



City of Avondale
City Council Meeting
Tuesday, January 21, 2020

Mayor and Council

Kenn Weise, Mayor

Pat Dennis, Vice Mayor

Tina Conde, Council Member | Bryan Kilgore, Council Member
Veronica Malone, Council Member | Curtis Nielson, Council Member
Mike Pineda, Council Member

Administration

Charles A. Montoya, City Manager
Gina Montes, Assistant City Manager
Michael Wawro, City Attorney
Marcella Carrillo, City Clerk

City Council Chambers

11465 West Civic Center Drive
Avondale, AZ 85323



City Council Meeting
Agenda
Tuesday, January 21, 2020

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

WORK SESSION
6:30 PM

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. AVONDALE TRAILS SYSTEM

Staff will provide the Mayor and City Council information about existing and planned trails in Avondale.

3. BUDGET PROCESS OVERVIEW

Staff will present a general overview of the City's budget and review the calendar for the upcoming process.

4. ADJOURNMENT

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should fill out a card located at the back of the Council Chambers and hand it to the City Clerk prior to consideration of that agenda item.

REGULAR MEETING

7:00 PM

CALL TO ORDER BY MAYOR PLEDGE OF ALLEGIANCE MOMENT OF REFLECTION

1. ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES

(Limit three minutes per person. Please state your name.)

3. PRESENTATION ITEMS

a. INTRODUCTION OF NEW EMPLOYEES

Introduction of new employees from the Economic Development Department:

- Kenneth Chapa, Director of Economic Development

Introduction of new employees from the Fire Department:

- Matthew Del Sol, Firefighter
- Tyler Griffith, Firefighter
- Jose Guzman, Firefighter
- Dylan Parisi, Firefighter

4. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. SERIES 7 (BEER AND WINE BAR) LIQUOR LICENSE - RESIDENCE INN BY MARRIOTT

City Council will consider a request to approve an application for a Series 7 (Beer and Wine Bar) Liquor License submitted by Brian Daley Welker, allowing for the sale of beer and wine at the Residence Inn located at 11465 Hilton Way, in Avondale and authorize the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

b. SERIES 12 (RESTAURANT) LIQUOR LICENSE - ERIC'S FAMILY BARBECUE

City Council will consider a request to approve an application for a Series 12 (Restaurant) Liquor License submitted by Eric Tanori, allowing for the sale of alcoholic beverages at Eric's Family Barbecue located at 12345 W. Indian School Road, in Avondale and authorize the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

c. SERIES 12 (RESTAURANT) LIQUOR LICENSE - PASTA FACTORY

City Council will consider a request to approve an application for a Series 12 (Restaurant) Liquor License submitted by Jaime Rivera Rosales, allowing for the sale of beer and wine at Pasta Factory located at 701 West Western Avenue, in Avondale and authorize the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. RE-PLAT OF COPPER SPRINGS LOTS 1A AND 1B FOR BIOLIFE AVONDALE - APPLICATION PL-19-0300

City Council will consider a request by Mr. Joe Cirone, JMC Engineering, for approval of a Re-Plat of Copper Springs Lots 1A and 1B for BioLife Avondale, approximately 4.93 net acres of property located at the northeast corner of McDowell Road and 107th Avenue. In conformance with the approved Site Plan for BioLife Plasma Services, the proposed Re-Plat divides existing Copper Springs Lot 1A into two parcels; 2.47-acre Lot 1A for development of BioLife Plasma Services, and 0.53-acre Lot 1C to be developed in the future jointly with the existing 1.92-acre Lot 1B. The proposed Re-Plat also abandons existing private water, sewer, and cross-access easements and dedicates new cross-access, private water and sewer, and temporary drainage easements in conformance with the approved BioLife Plasma Services site plan. The Council will take appropriate action.

e. RE-PLAT OF VISTA DEL VERDE PHASE 3 - APPLICATION PL-18-0147

City Council will consider a request by Mr. Kirk Pangus, HILGARTWILSON, LLC., for approval of a Re-Plat for Vista del Verde Phase 3. Consistent with the Vista del Verde Preliminary Plat approved by City Council in December 2017, the proposed Re-Plat will reconfigure lot lines within the 37.1 net acre third phase of the 144.0 net acre Vista del Verde community located approximately 300 feet north of the northwest corner of 107th Avenue and Buckeye Road. A total of 127 single-family residential lots are currently platted in Phase 3; approval of the Re-Plat will increase the total to 144. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this phase as a separate agenda item. The Council will take appropriate action.

f. RE-PLAT OF VISTA DEL VERDE PHASE 4 - APPLICATION PL-18-0148

City Council will consider a request by Mr. Kirk Pangus, HILGARTWILSON, LLC., for approval of a Re-Plat for Vista del Verde Phase 4. Consistent with the Vista del Verde Preliminary Plat approved by City Council in December 2017, the proposed Re-Plat will reconfigure lot lines within the 15.8 net acre fourth phase of the 144.0 net acre Vista del Verde community located approximately 300 feet north of the northwest corner of 107th Avenue and Buckeye Road. A total of 75 single-family residential lots are currently platted in Phase 4; approval of the Re-Plat will increase the total to 83. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this phase as a separate agenda item. The Council will take appropriate action.

g. RESOLUTIONS 1004-0120 AND 1005-0120 – VISTA DEL VERDE PHASE 3 MAINTENANCE IMPROVEMENT DISTRICT

City Council will consider a request to approve the Petition for Formation, adopt Resolution 1004-0120 declaring its intention to form the City of Avondale Maintenance Improvement District No. 16, Vista del Verde Phase 3, providing for the assessment, and adopt Resolution 1005-0120 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

h. RESOLUTIONS 1006-0120 AND 1007-0120 – VISTA DEL VERDE PHASE 4 MAINTENANCE IMPROVEMENT DISTRICT

City Council will consider a request to approve the Petition for Formation, adopt Resolution 1006-0120 declaring its intention to form the City of Avondale Maintenance Improvement District No. 17, Vista del Verde Phase 4, providing for the assessment, and adopt Resolution 1007-0120 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

5. REGULAR AGENDA

a. REVIEW AND APPROVAL OF MODIFICATIONS TO THE MEMORANDUM OF UNDERSTANDING WITH THE AVONDALE PROFESSIONAL FIREFIGHTERS ASSOCIATION (APFA) LOCAL 3924

City Council will review and approve future modifications to the Memorandum of Understanding (MOU) which will be effective July 1, 2020 through June 30, 2022 and direct staff to bring a revised MOU before City Council at a future meeting. The Council will take appropriate action.

b. PUBLIC HEARING AND RESOLUTION 1008-0120 - MINOR GENERAL PLAN LAND USE MAP AMENDMENT FOR AVONDALE TOWNHOMES ON DYSART – APPLICATION PL-19-0195

City Council will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., to adopt a Resolution approving a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale Townhomes on Dysart, a proposed 302-unit townhome development with an adjacent commercial area on 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use designation on 25.86 acres of the property from Local Commercial to Medium/High Density Residential. The MHDR designation allows for single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 gross acres of the property adjacent to Dysart Road are excluded from the General Plan Amendment request and will remain designated Local Commercial. A request to rezone the property from C-2 (Community Commercial) to PAD (Planned Area Development) to accommodate development of a 302-unit townhome community and a 2.49 gross acre commercial site will be considered separately. The Council will take appropriate action.

c. PUBLIC HEARING AND ORDINANCE 2004-0120 - REZONING FROM COMMUNITY COMMERCIAL (C-2) TO PLANNED AREA DEVELOPMENT (PAD) FOR AVONDALE TOWNHOMES ON DYSART – APPLICATION PL-19-0194

City Council will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., to rezone 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street from C-2 (Community Commercial) to PAD (Planned Area Development). The proposed Avondale Townhomes on Dysart PAD will allow for a 302-unit single-family attached townhome community featuring two clubhouses and two community pools on 25.86 gross acres. The proposed PAD also reserves 2.49 gross acres of property directly adjacent to Dysart Road for future commercial development under the uses and standards of the City's C-1 (Neighborhood Commercial) zoning district. A request to change the General Plan 2030 Land Use Map designation of 25.86 acres of the property from Local Commercial to Medium/High Density Residential (MHDR) will be considered separately. The Council will take appropriate action.

6. ADJOURNMENT INTO EXECUTIVE SESSION

City Council will consider a request to adjourn the Regular Meeting and hold an Executive Session pursuant to Ariz. Rev. Stat. § 38-431.03(A)(7) for the purpose of discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase of real property located at 100 N. Clubhouse Dr.

Council Members of the City of Avondale will attend either in person or by telephone conference call.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

CITY COUNCIL REPORT

SUBJECT: Avondale Trails System

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Kirk Haines, Parks and Recreation Director, (623) 333-2411

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

Staff will provide the Mayor and City Council information about existing and planned trails in Avondale.

BACKGROUND:

During early budget discussions for Fiscal Year 2020-2021, City Council requested more information to better understand the existing and planned trails, in order to develop a connected trail system throughout Avondale and with adjoining cities.

The trails master plan identifies numerous opportunities to develop a quality non-motorized trail system that connects all residents together. More than 25 miles of this trail system already exists as residential communities and developments have developed paths and trails along various river, canal, utility corridors and street rights-of-way. While most of these existing paths are only used by residents within these neighborhoods, public easements exist on these paths that allow access to a complete trail system for all Avondale residents.

DISCUSSION:

The City of Avondale's trails system is primarily established along existing rivers, canals and utilities corridors. This trails system is divided into various hierarchical levels and development standards should be followed based on this hierarchy. Standards for trail development include right-of-way and trail widths based on planned usage, lighting levels, comfort and rest areas, surface types and landscaping for aesthetics and shade. These standards are established for user safety, access and comfort.

While the Agua Fria River creates a unique divide of Avondale, it also provides an opportunity to develop a significant trail connection on the north-south alignment of the city to connect all residents together, as well as providing access to the City's two community parks - Friendship and Festival Fields. Therefore, the Agua Fria River Trail is considered a primary trail system that connects the entire city together, as well as a significant trail system from a regional basis with other cities and all Maricopa County residents and visitors.

The other two types of trail classifications are secondary trails, and connector trails which are generally less traveled path and trails, but are very important to provide inter-connectivity to the primary trails, as well as connecting all residents to schools, businesses and amenities. Staff will present information about which trails have been constructed, and identify those trails that are currently funded and scheduled for completion within the next two years. Staff will also outline planned trails that need to be developed within the next five years, and beyond to better connect all Avondale residents to the primary trails.

BUDGET IMPACT:

For informational purposes only.

RECOMMENDATION:

This item is for City Council information and discussion.

CITY COUNCIL REPORT

SUBJECT: Budget Process Overview

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Lindsey Duncan, Finance and Budget Director, 623-333-2011

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

Staff will present a general overview of the City's budget and review the calendar for the upcoming process.

BACKGROUND:

This is the first in a series of presentations regarding the development of the fiscal year (FY) 2021 budget. This presentation will give a general overview of the City's budget and review the calendar for the upcoming process. Emphasis will be placed on the tools and policies City Council has available when developing the FY2021 budget.

DISCUSSION:

The information presented will lead to future discussions around the FY2021 budget. These discussions will assist the Mayor and Council in making informed decisions about the City's operations and capital construction.

BUDGET IMPACT:

The information presented is intended to encourage discussion which will lead the development of the FY2021 budget.

RECOMMENDATION:

This item is for information and discussion only.

