442 N Prasada Parkway

Business License Status:



Application link emailed on 12/04/24 .



License # , current and valid for .



Finance Department
Revenue Division
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470
Business.license@surpriseaz.gov

12/04/2024

Blue Sushi Sake Grill
13442 N Prasada Pkwy
Surprise, AZ 85388

Re: Business License Requirement

To Whom It May Concern:

The Revenue Division has received notification that a liquor license application has been received on behalf of your company.

The City of Surprise requires that all businesses located within the City of Surprise have a City of Surprise business license prior to the start of their operations. Please be sure to apply for your business license at least 3 weeks prior to the opening of your business.

You can apply online at <https://primeweb.surpriseaz.gov/>. City of Surprise Business License applications and supplemental forms are available online at <https://www.surpriseaz.gov/407/Business-License-Application-Supplementa>. License Fees will be billed upon approval of your license application.

For additional information, please visit the City of Surprise website at www.surpriseaz.gov.

If you have any questions, please email our office at business.license@surpriseaz.gov.

Respectfully,
Revenue Division



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



December 4, 2024

To: Charles Vasquez, Deputy City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Blue Sushi Sake Grill
13442 N Prasada Pkwy
Surprise, AZ 85388

The Surprise Fire-Medical Department has been involved with the pre-construction / plan review process at the above referenced location within the last few months to ensure compliance with the applicable fire codes within the tenant space and building. Since construction work is still ongoing, there are no known fire code violations. Therefore, fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner
Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department

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: December 23, 2024

Application Number - 310636
New Series #12 – Restaurant

APPLICANT:

Blue Sushi Sake Grill
13442 N Prasada Parkway
Surprise, Arizona 85388

FINDINGS:

- 1) **Evidence concerning the nature of the proposed business, its potential market and its likely customers.**
Blue Sushi Sake Grill is a full-size restaurant, specializing in sushi and Japanese cuisine. It is currently under construction in the brand-new Village at Prasada retail district. Blue Sushi Sake Grill has approximately 20 restaurants in various locations of the country and will be opening its first restaurant in Arizona in Surprise. The potential market should be residents of all ages from Surprise and the west valley. The capacity is listed as 214 patrons including 19 in the designated bar area. There is no live entertainment scheduled, however there are five televisions scheduled to be inside.
- 2) **Effect of vehicular traffic in proximity.**
The entire Prasada development has been engineered to have plenty of ingress and egress locations throughout the entire retail area, which should be sufficient for the area, including for Blue Sushi Sake Grill.
- 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.**
N/A. New construction.
- 4) **Comparison of hours of operation of the proposed premises to the existing businesses in proximity.**
Blue Sushi Sake Grill is scheduled to be opened weeknights until 11 PM and until midnight on the weekends, however that is subject to changed. In the immediate vicinity, there other new restaurants including with Series 12 licenses. There is Barrio Queen Restaurant and Firebirds Wood Fired Grill, both with the same hours as Cold Beers. Cooper's Hawk Winery and Restaurant (series 12) has the hours of 11 AM to 9 PM every day, with exception of Fridays and Saturdays when they close at 10 PM. There are several new retail businesses in the expanding Prasada retail area, including fast casual eateries that all close approximately at the same time. Fat Cats Family Entertainment Center (Series 6) is in the vicinity as well and is from 10 AM to 11 PM every day.
- 5) **Appropriateness of series license requested.**
A series 12 license is appropriate for Blue Sushi Sake Grill, per Arizona state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2025 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action directing the recording of the blank petition for annexation of approximately 5.41 acres generally located south of the Central Arizona Project and west of the future 251st alignment, for the project known as Surprise 295; Resolution #2025-01.

Motion:

I move to approve Resolution #2025-01.

Background:

Mark Reddie with RVi Planning and Landscape Architecture, representing the property owner, seeks annexation of undeveloped land generally located south of the Central Arizona Project (CAP), east of the City of Buckeye, north and south of the future Beardsley Road alignment and west of the future 251st Avenue alignment. The annexation proposal is for two (2) parcels, totaling approximately 5.41 acres of unincorporated land within Maricopa County, zoned RU-43. The property will assume the similar zoning district of Rural Residential (RR) as outlined in the Land Development Ordinance (LDO). The applicant applied for a rezone request (under case# FS23-0350) for Residential Low Density (R-1) and Residential High Density (R-3). The two (2) parcels are proposed to be rezoned to R-1. The Resolution for the Intent to Annex directs City Staff to begin the annexation process pursuant to A.R.S. § 9-471.

Previously, this project went before the City Council on October 15, 2024, for an Intent to Annex and on November 4, 2024, for the filing of the blank petition. When these parcels went previously before the City Council it proposed three (3) parcels to be annexed into the City of Surprise. The applicant has since revised the scope of the annexation to include only the two (2) northerly parcels.

Objective Analysis:

Positive impacts include adding additional property to the incorporated limits which will generate additional property and potential development fees for the City. Negative impacts could include providing services to a 5.41 acre area where the City did not have to previously serve.