CITY COUNCIL REPORT

SUBJECT: Series 7 (Beer and Wine Bar) Liquor License - Residence Inn by Marriott

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Marcella Carrillo, City Clerk, (623) 333-1214

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request to approve an application for a Series 7 (Beer and Wine Bar) Liquor License submitted by Brian Daley Welker, allowing for the sale of beer and wine at the Residence Inn located at 11465 Hilton Way, in Avondale and authorize the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

Residence Inn by Marriott is an extended-stay hotel that opened in December 2019. The hotel is located east of the southeast corner of Avondale Boulevard and I-10, directly north of the Hilton Garden Inn and Homewood Suites hotels.

The Residence Inn's lobby features a dining area where complimentary dinners are provided to guests every Monday, Tuesday, and Wednesday. Approval of the requested Series 07 (Beer & Wine **Bar**) liquor license will allow the hotel to serve guests beer and wine as an accompaniment to dinner. Guests will be allowed to consume the provided alcoholic beverages within the dining area, within one of the hotel's outdoor patio areas, or within private guestrooms.

A Series 10 (Beer & Wine Store) liquor license for the Residence Inn was approved by the Council in September 2019. The approved Series 10 license allows the hotel's market to offer packaged beer and wine (unopened bottles and cans) for sale to hotel guests to consume in their guestrooms. The requested Series 07 license does not impact the previously approved Series 10 license.

State Statute requires a Series 07 liquor license to be separated a minimum of 300 feet from K-12 schools or church buildings. It also requires 300 feet of separation from fenced recreational areas that are part of a school building. There are no churches, schools, or fenced recreational areas associated with schools located within 300 feet of the Residence Inn by Marriott property.

The General Plan designates the property as The BLVD/Gateway District and the current zoning is Planned Area Development (PAD). The use of the property as a hotel is compatible with both the General Plan designation and PAD zoning.

DISCUSSION:

Staff has received an application from Brian Daley Welker Series 7 (Beer and Wine Bar) Liquor License, allowing the hotel to serve guests beer and wine as an accompaniment to dinner, at Residence Inn located at

11465 Hilton Way.

As required by state law and city ordinance, the application was posted for the required period of time, beginning on December 30, 2019. No comments have been received.

The Arizona Department of Liquor License and Control has accepted the submitted application as complete. The Police, Fire, Development Services and Finance Departments have reviewed the application and are recommending approval.

BUDGET IMPACT:

The fees in the amount of \$1,150 have been paid in full.

RECOMMENDATION:

Staff recommends approval of an application for a Series 7 (Beer and Wine Bar) Liquor License submitted by Brian Daley Welker, allowing for the sale of beer and wine at the Residence Inn located at 11465 Hilton Way, in Avondale.

State of Arizona
Department of Liquor Licenses and Control

Created 12/26/2019 @ 02:30:28 PM

Local Governing Body Report

LICENSE

Number:	07070128	Type:	007 BEER AND WINE BAR
Name:	RESIDENCE INN		
State:	Pending		
Issue Date:		Expiration Date:	02/29/2020
Original Issue Date:	03/14/1986		
Location:	11465 HILTON WAY AVONDALE , AZ 85323 USA		
Mailing Address:	[REDACTED] [REDACTED] USA		
Phone:	(623)666-6390		
Alt. Phone:	[REDACTED]		
Email:	RHONDA@SUNRIDGEPROPERTIES.COM		

Currently, this license has pending applications.

AGENT

Name:	BRIAN DALEY WELKER
Gender:	Male
Correspondence Address:	[REDACTED] [REDACTED] USA
Phone:	[REDACTED]
Alt. Phone:	
Email:	BRIAN@SUNRIDGEPROPERTIES.COM

OWNER

Name: WESTSIDE HOSPITALITY GROUP LLC
Contact Name: BRIAN DALEY WELKER
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: L22191751 State of Incorporation: AZ
Incorporation Date: 09/15/2017
Correspondence Address: [REDACTED]
USA

Phone: [REDACTED]
Alt. Phone:
Email: BRIAN@SUNRIDGEPROPERTIES.COM

Officers / Stockholders

Name:	Title:	% Interest:
SUNRIDGE PROPERTIES INC	Managing Member	98.00

**PAUL LAVELL WELKER & THERESA JANE
WELKER REVOCABLE TRUST DATED JUNE
26,1986 - Trustee
SUNRIDGE PROPERTIES INC - CEO**

Name: PAUL LAVELL WELKER
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: PAUL@SUNRIDGEPROPERTIES.COM

**PAUL LAVELL WELKER & THERESA JANE
WELKER REVOCABLE TRUST DATED JUNE
26,1986 - Trustee**

Name: THERESA JANE WELKER
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: PAUL@SUNRIDGEPROPERTIES.COM

SUNRIDGE PROPERTIES INC - Stockholder

Name: BRIAN D WELKER & JODI L WELKER TRUST AGREEMENT DATED
JULY 1,2006
Contact Name: BRIAN DALEY WELKER
Type: TRUST
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: BRIAN@SUNRIDGEPROPERTIES.COM

WESTSIDE HOSPITALITY GROUP LLC - Managing Member

Name: SUNRIDGE PROPERTIES INC
Contact Name: SUNRIDGE PROPERTIES INC
Type: CORPORATION
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: [REDACTED]
USA
Phone: (928)783-6900
Alt. Phone: [REDACTED]
Email:

SUNRIDGE PROPERTIES INC - Stockholder

Name: PAUL LAVELL WELKER & THERESA JANE WELKER REVOCABLE
TRUST DATED JUNE 26,1986
Contact Name: BRIAN DALEY WELKER
Type: TRUST
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: BRIAN@SUNRIDGEPROPERTIES.COM

**BRIAN D WELKER & JODI L WELKER TRUST
AGREEMENT DATED JULY 1,2006 - Trustee**

Name: JODI L WELKER
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: BRIAN@SUNRIDGEPROPERTIES.COM

**BRIAN D WELKER & JODI L WELKER TRUST
AGREEMENT DATED JULY 1,2006 - Trustee**

Name: BRIAN DALEY WELKER
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: BRIAN@SUNRIDGEPROPERTIES.COM

SUNRIDGE PROPERTIES INC - President

Name: BRIAN DALEY WELKER
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: BRIAN@SUNRIDGEPROPERTIES.COM

MANAGERS

Name: MARGARET S RADFORD
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: MARGARET@SUNRIDGEPROPERTIES.COM

Name: HILARY DAWN BURT
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: HILARY.BURT@SUNRIDGEHOTELS.COM

APPLICATION INFORMATION

Application Number: 90120
Application Type: Location / Owner Transfer
Created Date: 12/26/2019

QUESTIONS & ANSWERS

007 Beer and Wine Bar

- 1) If you intend to operate business while your application is pending you will need an interim permit pursuant to A.R.S.§4-203.01. Would you like to apply for an Interim Permit?
No
- 4) Have you submitted a questionnaire? Each person listed must submit a questionnaire and mail in a fingerprint card along with a \$22. processing fee per card.
Yes
- 5) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 6) Does the Business location address have a street address for a City or Town but is actually in the boundaries of another City, Town or Tribal Reservation?
No
- 15) Please provide name, address, and Distance of nearest school.
COLLIER ELEMENTARY SCHOOL 1.4 MILES
350 S 118TH AVE. AVONDALE AZ 85323
- 16) Please provide name, address, and distance of nearest church.
CHRIST'S CHURCH OF THE VALLEY 1.1 MILES
1565 N 113TH AVE. AVONDALE AZ 85393
- 17) Are you a tenant? (A person who holds the lease of a property; a lessee)
No
- 18) Is there a penalty if lease is not fulfilled?
No
- 19) Are you a sub-tenant? (A person who holds a lease which was given to another person (tenant) for all or part of a property)
No
- 20) Are you the owner
Yes
- 21) Are you a purchaser?
No

- 22) Are you a management company?
No
- 23) What is the total money borrowed for the business not including the lease?
Please list lenders/people owed money for the business.
\$12,100,000.00
ENTERPRISE BANK & TRUST \$12,100,000.00 PO BOX 66940 ST LOUIS, MISSOURI
63166
- 24) Is there a drive through window on the premises?
No
- 25) Have you provided a diagram of your premises?
Yes
- 26) If there is a patio please indicate contiguous or non-contiguous within 30 feet.
CONTIGUOUS PATIO
- 27) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No

CITY COMMENTS 1ST ROUND

1 MAIN LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

[illegible]

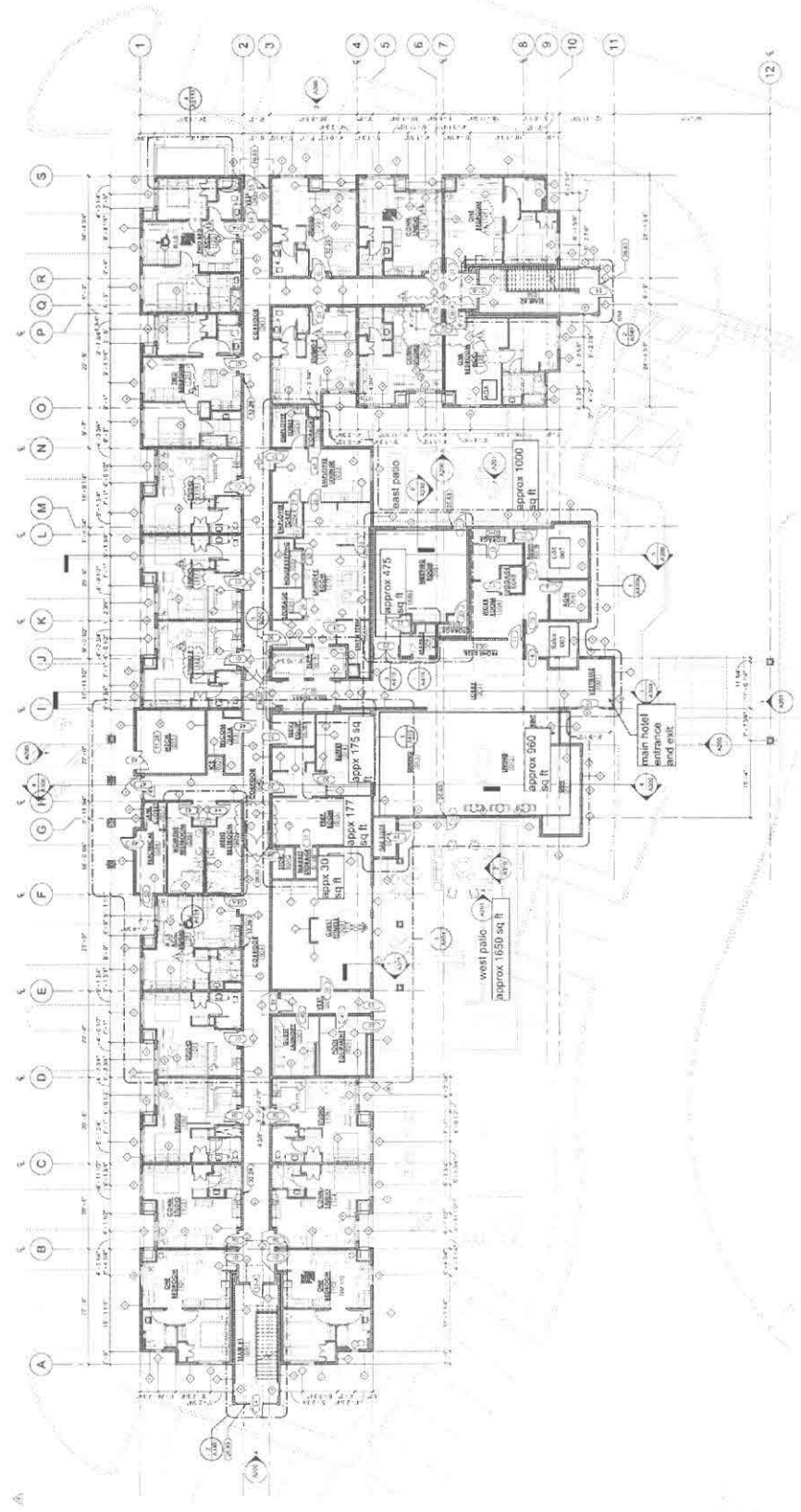
* ALL INFORMATION IS CONFIDENTIAL UNLESS NOTED OTHERWISE

FLOOR PLAN GENERAL NOTES

- [illegible]

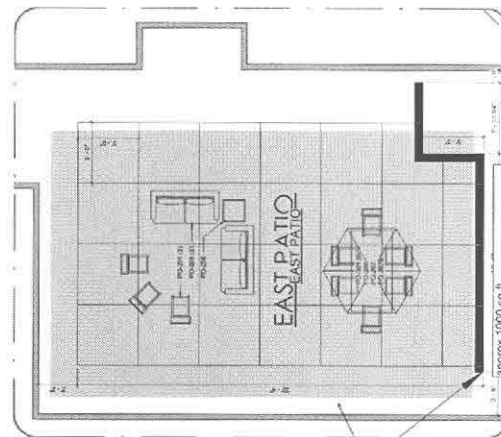
SHEET NOTES

- 11-29 ESTIMATION OF MECHANICAL STRESSING OF COCKLESHES FROM LAKE VOSTOK
MICHIGAN, M. J. HEDERSON
24-31 PROCEEDINGS OF THE 1992 ANNUAL MEETING OF THE
79-79 AMERICAN SOCIETY OF MECHANICAL ENGINEERS
CLASS 24000, C 1992 24000-24000

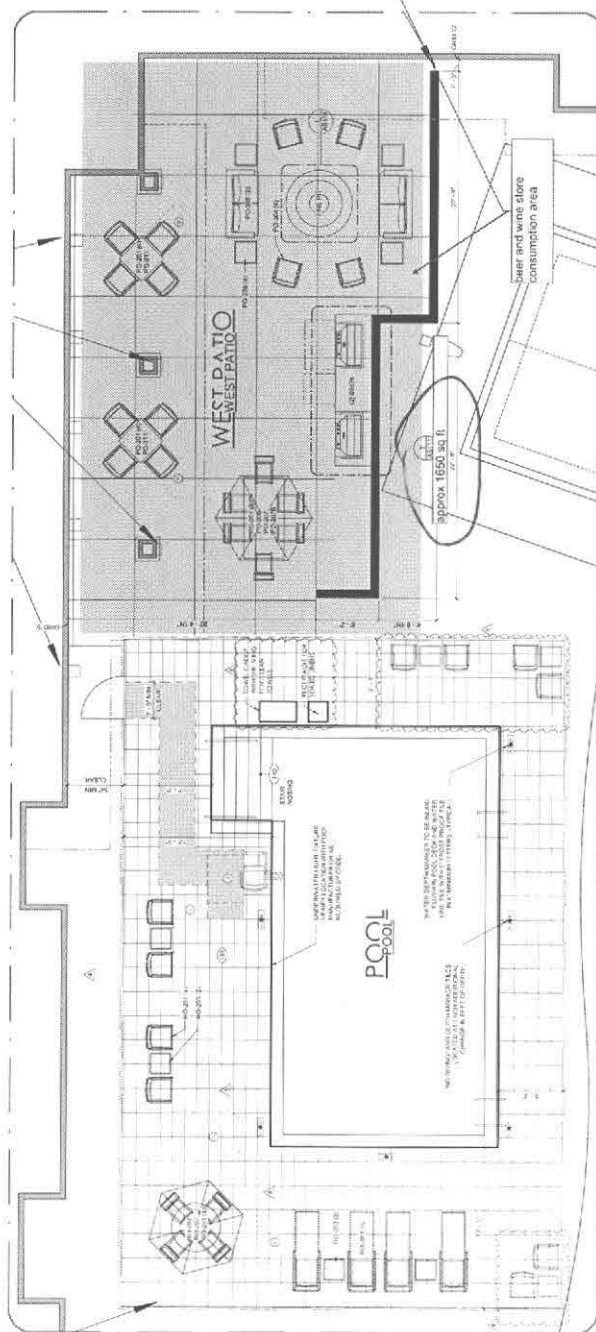


CITY COMMENTS 1ST ROUND

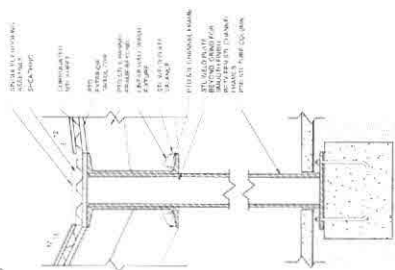
1 PATIO ENLARGED PLAN - EAST



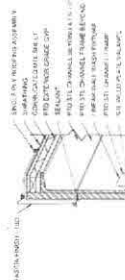
PATIO ENLARGED PLAN - WEST



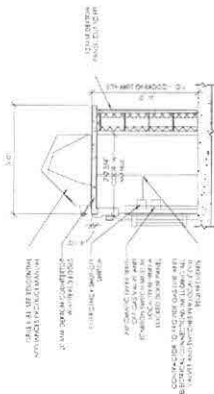
5 PORTE COCHERE COLUMN



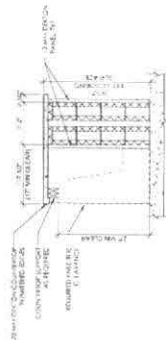
8
PORTE COCHERE ROOF EDGE



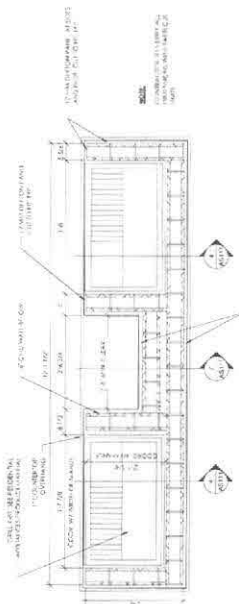
BBQ SECTION 1



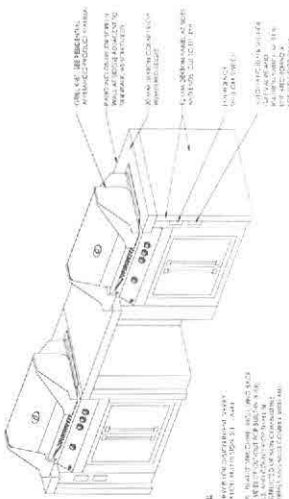
BBQ SECTION 2



BBQ - PLAN VIEW



BBQ - 3D VIEW



Westside Hospitality Group LLC

Sunridge Properties Inc. – Manager/Member

98%

Paul Welker – Chairman/CEO - 90%
Brian Welker – President - 10%

Member undisclosed

under 10%

The Paul Lavell Welker & Theresa Jane Welker
Revocable Trust dated June 26, 1986 (450 Shares)
Paul Welker, Trustee

Stockholder 90%

The Brian D Welker and Jodi L Welker Trust
Agreement dtd July 1, 2006 (50 Shares)
Brian Welker, Trustee

Stockholder 10%

19 SEP 12 11:47 AM 3 51

ENTERED

19 DEC 26 11:47 AM 2 35



19 DEC 26 Lir. Lic. PM 2:35

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE

A.R.S. § 4-202, 4-210

Type or Print with **Black Ink**

The fees allowed by R19-1-102 will be charged for all dishonored checks.

FP current
804-784

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL \$13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#:

07070128/90120

1. Check the
Appropriate
Box



Controlling Person



Agent



Premises Manager

(complete all questions except #12)

2. Name: Welker Brian Daley Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License#: [REDACTED] State: Arizona

4. Place of birth: Safford Arizona USA Height: 5'9" Weight: 185 Eyes: BLU Hair: BN
City State COUNTRY (not county)

5. Name of current/most recent spouse: Welker Jodi Layton Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 1963

7. Daytime telephone number: 480-854-1414 E-mail address: brian@sunridgeproperties.com

8. Business Name: Residence Inn Business Phone: 623/666/6390

9. Business Location Address: 11465 Hilton Way Avondale, AZ Maricopa 85323
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
06/1982	CURRENT	President	Sunridge Properties Inc, 7255 E Hampton Ave., Ste 122, Mesa, AZ 85209

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
01/2006	CURRENT	[REDACTED]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☐ Yes ☒ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☒ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202,4-210 ☐ Yes ☒ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 **YOU MUST** attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

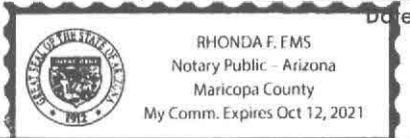
I (Print Full Name) **Brian Daley Welker** hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature

State of Arizona County of Maricopa
The foregoing instrument was acknowledged before me this

My Commission Expires on: October 12, 2021

16th Day of July, 2019



Day Month Year
[REDACTED]
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: _____ SIGNATURE: _____



19 DEC 26 11:11 AM '15

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE

A.R.S. § 4-202, 4-210

Type or Print with Black Ink

FP current
804,784

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in black ink. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL \$13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#:

07070128/90120

1. Check the Appropriate Box



Controlling Person



Agent



Premises Manager

(complete all questions except #12)

2. Name: Welker Paul Lavell Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License #: [REDACTED] State: Arizona

4. Place of birth: Safford AZ USA Height: 6' Weight: 180 Eyes: Blue Hair: Gray
City State COUNTRY (not county)

5. Name of current/most recent spouse: Welker Theresa Jane Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 2012

7. Daytime telephone number: 480-854-1414 E-mail address: paul@sunridgeproperties.com

8. Business Name: Westside Hospitality Group LLC & Residence Inn Business Phone: 623/666/6390

9. Business Location Address: 11465 Hilton Way Avondale Arizona Maricopa 85323
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
07/1981	CURRENT	Chairman/CEO	Sunridge Properties Inc., 7255 E Hampton Ave., Ste 122, Mesa, AZ 85209

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
06/2012	CURRENT	[REDACTED]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☐ Yes ☒ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☒ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202, 4-210 ☐ Yes ☒ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

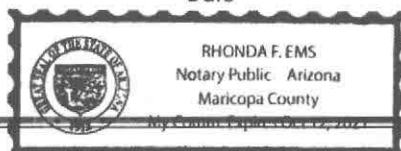
NOTARY

I (Print Full Name) Paul Lavell Welker hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

State of Arizona County of Maricopa
The foregoing instrument was acknowledged before me this

My Commission Expires on: October 12, 2021
Date

18th Day of November, 2019
Day Month Year



Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: _____ SIGNATURE: _____



19 DEC 26 11:47 AM 2015

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE

A.R.S. § 4-202, 4-210

Type or Print with Black Ink

FP Current
804,784

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in black ink. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL \$13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#:

07070128/90120

1. Check the
Appropriate
Box



Controlling Person

☐ Agent

☐ Premises Manager

(complete all questions except #12)

2. Name: Welker Jodi L. Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License #: [REDACTED] State: Arizona

4. Place of birth: Safford Arizona USA Height: 5'5" Weight: 113 Eyes: Green Hair: Brown
City State COUNTRY (not county)

5. Name of current/most recent spouse: Welker Brian Daley Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 1963

7. Daytime telephone number: 480-854-1414 E-mail address: brian@sunridgeproperties.com

8. Business Name: Westside Hospitality Group LLC Business Phone: 623/666/6390

9. Business Location Address: 11465 Hilton Way Avondale Arizona Maricopa 85323
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
11/11	CURRENT	Unemployed	3139 E Bonanza Court, Gilbert, AZ 85297

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
01/2006	CURRENT	[REDACTED]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☐ Yes ☒ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☒ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202,4-210 ☐ Yes ☒ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 **YOU MUST** attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) Jodi L. Welker hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

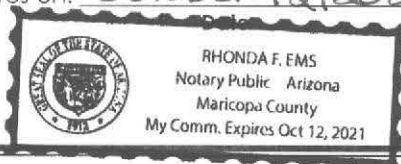
Signature

[REDACTED]

State of Arizona County of Maricopa
The foregoing instrument was acknowledged before me this

My Commission Expires on: October 12, 2021

18th Day of November, 2019
Day Month Year



[REDACTED]

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: _____ SIGNATURE: _____



DEC 26 11:47 AM '12

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with Black Ink

FP Current
804,784

The fees allowed by R19-1-102 will be charged for all dishonored checks.