Policy Compliant:

No action is being taken at this time. However, if the City Council moves forward to annex property into

the City limits the annexation would be deemed policy compliant by expanding the range of influence of the City.

Financial Impact:

At this time, there are no financial impacts associated with this item. If the City Council moves forward to annex property into the City limits there could be financial impacts to the City to provide services to an area that the City did not provide services in the past. If the area is annexed that could result in future development fees, sales and property taxes. In addition, a Financial Impact Analysis will be conducted and submitted along with the final annexation documents.

Budget Impact:

At this time, there are no budget impacts associated with this item. If the City Council moves forward to annex property into the City limits there could be minor budget impacts to the City to provide services to an area that the City did not provide services in the past. If the area is annexed that could result in future development fees, sales and property taxes.

FTE Impact:

At this time, there would be no additional FTEs associated with this item. If the City Council moves forward to annex property into the City limits staff does not believe any future FTEs would be needed based on the potential annexation.

ATTACHMENTS:

1. 01-FS24-0623 Surprise 295 Intent to Annex - Draft Resolution
 2. 02-FS24-0623 Surprise 295 Intent to Annex - Legal Description
 3. 03-FS24-0623 Surprise 295 Annexation - Vicinity Map
 4. FS24-0623 Surprise 295 Annexation - PowerPoint
-

RESOLUTION # 2025-01

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DIRECTING THE RECORDING OF A BLANK PETITION FOR ANNEXATION PURSUANT TO A.R.S. § 9-471, PERTAINING TO CERTAIN PROPERTY THAT ADJOINS AND IS CONTIGUOUS TO THE CITY OF SURPRISE CONSISTING OF APPROXIMATELY 5.41 ACRES GENERALLY LOCATED SOUTH OF THE CENTRAL ARIZONA PROJECT (CAP), EAST OF THE CITY OF BUCKEYE, AND WEST OF FUTURE 251ST ALIGNMENT, IN MARICOPA COUNTY, ARIZONA.

WHEREAS, it has been proposed that the City of Surprise, Arizona (the “City”), annex certain property within a portion of the South Half of Section 18, and the North Half of Section 19, Township 4 North, Range 3 West, of the Gila and Salt River Base and Meridian and further described as the West 55 feet of the South Half of Section 18, except the North portion that falls North of the South boundary line of the Central Arizona Project CSR (CAP) and the west 55 feet of the North Half of Section 19, more particularly described in the attached ***Exhibit A***;

WHEREAS, the area to be annexed adjoins the exterior boundary of the City for at least 300 feet and is otherwise contiguous to the City, as required by A.R.S. § 9-471(H); and

WHEREAS, A.R.S. § 9-471(A)(1) requires that the City file, in the Office of the Maricopa County Recorder, a blank petition setting forth the legal description, attached hereto as ***Exhibit A***, and an accurate map of the exterior boundaries of the territory proposed to be annexed, attached hereto as ***Exhibit B***.

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

Section 1. The City Clerk shall record with the Office of the Maricopa County Recorder a blank annexation petition containing the legal description of the property, attached hereto as ***Exhibit A***, and an accurate map of the exterior boundaries of the territory proposed to be annexed, attached hereto as ***Exhibit B***. The City Clerk shall also record a sworn affidavit verifying that no part of the territory proposed to be annexed is already subject to an earlier filing for annexation.

Section 2. The City Clerk shall call a public hearing for the purpose of consideration of the proposed annexation, said hearing to be noticed for a date between twenty (20) to thirty (30) days after filing the blank annexation petition, in accordance with A.R.S. § 9-471(A)(3).

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

APPROVED AND ADOPTED this ____ day of _____, 2025.

Kevin Sartor, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT A



ONE COMPANY.
INFINITE SOLUTIONS.

LEGAL DESCRIPTION
FOR APN NO.(S) 503-83-022H & 503-82-001A
55 FOOT ANNEXATION TO THE CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 18, AND THE NORTH HALF OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

FURTHER DESCRIBED AS FOLLOWS:

THE WEST 55 FEET OF THE SOUTH HALF OF SECTION 18, EXCEPT THE NORTH PORTION THAT FALLS NORTH OF THE SOUTH BOUNDARY LINE OF THE CENTRAL ARIZONA PROJECT CSR (CAP) AND THE WEST 55 FEET OF THE NORTH HALF OF SECTION 19.