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Liquor License#:

07070128/90120

1. Check the
Appropriate
Box →



Controlling Person

☐ Agent



Premises Manager

(complete all questions except #12)

2. Name: Welker Theresa Jane Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License #: [REDACTED] State: Arizona

4. Place of birth: Ft Polk Lousiana USA Height: 5'8" Weight: 135 Eyes: Green Hair: Brown
City State COUNTRY (not county)

5. Name of current/most recent spouse: Welker Paul Lavell Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 2012

7. Daytime telephone number: 480-854-1414 E-mail address: paul@sunridgeproperties.com

8. Business Name: Westside Hospitality Group LLC Residence Inn Business Phone: 623, 666, 6390

9. Business Location Address: 11465 Hilton Way Avondale Arizona Maricopa 85323
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
07/1981	CURRENT	Secretary	Sunridge Properties Inc., 7255 E Hampton Ave., Ste 122, Mesa, AZ 85209

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
06/2012	CURRENT	[REDACTED]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

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16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

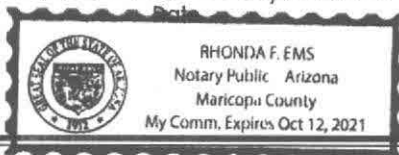
NOTARY

I (Print Full Name) Theresa Jane Welker hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

State of Arizona County of Maricopa
The foregoing instrument was acknowledged before me this

My Commission Expires on: October 12, 2021

18th Day of November, 2019
Day Month Year



[REDACTED SIGNATURE]

Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: _____ SIGNATURE: _____



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

19 DEC 26 11:11 AM 2016

FP Current
804,784

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with Black Ink

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in black ink. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

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Liquor License#:

07070128/90/20

1. Check the
Appropriate
Box →

☐ Controlling Person

☐ Agent

☒ Premises Manager

(complete all questions except #12)

2. Name: Burt Hilary Dawn Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License #: [REDACTED] State: Arizona

4. Place of birth: Tucson Arizona USA Height: 5'6" Weight: 213 Eyes: Blue Hair: Brown
City State COUNTRY (not county)

5. Name of current/most recent spouse: Burt Robert Lucas Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 1-2004

7. Daytime telephone number: 623-666-6390 E-mail address: hilary.burt@sunridgehotels.com

8. Business Name: Residence Inn Business Phone: 623 666 6390

9. Business Location Address: 11465 Hilton Way Avondale, AZ Maricopa 85323
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
04/2019	CURRENT	Hotel Manager	Westside Hospitality Group LLC/Residence Inn 11465 W Hilton Way, Avondale, AZ 85323
02/2015	04/2019	Hotel Manager	Downtown Hospitality Group LLC/Holiday Inn Express, 620 N 6th Street, Phoenix, AZ 85004
02/2004	02/2015	Hotel Manager	Bryd Hotels/Holiday Inn Express, 1313 N Litchfield Rd., Goodyear, AZ 85395

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
11/2013	CURRENT	[REDACTED]
01/2011	11/2013	[REDACTED]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☐ Yes ☐ No

13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☒ Yes ☐ No RE

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202, 4-210 ☐ Yes ☒ No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 **YOU MUST** attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

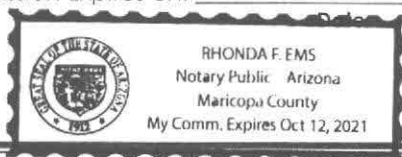
NOTARY

I (Print Full Name) Hilary Dawn Burt hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

State of Arizona County of Maricopa
The foregoing instrument was acknowledged before me this

My Commission Expires on: October 12, 2021

9th Day of July, 2019



[REDACTED SIGNATURE]
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: Brian Welker

SIGNATURE: [REDACTED]

Certificate # 12003

19 DEC 26 LQR. Lic. PM 2:36

Certificate of Completion
For
Title 4 BASIC Liquor Law Training

☐ On-sale
☐ Off-sale
☒ On- and off-sale

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Hilary Burt

Signature

November 22, 2019
Training Completion Date

November 21, 2022
Certificate Expiration Date
(three years from completion date)

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com

Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613

Mailing Address

512-879-1063

Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.) R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

November 22, 2019
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

Certificate # 12003

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Hilary Burt

Full Name (please print)

Signature

November 22, 2019

November 21, 2022

Training Completion Date

Certificate Expiration Date
(three years from completion date)

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com

Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613

Mailing Address

512-879-1063

Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.) R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

November 22, 2019

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

19 DEC 26 Lir. Lic. PM 2:36

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with Black Ink

FP Consent
804,784

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL \$13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#:

07070128/90120

1. Check the
Appropriate
Box

☐ Controlling Person

☐ Agent

☒ Premises Manager

(complete all questions except #12)

2. Name: Radford Margaret S Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License #: [REDACTED] State: Arizona

4. Place of birth: Singapore Height: 5'3" Weight: 142 Eyes: BR Hair: Black
City State COUNTRY (not county)

5. Name of current/most recent spouse: Radford, Ricky P Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 2004

7. Daytime telephone number: 623-350-3518 E-mail address: margaret@sunridgeproperties.com

8. Business Name: Residence Inn Business Phone: 623/666/6390

9. Business Location Address: 11465 Hilton Way Avondale, AZ Maricopa 85323
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
02/1997	CURRENT	Director of Operations	Sunridge Properties Inc, 7255 E Hampton Ave., Ste 122, Mesa, AZ 85209

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
08/2004	CURRENT	[REDACTED]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☐ Yes ☐ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☒ Yes ☐ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202, 4-210 ☐ Yes ☒ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

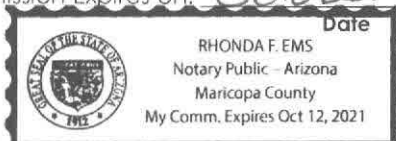
I (Print Full Name) Margaret S Radford hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: [REDACTED]

State of Arizona County of Maricopa
The foregoing instrument was acknowledged before me this

My Commission Expires on: October 12, 2021

16th Day of July, 2019
Day Month Year



[REDACTED SIGNATURE]

The Licensee has authorized the person named on this questionnaire to act as manager for the above license.

PRINT NAME: Brian Daley Welker

SIGNATURE: [REDACTED]

19 DEC 26 Lqr. Lic. PM 2 136

Certificate # 11999

Certificate of Completion
For
Title 4 **BASIC** Liquor Law Training

☐ On-sale
☐ Off-sale
☒ On- and off-sale

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Margaret Radford

Full Name (please print)

Signature

November 20, 2019
Training Completion Date

November 19, 2022
Certificate Expiration Date
(three years from completion date)

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com

Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613

Mailing Address

512-879-1063

Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
Instructor Name (please print)

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Instructor Signature

November 20, 2019

Day Mo Year

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Conveyance (series 8)
Restaurant (series 12)

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Liquor Store (series 9)
In-state Farm Winery (series 13)

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Beer & Wine Bar (series 7)
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Beer & Wine Store (series 10)

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July 11, 2013

Certificate # 11999

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Margaret Radford

Full Name (please print)

Signature

November 20, 2019

Training Completion Date

November 19, 2022

Certificate Expiration Date
(three years from completion date)

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com

Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613

Mailing Address

512-879-1063

Daytime Contact Phone Number

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Instructor Name (please print)

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Instructor Signature

November 20, 2019

Day Mo Year

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July 11, 2013

19 DEC 26 Lir. Lic. PM 2 35

Bill of Sale

IN CONSIDERATION OF THE SUM OF:

TEN DOLLARS AND NO CENTSlawful currency of the United States of America, and other valuable consideration, receipt of which is hereby acknowledged, the SELLER:

Mint Thai Cafe, LLC, an Arizona Limited Liability Company, hereby grants, bargains, sells and transfers unto the BUYER:

Westside Hospitality Group, L.L.C., an Arizona Limited Liability Company, and his, her or their heirs, personal representatives, or assigns, to have and to hold forever, the following described personal property, goods or chattels:

That certain State of Arizona Liquor License #07070128

FURTHERMORE, Seller warrants that he, she or they are the lawful owner of said goods and hereby certifies, under oath, that he, she or they have good right to sell the same as aforesaid, and that the above described property is free and clear of all claims, liens and other encumbrances whatsoever, EXCEPT, as specified herein. Seller further agrees to warrant and defend same against the lawful claims and demands of all persons whomsoever.

DATED: November 7, 2019

Mint Thai Cafe, LLC, an Arizona Limited Liability Company

York P. Lavier, Manager

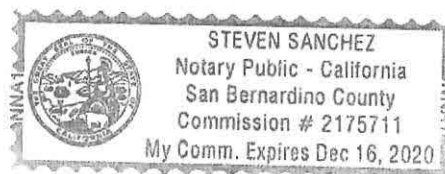
Troy Thongkham, Manager

Kwon T. Lavier, Manager

State of California } ss:
County of San Bernardino

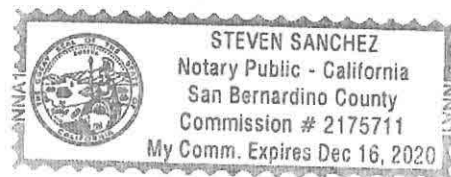
On November 7, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared York P. Lavier, Manager, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



State of California } ss:
County of San Bernardino

On November 7, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kwon T. Lavier, Manager** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



State of Arizona } ss:
County of Maricopa

On November 13, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Troy Thongkham, Manager** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



Escrow No.: 00198343



LICENSE REVIEW FORM

Type of License	Series 07 - Beer and Wine Bar (owner transfer)	
Applicant's Name	Brian Daley Welker	
Business Name	Residence Inn	
Business Address	11465 Hilton Way	
Department Comments		
☒ Police Department ☐ Fire Department		
☐ Development Services ☐ Finance Department		
☒ Approved ☐ Denied		
<i>Jonathon Martin</i> E-Signature Jonathon Martin Name		Lieutenant Title 01-07-20 Date

This license is scheduled for the City Council Meeting on: January 21, 2020

Please email form back to the City Clerk's Office by: January 6, 2020

LICENSE REVIEW FORM

Type of License	Series 07 - Beer and Wine Bar (owner transfer)
Applicant's Name	Brian Daley Welker
Business Name	Residence Inn
Business Address	11465 Hilton Way
Department Comments	
No comments	
☐ Police Department	☒ Fire Department
☐ Development Services	☐ Finance Department
☒ Approved	☐ Denied
<i>J. Napier</i> E-Signature J. Napier Name	Fire Marshal Title 1/7/2020 Date

This license is scheduled for the City Council Meeting on: **January 21, 2020**

Please email form back to the City Clerk's Office by: **January 6, 2020**

LICENSE REVIEW FORM

Type of License	Series 07 - Beer and Wine Bar (owner transfer)
Applicant's Name	Brian Daley Welker
Business Name	Residence Inn
Business Address	11465 Hilton Way
Department Comments	
No concerns.	
☐ Police Department	☐ Fire Department
☐ Development Services	☒ Finance Department
☒ Approved	☐ Denied
<i>Daniel Vazquez</i> _____ E-Signature	Privilege Tax Auditor _____ Title
Daniel Vazquez _____ Name	01/02/2020 _____ Date

This license is scheduled for the City Council Meeting on: **January 21, 2020**

Please email form back to the City Clerk's Office by: **January 6, 2020**

LICENSE REVIEW FORM

Type of License	Series 07 - Beer and Wine Bar (owner transfer)
Applicant's Name	Brian Daley Welker
Business Name	Residence Inn
Business Address	11465 Hilton Way
Department Comments	
See attached memorandum.	
☐ Police Department ☐ Fire Department	
☒ Development Services ☐ Finance Department	
☒ Approved ☐ Denied	
<i>Ken Galica</i> E-Signature	Division Lead Planner Title
Ken Galica Name	December 30, 2019 Date

This license is scheduled for the City Council Meeting on: **January 21, 2020**

Please email form back to the City Clerk's Office by: **January 6, 2020**



Development Services & Engineering Department

DATE: December 30, 2019

TO: Marcella Carrillo, City Clerk

PREPARED BY: Ken Galica, Division Lead Planner (623) 333-4019

SUBJECT: Series 07 (Beer and Wine Bar) Liquor License
Residence Inn by Marriott
11465 W. Hilton Way

Residence Inn by Marriott is an extended-stay hotel that opened in December 2019. The hotel is located east of the southeast corner of Avondale Boulevard and I-10, directly north of the Hilton Garden Inn and Homewood Suites hotels.

The Residence Inn's lobby features a dining area where complimentary dinners are provided to guests every Monday, Tuesday, and Wednesday. Approval of the requested Series 07 (Beer & Wine Bar) liquor license will allow the hotel to serve guests complimentary beer and wine as an accompaniment to dinner. Guests will be allowed to consume the provided alcoholic beverages within the dining area, within one of the hotel's outdoor patio areas, or within private guestrooms.

A Series 10 (Beer & Wine Store) liquor license for the Residence Inn was approved by the Council in September 2019. The approved Series 10 license allows the hotel's market to offer packaged beer and wine (unopened bottles and cans) for sale to hotel guests to consume in their guestrooms. The requested Series 07 license does not impact the previously approved Series 10 license.

State Statute requires a Series 07 liquor license to be separated a minimum of 300 feet from K-12 schools or church buildings. It also requires 300 feet of separation from fenced recreational areas that are part of a school building. There are no churches, schools, or fenced recreational areas associated with schools located within 300 feet of the Residence Inn by Marriott property.

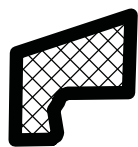
The General Plan designates the property as The BLVD/Gateway District and the current zoning is Planned Area Development (PAD). The use of the property as a hotel is compatible with both the General Plan designation and PAD zoning.

Staff recommends approval of this request.