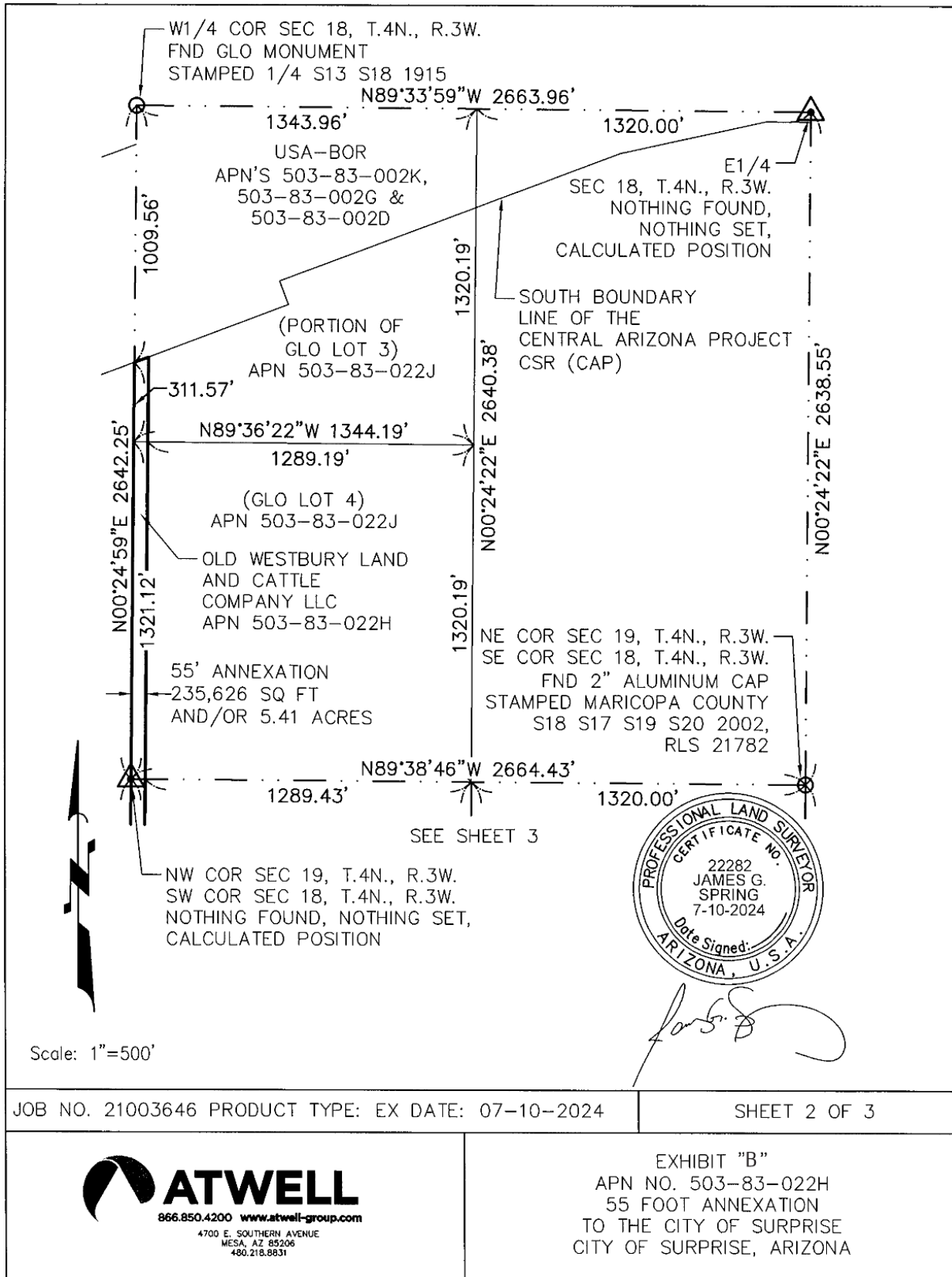
THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