Attachment: Aerial Photograph
Zoning Vicinity Map
300-Foot Separation Map

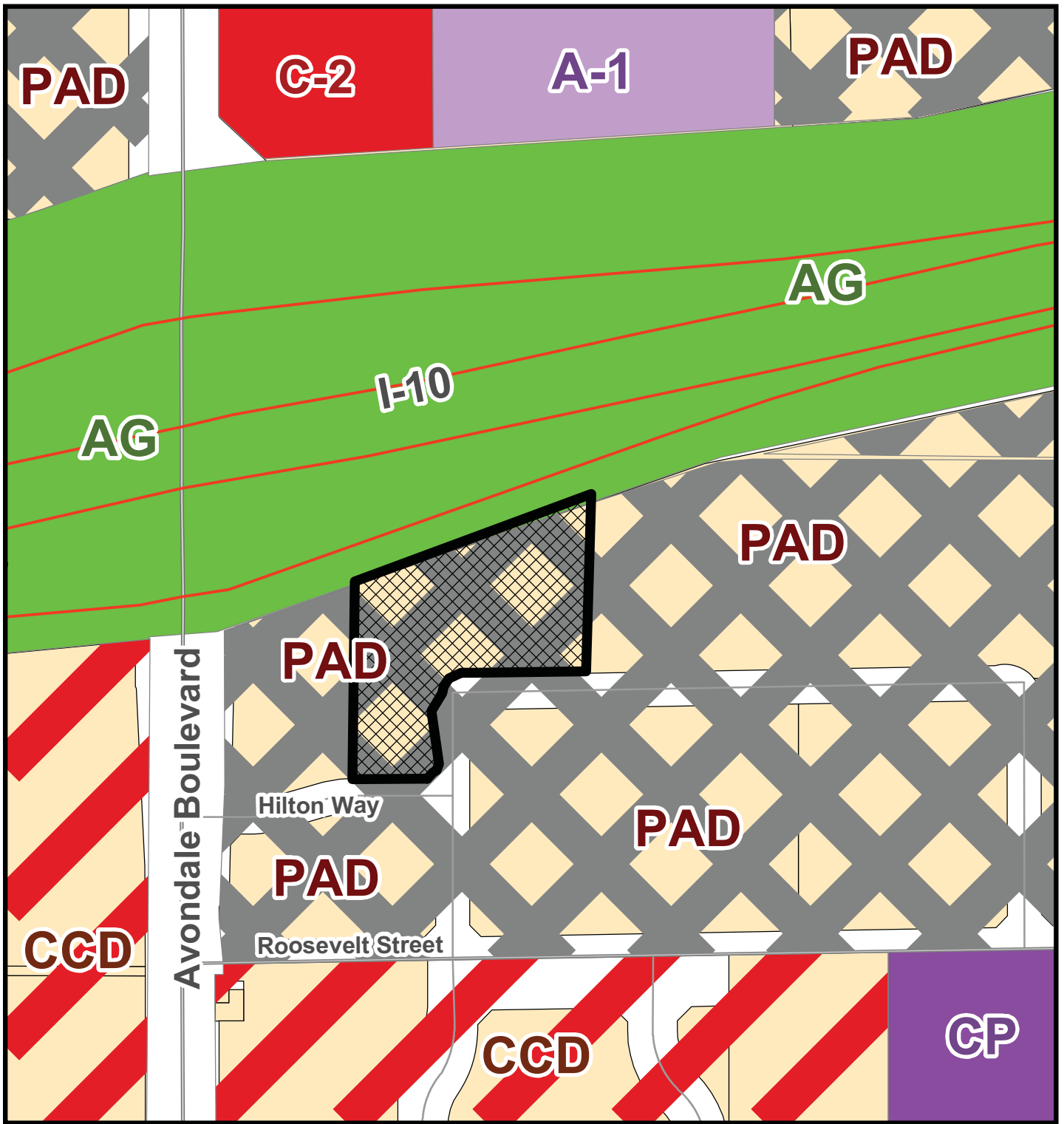


Aerial Photograph

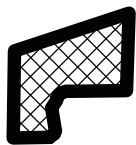


Subject Property





Zoning Vicinity Map

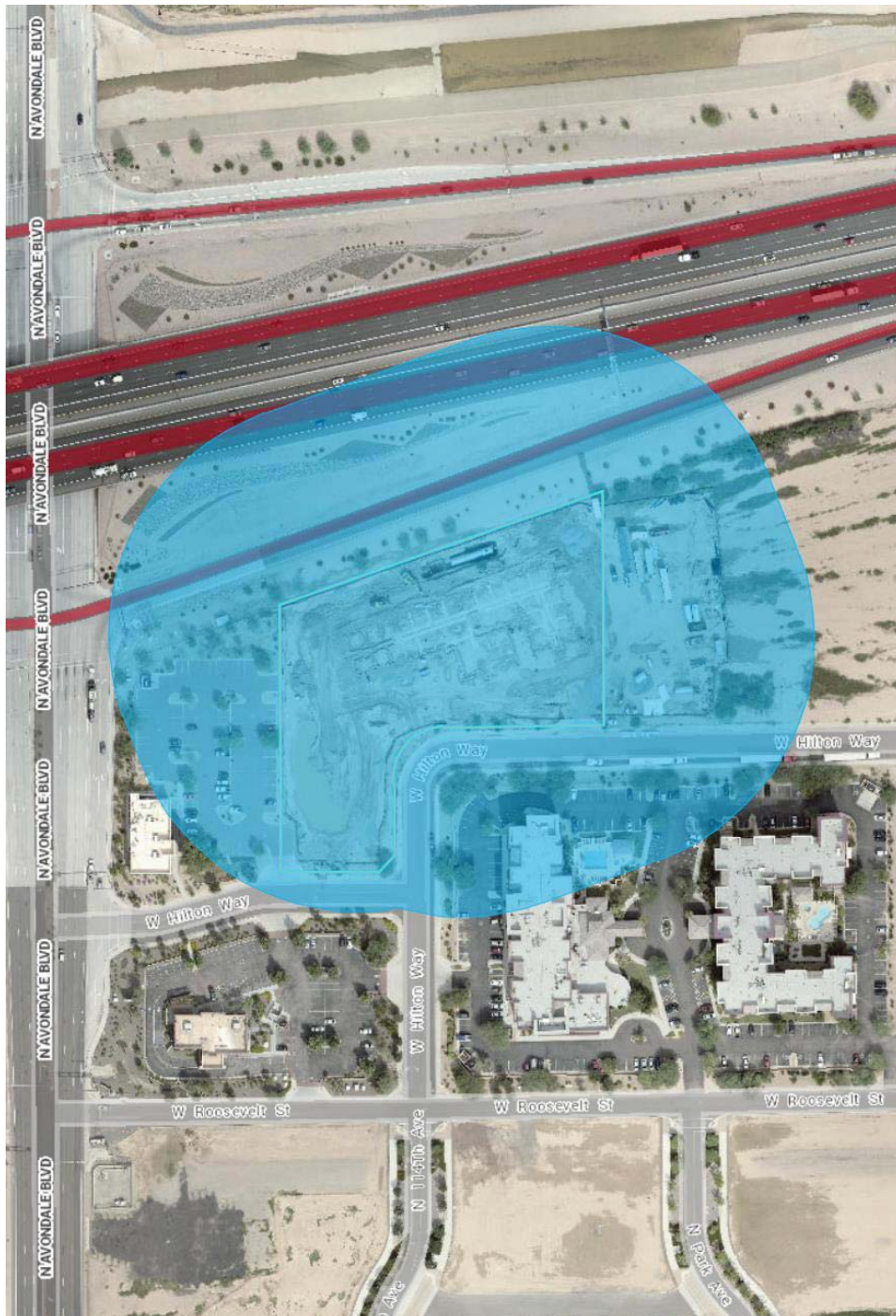


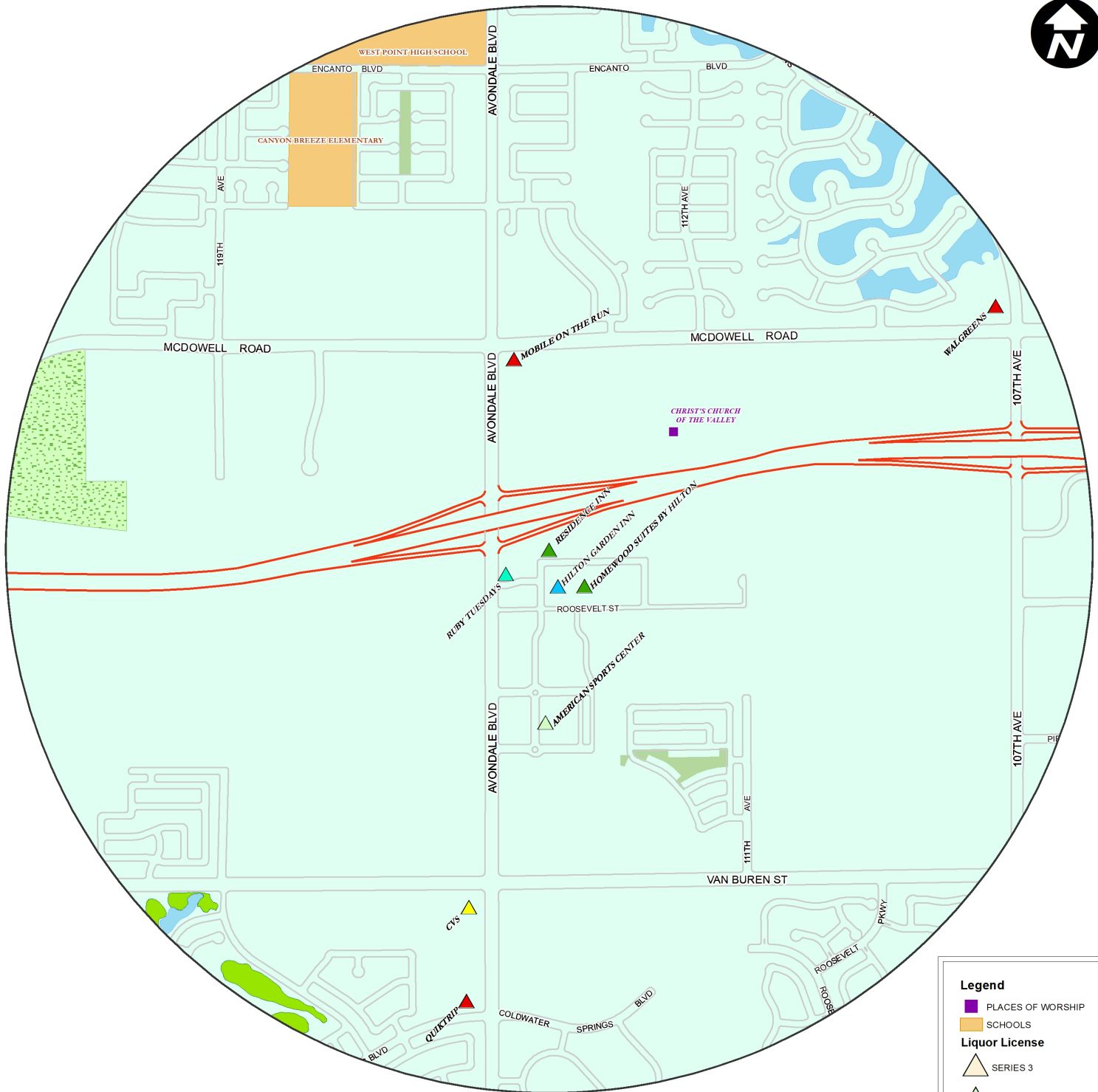
Subject Property



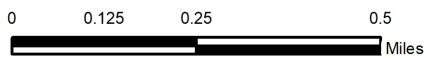
300-Foot Separation

The blue shaded area represents a 300-foot buffer around the proposed licensed premises. No schools, churches or fenced recreational yards associated with schools or churches are located within the mandatory buffer area.





RESIDENCE INN
11465 W HILTON WAY
1 Mile Buffer



- Legend**
- PLACES OF WORSHIP
 - SCHOOLS
 - Liquor License**
 - SERIES 3
 - SERIES 5
 - SERIES 6
 - SERIES 7
 - SERIES 9
 - SERIES 9S
 - SERIES 10
 - SERIES 11
 - SERIES 12
 - SERIES 14
 - SERIES 15
 - SERIES 16



CAUTION STAND BACK

CAUTION STAND BACK

NOTICE

NOTICE
The following information is being provided to you for your information only. It is not intended to be a contract or a representation of any kind. The information is provided for your information only and should not be used for any other purpose. The information is provided for your information only and should not be used for any other purpose.

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CITY COUNCIL REPORT

SUBJECT: Series 12 (Restaurant) Liquor License - Eric's Family Barbecue

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Marcella Carrillo, City Clerk, (623) 333-1214

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request to approve an application for a Series 12 (Restaurant) Liquor License submitted by Eric Tanori, allowing for the sale of alcoholic beverages at Eric's Family Barbecue located at 12345 W. Indian School Road, in Avondale and authorize the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

Eric's Family Barbecue is a new restaurant planned to open in the existing commercial building at the southwest corner of Indian School Road and El Mirage Road. The existing building had been occupied for many years by "Manny's Mexican Food" until that business closed in 2018.

The owner of Eric's Family Barbecue is seeking approval of a Series 12 (Restaurant) liquor license, allowing for sale of alcoholic beverages ancillary to the sale of food on the premises. The previous restaurant tenant at this location also possessed a Series 12 license.

Series 12 (Restaurant) liquor licenses are exempt from state-mandated 300-foot separation requirement from churches, schools, or fenced school recreational areas.

The General Plan designates the property as Local Commercial and the current zoning is C-2 (Community Commercial). Restaurant uses are compatible with both the Local Commercial General Plan designation and C-2 zoning.

DISCUSSION:

Staff has received an application from Eric Tanori for a Series 12 (Restaurant) Liquor License, allowing for sale of alcoholic beverages ancillary to the sale of food on the premises, at Eric's Family Barbecue located at 12345 West Indian School Road.

As required by state law and city ordinance, the application was posted for the required period of time, beginning on December 23, 2019. No comments have been received.

The Arizona Department of Liquor License and Control has accepted the submitted application as complete. The Police, Fire, Development Services and Finance Departments have reviewed the application and are recommending approval.

BUDGET IMPACT:

The fees in the amount of \$1,350 have been paid in full.

RECOMMENDATION:

Staff recommend approval of an application for a Series 12 (Restaurant) Liquor License submitted by Eric Tanori, allowing for the sale of alcoholic beverages at Eric's Family Barbecue located at 12345 W. Indian School Road, in Avondale.

ANNA FRANCISCA TANORI	Manager-LLC, Shareholder	26.00
CASIE MAUREEN GARCIA	Manager-LLC, Shareholder	26.00
ERIC TANORI	Manager-LLC, Shareholder	24.00
ANTHONY STEVEN GARCIA	Manager-LLC, Shareholder	24.00

**ERIC'S FAMILY BARBECUE LLC - Manager-LLC,
Shareholder**

Name: ERIC TANORI
 Gender: Male
 Correspondence Address: [REDACTED]
 USA
 Phone: (623)806-3244
 Alt. Phone:
 Email: ERIC@ERICSFAMILYBARBEUE.COM

**ERIC'S FAMILY BARBECUE LLC - Manager-LLC,
Shareholder**

Name: ANNA FRANCISCA TANORI
 Gender: Female
 Correspondence Address: [REDACTED]
 USA
 Phone: [REDACTED]
 Alt. Phone:
 Email: [REDACTED]

**ERIC'S FAMILY BARBECUE LLC - Manager-LLC,
Shareholder**

Name: CASIE MAUREEN GARCIA
 Gender: Female
 Correspondence Address: [REDACTED]
 USA
 Phone: [REDACTED]
 Alt. Phone:
 Email: [REDACTED]

**ERIC'S FAMILY BARBECUE LLC - Manager-LLC,
Shareholder**

Name: ANTHONY STEVEN GARCIA
 Gender: Male
 Correspondence Address: [REDACTED]
 USA
 Phone: [REDACTED]
 Alt. Phone:
 Email: [REDACTED]

MANAGERS

Name: ERIC TANORI
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (623)806-3244
Alt. Phone:
Email: ERIC@ERICSFAMILYBARBEUE.COM

Name: ANNA FRANCISCA TANORI
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: [REDACTED]

Name: CASIE MAUREEN GARCIA
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: [REDACTED]

Name: ANTHONY STEVEN GARCIA
Gender: Male
Correspondence Address: [REDACTED]
USA
Phone: (602)561-4418
Alt. Phone:
Email: [REDACTED]

APPLICATION INFORMATION

Application Number: 85530
Application Type: New Application

QUESTIONS & ANSWERS

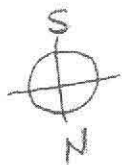
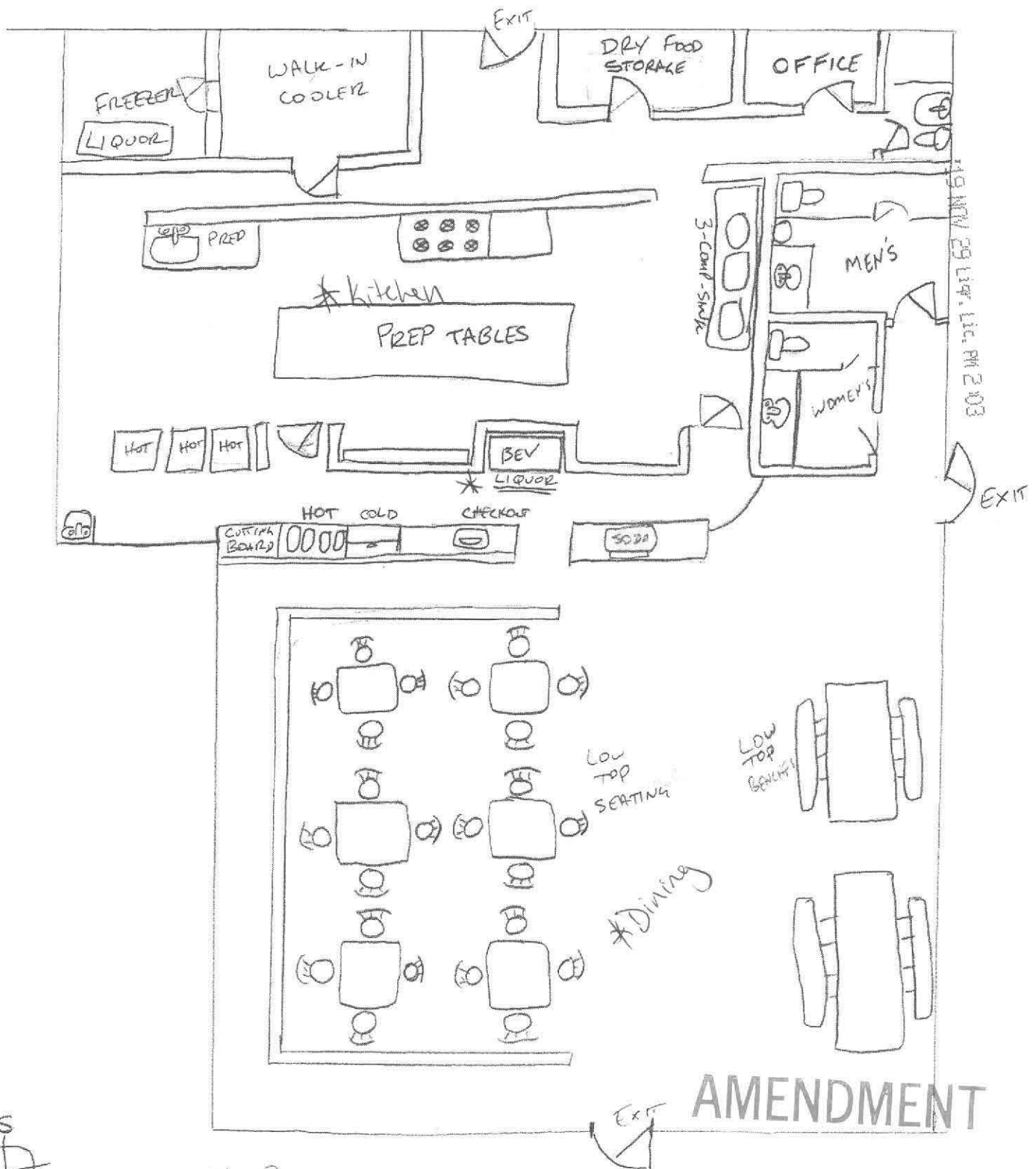
012 Restaurant

- 1) If you intend to operate the business while your application is pending you will need an interim permit pursuant to A.R.S.§4-203.01. Would you like to apply for an Interim Permit?
If yes, after completing this application, please go back to your Licensing screen, under New License Application choose "Interim Permit" from the drop-down window.
No
- 2) Have you submitted a questionnaire? Each person listed must submit a questionnaire and mail in a fingerprint card along with a \$22. processing fee per card.
Yes
- 5) Are you a tenant? (A person who holds the lease of a property; a lessee)
Yes
A Document of type LEASE is required.
- 6) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
\$5300/MO
- 7) Are you a sub-tenant? (A person who holds a lease which was given to another person (tenant) for all or part of a property)
No
- 8) Are you the owner?
No
- 9) Are you a purchaser?
No
- 10) Are you a management company?
No
- 11) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 12) What is the total money borrowed for the business not including the lease?
Please list lenders/people owed money for the business.
TOTAL: \$60,000.00

JOSE JUAN TANORI- \$60,000.00
[REDACTED]
- 13) Have you provided a diagram of your premises?
Yes
- 14) Is there a drive through window on the premises?
No
- 15) If there is a patio please indicate contiguous or non-contiguous within 30 feet.
NONE
- 16) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
Yes
If yes, what is your estimated completion date?
12/20/2019
- 17) Have you provided a Restaurant Operation Plan form?
Yes
- 18) Have you provided a Records Required for Audit form?
Yes

* 2,800 SQUARE FT

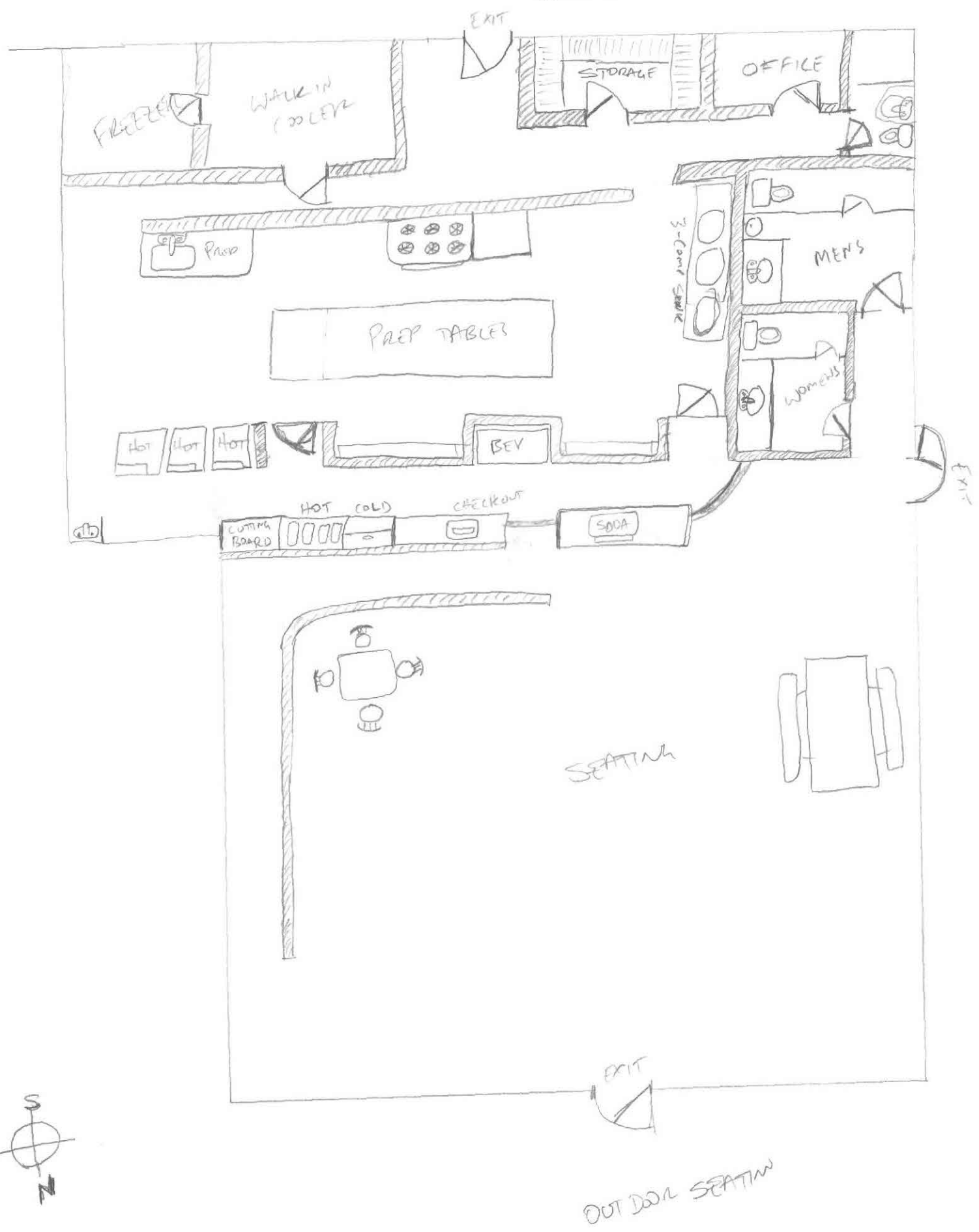
*19 NOV 20 LIQ. LIC. AM 9:46



NO BOOTHS.
ALL SEATING
IS LOW-TOP
SEATING.

OUTDOOR SEATING

19 NOV 29 Ltr. Lic. PM 2 03





19 NOV 29 11:11 PM 2013

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ, 85007-2934
www.azliquor.gov
(602) 542-5141

DLLC USE ONLY

Job #: 85530

RESTAURANT OPERATION PLAN

1. Name of restaurant (Please print): ERIC'S FAMILY BARBECUE
2. List equipment below by Make, Model, and Capacity: (**PROVIDE THE FOLLOWING ITEMS ONLY, NO ATTACHMENTS**)

Grill	—
Oven	6-Burner NATURAL GAS
Freezer	LARKIN - R409A, WALKIN
Refrigerator	LARKIN - R409A, WALKIN
Sink	PREP SINK (NSF)
Dish Washing Facilities	3-COMPARTMENT SINK (NSF)
Food Preparation Counter (Dimensions)	4'x12'
Other	—

3. Attach a copy of your full menu including prices (examples: Breakfast, Lunch, Dinner, and Nonalcoholic beverages).
4. List the seating capacity for:

- a. Restaurant dining area of your premises: [95]
(Do not include patio seating)
- b. Bar area of your premises: [+ 0]
- c. Total dining and bar seating capacity of your premises: [= 95]

5. What Type of dinnerware and utensils are utilized within your restaurant?

☐ Reusable ☒ Disposable ☐ Both

6. Does your restaurant have a bar area that is distinct and separate from the dining area? ☐ YES ☒ No

(If yes, what percentage of the public floor space does this area cover?) — %

7. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 50 %

8. Does your restaurant contain any games, televisions, or any other entertainment? ☐ YES ☒ No
(If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

9. Do you have live entertainment or dancing? ☐ YES ☒ No
(If yes, what type and how often 8.5
example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. Use space below to list how many employees for each position to fully staff your business.

Position	How many
Cooks	2
Bartenders	0
Hostesses	0
Managers	2
Servers	0
Other (counter worker)	3
Other ()	1
Other ()	1

I, ERIC TANORI, hereby declare that I am the APPLICANT filing this application.
I have read this application and the contents and all statements true, correct and complete.

X [Redacted Signature]
(Signature of APPLICANT)

NOTARY

State of AZ County of Maricopa

The foregoing instrument was acknowledged before me this 18th day of October 2019
Day Month Year

My Commission Expires on:



Date

19 NOV 29 L19. Lic. # 2 03

8. Does your restaurant contain any games, televisions, or any other entertainment? ☐ YES ☐ No
(If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

9. Do you have live entertainment or dancing? ☐ YES ☐ No
(If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. Use space below to list how many employees for each position to fully staff your business.

Position	How many
Cooks	
Bartenders	
Hostesses	
Managers	
Servers	
Other ()	
Other ()	
Other ()	

AMENDMENT

* I, Anthony Steven Garza, hereby declare that I am the APPLICANT filing this application.
(Print full name)

I have read this application and the contents and all statements true, correct and complete.

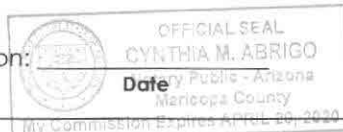
X [Redacted Signature]
(Signature of APPLICANT)

NOTARY

State of AZ County of Maricopa

The foregoing instrument was acknowledged before me this 18th day of October 2019

My Commission Expires on:



Date

[Redacted Signature]



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ, 85007-2934
www.azliquor.gov
(602) 542-5141

RESTAURANT OPERATION PLAN

DLLC USE ONLY LICENSE # _____

1. Name of restaurant (Please print): _____
2. List by Make, Model, and Capacity of your: (If you attached a legible copy of your equipment list, only provide the following items:)

Grill	
Oven	
Freezer	
Refrigerator	
Sink	
Dish Washing Facilities	
Food Preparation Counter (Dimensions)	
Other	

3. Attach a copy of your full menu including prices
(examples: Breakfast, Lunch, Dinner, and Nonalcoholic beverages).
4. List the seating capacity for:
 - a. Restaurant dining area of your premises:
(Do not include patio seating) []
 - b. Bar area of your premises: [+]
 - c. Total dining and bar seating capacity of your premises: [=]
5. What Type of dinnerware and utensils are utilized within your restaurant?
☐ Reusable ☐ Disposable ☐ Both
6. Does your restaurant have a bar area that is distinct and separate from the dining area? ☐ YES ☐ No
(If yes, what percentage of the public floor space does this area cover?) _____%
7. What percentage of your public premises is used primarily for restaurant dining?
(Do not include kitchen, bar, hi-top tables, or game area.) _____%