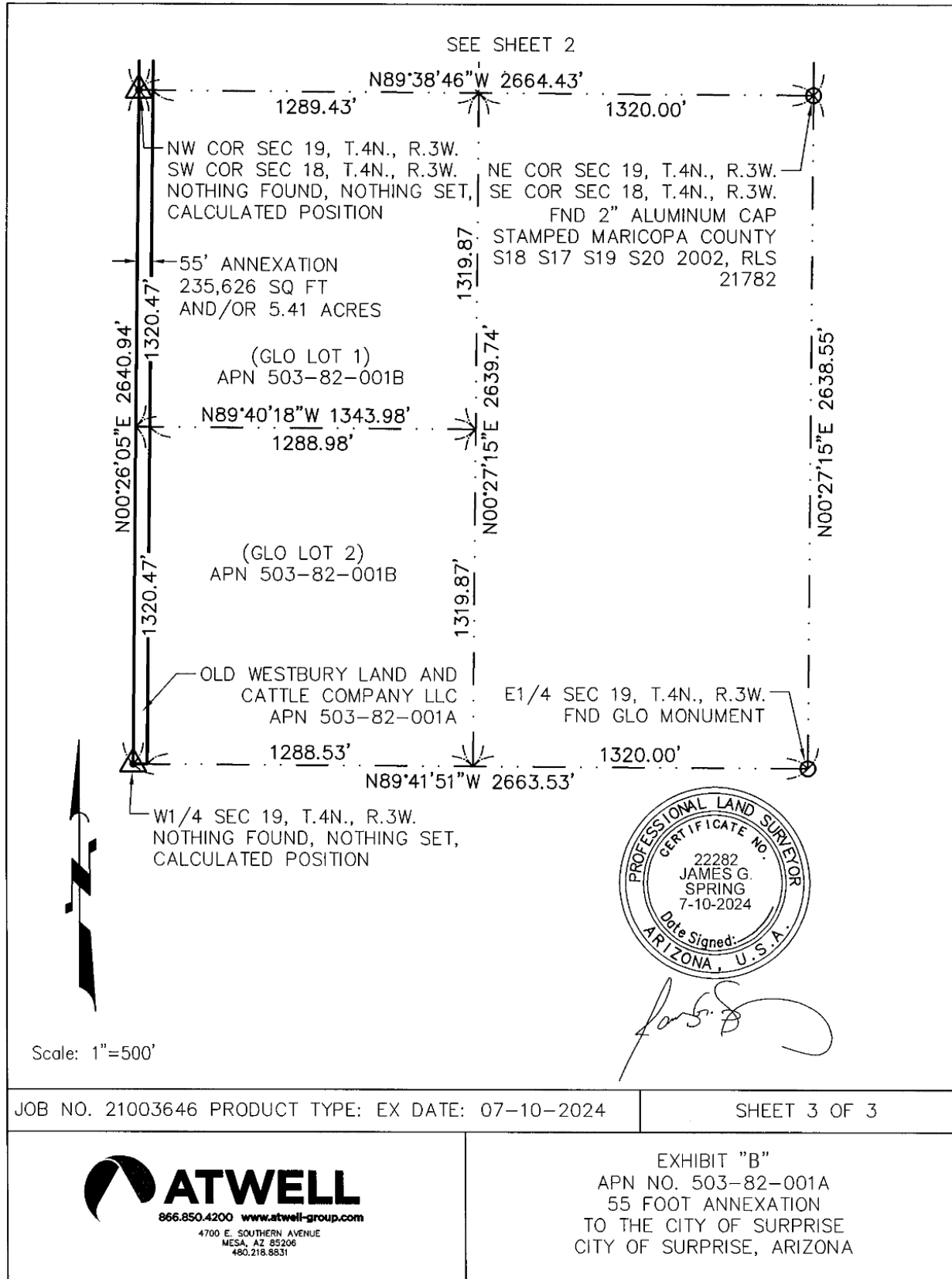
PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 21003646
DATE JUNE 10TH, 2024



A handwritten signature in black ink, appearing to be "James G. Spring", written over the bottom portion of the professional seal.

EXHIBIT B





JOB NO. 21003646 PRODUCT TYPE: EX DATE: 07-10-2024

SHEET 3 OF 3



EXHIBIT "B"
 APN NO. 503-82-001A
 55 FOOT ANNEXATION
 TO THE CITY OF SURPRISE
 CITY OF SURPRISE, ARIZONA



ONE COMPANY.
INFINITE SOLUTIONS.

LEGAL DESCRIPTION
FOR APN NO.(S) 503-83-022H & 503-82-001A
55 FOOT ANNEXATION TO THE CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 18, AND THE NORTH HALF OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

FURTHER DESCRIBED AS FOLLOWS:

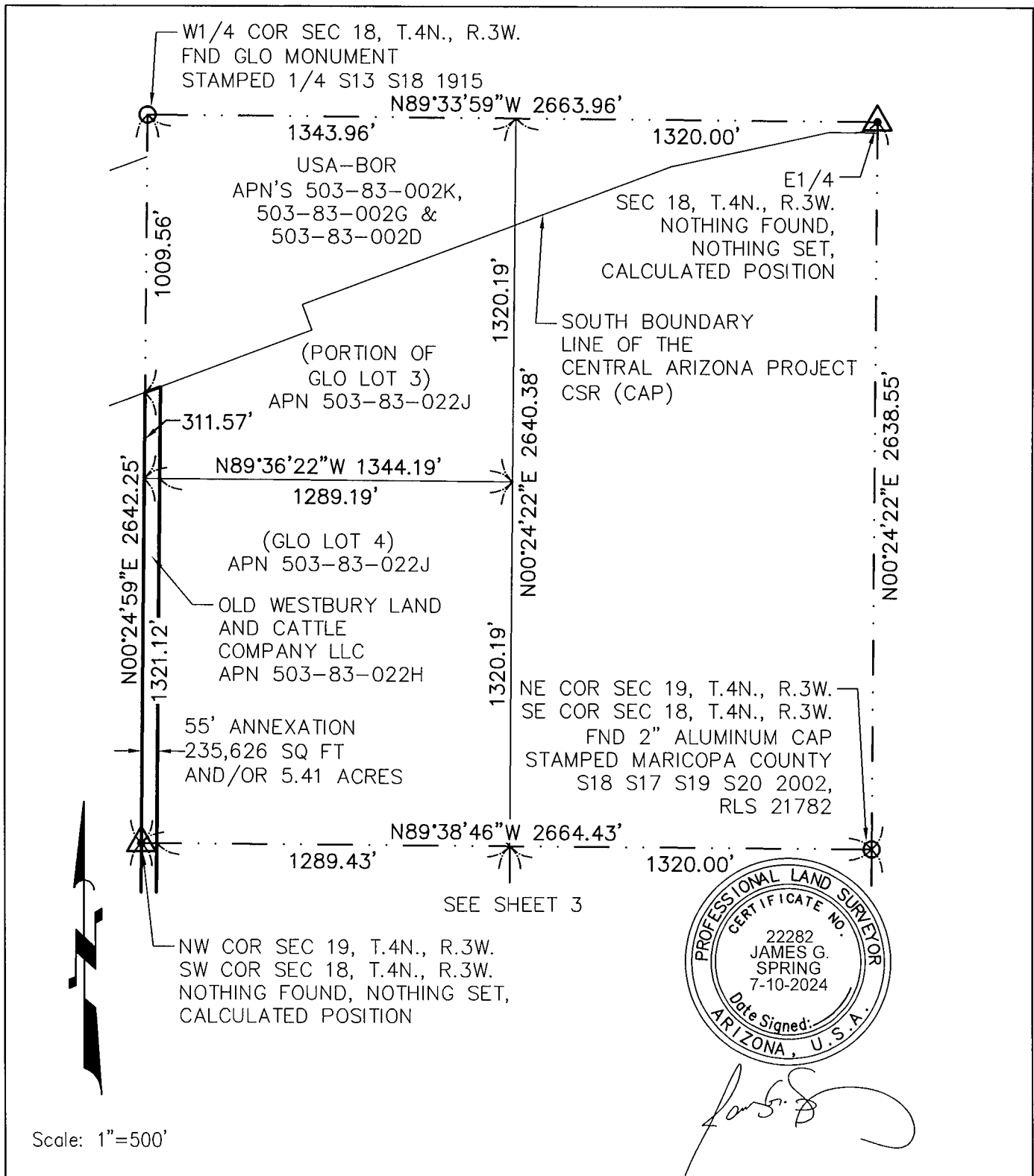
THE WEST 55 FEET OF THE SOUTH HALF OF SECTION 18, EXCEPT THE NORTH PORTION THAT FALLS NORTH OF THE SOUTH BOUNDARY LINE OF THE CENTRAL ARIZONA PROJECT CSR (CAP) AND THE WEST 55 FEET OF THE NORTH HALF OF SECTION 19.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 21003646
DATE JUNE 10TH, 2024



B

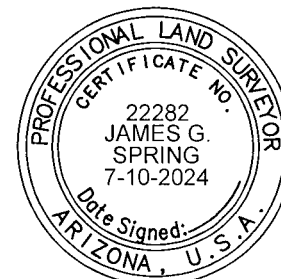


JOB NO. 21003646 PRODUCT TYPE: EX DATE: 07-10-2024

SHEET 2 OF 3



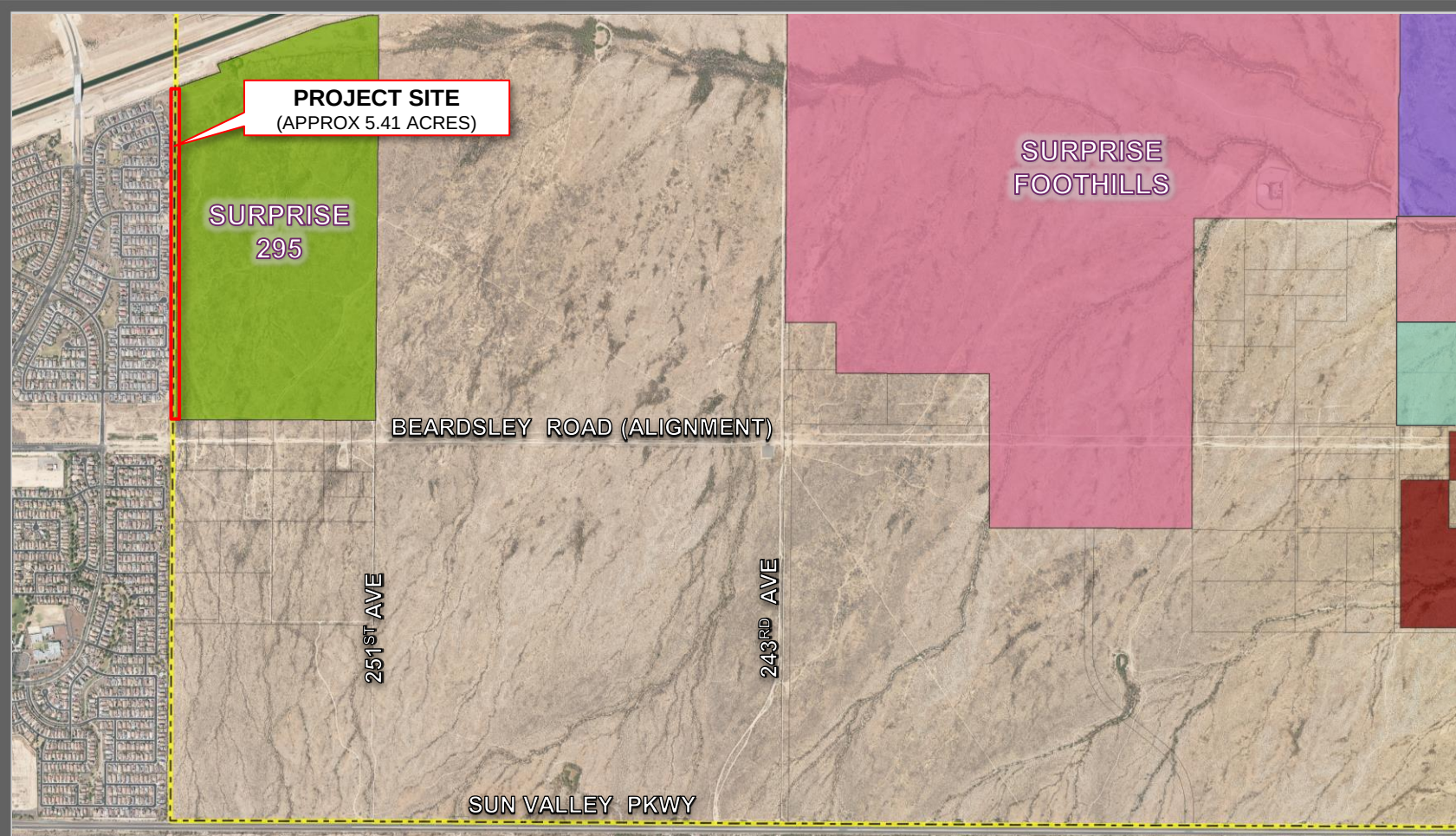
EXHIBIT "B"
APN NO. 503-83-022H
55 FOOT ANNEXATION
TO THE CITY OF SURPRISE
CITY OF SURPRISE, ARIZONA



SHEET 3 OF 3



ATWELL
 866.850.4200 www.atwell-group.com
 4700 E. SOUTHERN AVENUE
 MESA, AZ 85206
 480.218.8831

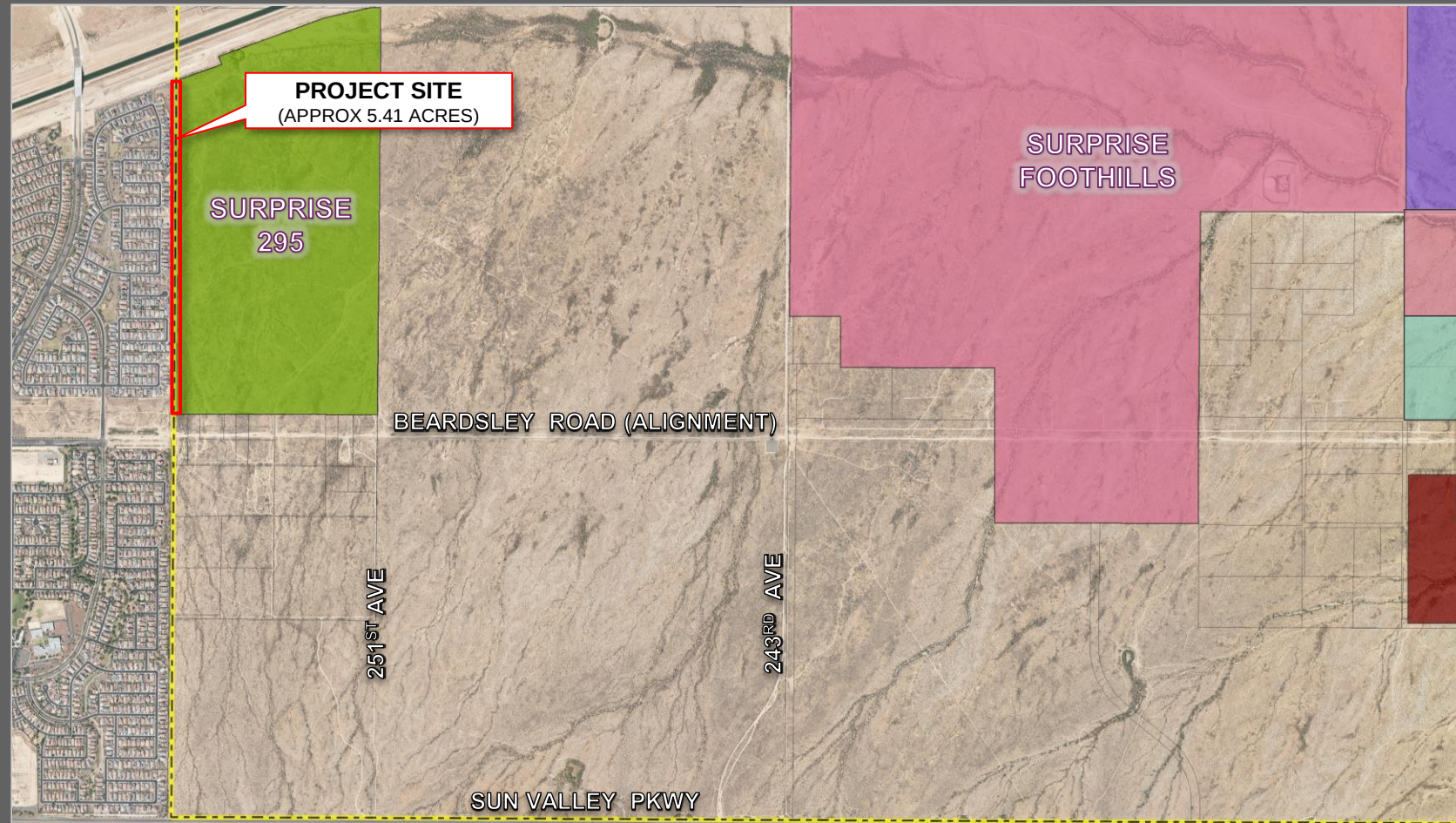


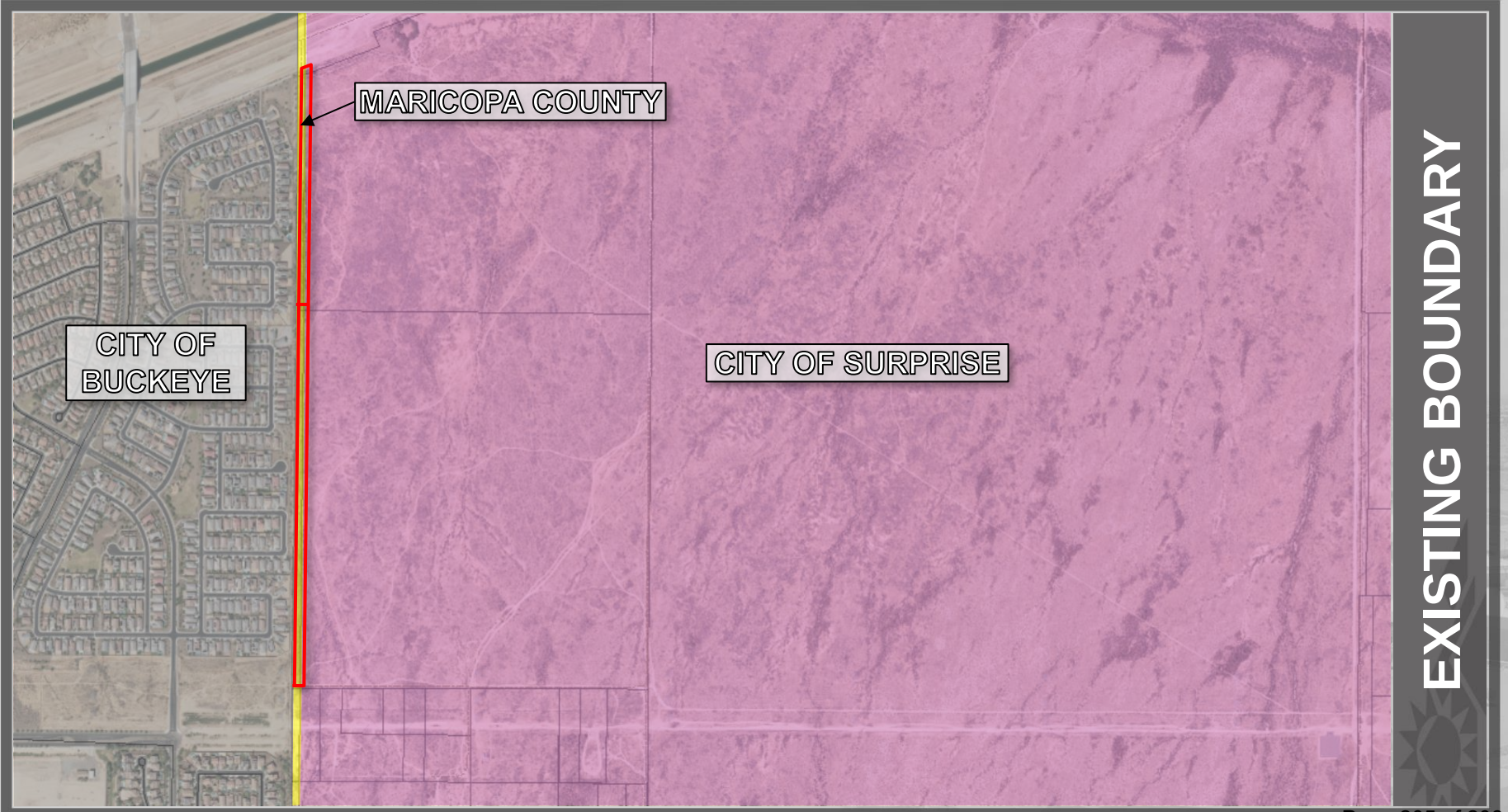


S U R P R I S E
A R I Z O N A

FS24-0623
Surprise 295
Annexation

City Council
January 7, 2025



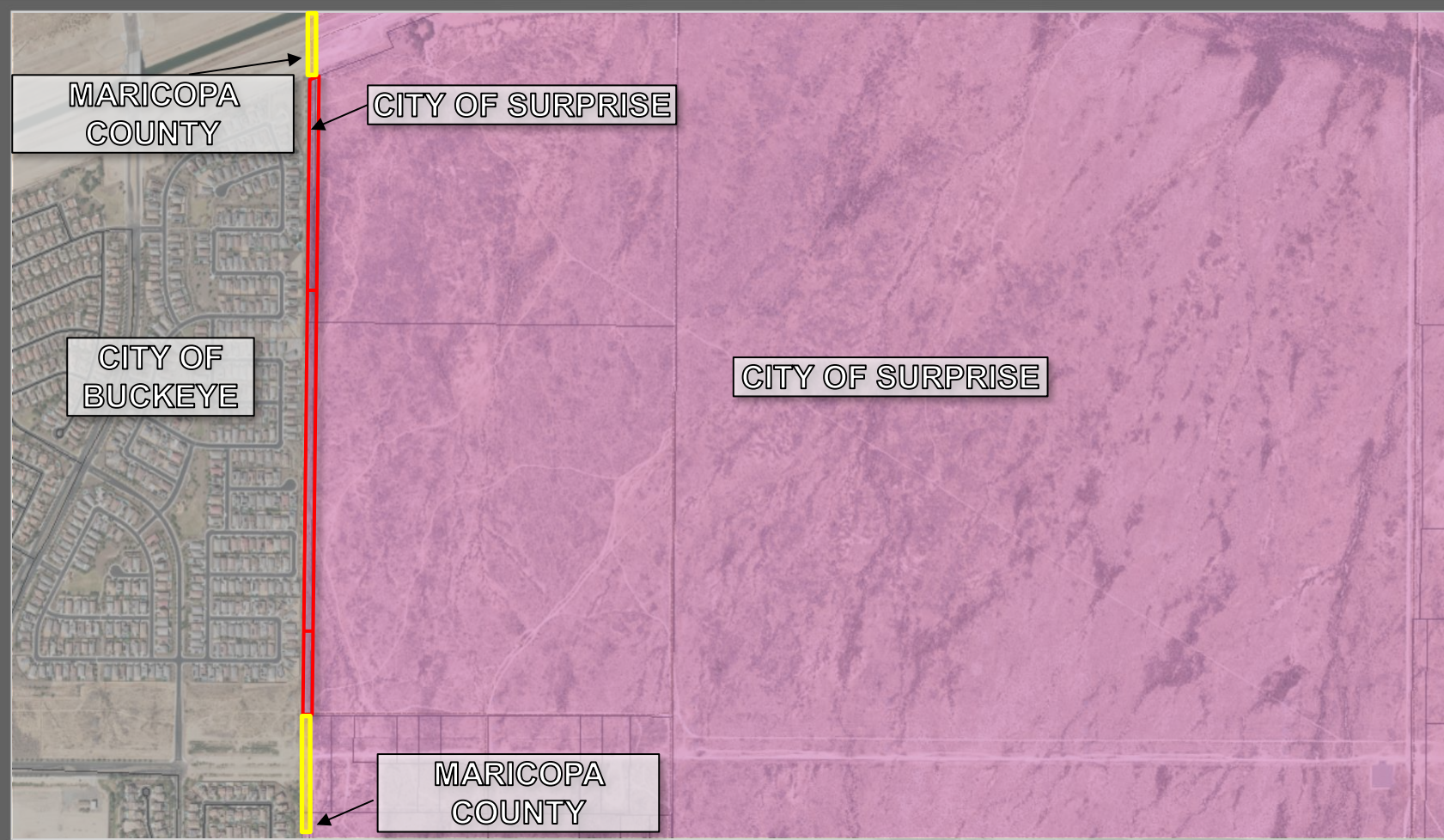


MARICOPA COUNTY

CITY OF
BUCKEYE

CITY OF SURPRISE

EXISTING BOUNDARY



MARICOPA
COUNTY

CITY OF SURPRISE

CITY OF
BUCKEYE

CITY OF SURPRISE

MARICOPA
COUNTY

PROPOSED ANNEXATION

Annexation Steps

Resolution for the Intent to Annex

- Approve Resolution for Blank Petition
- City Council meeting – January 7, 2025 ← **Tonight**

File Blank Petition:

- Begins 30-day waiting period
- Reach out to County Assessor and Dept of Revenue
- Petition to be filed

Public Hearing:

- City council holds public hearing to discuss the annexation

Obtain signatures on annexation petitions

- Applicant has 1 year to complete petition
- City Council adopts annexation ordinance



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You