Arizona Department of Liquor Licenses and
Control

800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

19 NOV 29 Liq. Lic. PM 2:03

RECORDS REQUIRED FOR AUDIT

Applies to Series 11 (Hotel/Motel W/Restaurant) & Series 12 (Restaurant) Only

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH YOUR DLLC RECORDS

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

1. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
2. A list of **all** food and liquor vendors
3. The restaurant menu used during the audit period
4. A price list for alcoholic beverages during the audit period
5. Mark-up figures on food and alcoholic products during the audit period
6. A recent, **accurate** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
7. Monthly Inventory Figures - beginning and ending figures for food and liquor
8. Chart of accounts (copy)
9. Financial Statements-Income Statements-Balance Sheets
10. General Ledger
 - A. Sales Journals/Monthly Sales Schedules
 - 1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
 - 2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
 - 3) Dated Guest Checks
 - 4) Coupons/Specials/Discounts
 - 5) Any other evidence to support income from food and liquor sales
 - B. Cash Receipts/Disbursement Journals
 - 1) Daily Bank Deposit Slips
 - 2) Bank Statements and canceled checks
11. Tax Records
 - A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
 - B. Income Tax Return - city, state and federal (copies)
 - C. Any supporting books, records, schedules or documents used in preparation of tax returns
12. Payroll Records
 - A. Copies of all reports required by the State and Federal Government
 - B. Employee Log (A.R.S. §4-119)
 - C. Employee time cards (actual document used to sign in and out each work day)
 - D. Payroll records for all employees showing hours worked each week and hourly wages

13. Off-site Catering Records (must be complete and separate from restaurant records)

- A. All documents which support the income derived from the sale of food off the license premises.
- B. All documents which support purchases made for food to be sold off the licensed premises.
- C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

**REVOCATION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH
A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).**

A.R.S. §4-210(A)7

The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(G)

For the purpose of this section:

- 1. "Restaurant" means an establishment which derives **at least forty percent (40%)** of its gross revenue from the sale of food
- 2. "Gross revenue" means the revenue derived from all sales of food and spirituous liquor on the licensed premises, regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

NOTARY

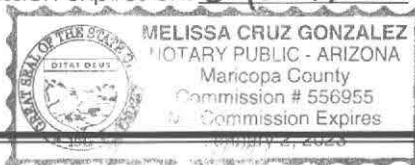
I, (Print Full Name) ERIC TANORI, have read and understand all aspects of this statement

X (Signature)

State of Arizona County of Maricopa
the foregoing instrument was acknowledged before me this

18 of October 2019
Day Year

My commission expires on: 01/02/2023



MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH RECORDS REQUIRED BY THE STATE



19 NOV 29 11:41 AM '03

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with Black Ink

The fees allowed by R19-1-102 will be charged for all dishonored checks.

804-815

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A **BLUE OR BLACK LINED** FINGERPRINT CARD ALONG WITH A \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL \$13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 85530

1. Check the Appropriate Box

☒ Controlling Person

☒ Agent

☐ Premises Manager

(complete all questions except #12)

2. Name: TANORI ERIC — Birth Date: —
Last First Middle (NOT a public record)

3. Social Security #: — Driver License #: — State: AZ

4. Place of birth: RIVERSIDE, CA USA Height: 6'0" Weight: 230 Eyes: BRN Hair: BRN
City State COUNTRY (not county)

5. Name of current/most recent spouse: TANORI ANNA FRANCISCA Birth Date: —
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: OCTOBER 2018

7. Daytime telephone number: 623-806-3244 E-mail address: ERIC@ERICSFAMILYBARBEQUE.COM

8. Business Name: ERIC'S FAMILY BARBEQUE, LLC (A) Business Phone: 623/806/3244

9. Business Location Address: 12345 W INDIAN SCHOOL RD, AVONDALE, AZ, MARICOPA, 85392
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
6/19	CURRENT	OWNER	ERIC'S FAMILY BARBEQUE, LLC 47 ANORA DRIVE WEST, LITCHFIELD PARK, AZ, 85340
8/17	6/19	PROGRAM MANAGER	AZON 410 TERRY AVE NORTH, SEATTLE, WA 98109
12/10	8/17	QTC Aerospace System	QTC AEROSPACE SYSTEMS 3414 S 5TH ST, PHOENIX, AZ 85040

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
2/19	CURRENT	[REDACTED]
10/18	2/19	[REDACTED]
10/17	10/18	[REDACTED]
8/17	10/17	[REDACTED]
3/17	8/17	[REDACTED]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☒ Yes ☐ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☒ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202, 4-210 ☐ Yes ☒ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 **YOU MUST** attach a **signed statement**.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) ERIC TANORI hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: [REDACTED]

State of Arizona County of Maricopa

The foregoing instrument was acknowledged before me this

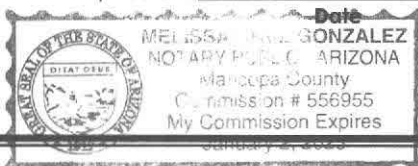
My Commission Expires on: 01/02/2023

18

Day of October

2019

Year



[REDACTED]
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: ERIC TANORI

SIGNATURE: [REDACTED]

* #11 continued *

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

19 NOV 29 Lic. Lic. PM 2 03

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
	CURRENT	
4/14	3/17	[REDACTED]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☐ Yes ☐ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☐ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☐ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202, 4-210 ☐ Yes ☐ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☐ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☐ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☐ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) ERIC TANORI hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: [REDACTED]

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me this

18

Day of October

2019

Day

Year

My Commission Expires on: 01/02/2023



MELISSA CRUZ GONZALEZ
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 556955
My Commission Expires
January 2, 2023

Signature of Notary [REDACTED]

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: ERIC TANORI

SIGNATURE: [REDACTED]



State of Arizona
Department of Liquor Licenses and Control
800 W. Washington 5th Floor
Phoenix, AZ 85007
(602) 542-5141

**ARIZONA STATEMENT OF CITIZENSHIP
OR ALIEN STATUS FOR STATE PUBLIC BENEFITS**

Title IV of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (the "Act"), 8 U.S.C. § 1621, provides that, with certain exceptions, only United States citizens, United States non-citizen nationals, non-exempt "qualified aliens" (and sometimes only particular categories of qualified aliens), nonimmigrant, and certain aliens paroled into the United States are eligible to receive state, or local public benefits. With certain exceptions, a professional license and commercial license issued by a State agency is a State public benefit.

Arizona Revised Statutes § 41-1080 requires, in general, that a person applying for a license must submit documentation to the license agency that satisfactorily demonstrates the applicant's presence in the United States is authorized under federal law.

Directions: All applicants must complete Sections I, II, and IV. Applicants who are not U.S. citizens or nationals must also complete Section III.

Submit this completed form and a copy of one or more document(s) from the attached "Evidence of U.S. Citizenship, U.S. National Status, or Alien Status" with your application for license or renewal. If the document you submit does not contain a photograph, you must also provide a government issued document that contains your photograph. You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

SECTION I – APPLICANT INFORMATION

INDIVIDUAL OWNER/AGENT NAME (Print or type) ERIC TANORI

SECTION II – CITIZENSHIP OR NATIONAL STATUS DECLARATION

Are you a citizen or national of the United States?

☒ Yes

☐ No

If **Yes**, indicate place of birth:

City RIVERSIDE State (or equivalent) CALIFORNIA Country or Territory USA

If you answered **Yes**, 1) Attach a legible copy of a document from the attached list.

2) Name of document: UNITED STATES PASSPORT
Go to Section IV.

If you answered **No**, you must complete Section III and IV.

SECTION III – ALIEN STATUS DECLARATION

To be completed by applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

Name of document provided

Qualified Alien Status (8 U.S.C. §§ 1621(a)(1), -1641(b) and (c))

- ☐ 1. An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA)
- ☐ 2. An alien who is granted asylum under Section 208 of the INA.
- ☐ 3. A refugee admitted to the United States under Section 207 of the INA.
- ☐ 4. An alien paroled into the United States for at least one year under Section 212(d)(5) of the INA.
- ☐ 5. An alien whose deportation is being withheld under Section 243(h) of the INA.
- ☐ 6. An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.
- ☐ 7. An alien who is a Cuban/Haitian entrant.
- ☐ 8. An alien who has, or whose child or child's parent is a "battered alien" or an alien subject to extreme cruelty in the United States.

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

- ☐ 9. A nonimmigrant under the Immigration and Nationality Act [8 U.S.C § 1101 et seq.] Non immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

- ☐ 10. An alien paroled into the United States for less than one year under Section 212(d)(5) of the INA

Other Persons (8 U.S.C § 1621(c)(2)(A) and (C))

- ☐ 11. A nonimmigrant whose visa for entry is related to employment in the United States, or
- ☐ 12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect [Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia, 48 U.S.C. § 1901 et seq.];
- ☐ 13. A foreign national not physically present in the United States.

Otherwise Lawfully Present

- ☐ 14. A person not described in categories 1-13 who is otherwise lawfully present in the United States.

PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. § 1621(a).

SECTION IV - DECLARATION

All applicants must complete this section.

I declare under penalty of perjury under the laws of the state of Arizona that the answers and evidence I have given are true and correct to the best of my knowledge.

ERIC TANORI

Individual Owner/Agent Printed Name

[REDACTED]

Individual Owner/Agent Signature

10/17/19

Today's Date

EVIDENCE OF U.S. CITIZENSHIP, U.S. NATIONAL STATUS, OR ALIEN STATUS

You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

Evidence showing authorized presence in the United State includes the following:

1. An Arizona driver license issued after 1996 or an Arizona non-operating identification card.
2. A driver license issued by a state that verifies lawful presence in the United States.
3. A birth certificate or delayed birth certificate showing birth in one of the 50 states, the District of Columbia, Puerto Rico (on or after January 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, or the Northern Mariana Islands (on or after November 4, 1986, Northern Mariana Islands local time)
4. A United States certificate of birth abroad.
5. A United States passport. ***Passport must be signed***
6. A foreign passport with a United States visa.
7. An I-94 form with a photograph.
8. A United States citizenship and immigration services employment authorization document or refugee travel document.
9. A United States certificate of naturalization.
10. A United States certificate of citizenship.
11. A tribal certificate of Indian blood.
12. A tribal or bureau of Indian affairs affidavit of birth.
13. Any other license that is issued by the federal government, any other state government, an agency of this state or a political subdivision of this state that requires proof of citizenship or lawful alien status before issuing the license.

Certificate # AZM-03119 *19 NOV 29 Liq. Lic. PM 2 03

*19 NOV 27 Liq. Lic. AM 9 55

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Eric Tanori

(print)

signature

11/21/2019

Training Completion Date

11/21/2022

Certificate Expiration Date
(three years from completion date)

Training Provider Information

360training.com Inc.

Company Name

6801 N Capital of Texas Hwy, Bldg I, Suite 250, Austin, TX 78731

Mailing Address

(877) 881-2235

Daytime Contact Phone Number

I, Samantha Montalbano, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.) R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

11/21/2019

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

NOV 29 11:41 AM '03

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with Black Ink

The fees allowed by R19-1-102 will be charged for all dishonored checks.

804.815

ATTENTION APPLICANT: This is a legally binding document. Please type or print in black ink. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL \$13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 85530

1. Check the Appropriate Box



Controlling Person



Agent



Premises Manager

(complete all questions except #12)

2. Name: Tanori Anna Francisca Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License #: [REDACTED] State: Arizona

4. Place of birth: Phoenix AZ USA Height: 5'10 Weight: 130 Eyes: BR Hair: BR
City State COUNTRY (not county)

5. Name of current/most recent spouse: Tanori Eric Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: October 2018

7. Daytime telephone number: [REDACTED] E-mail address: [REDACTED]

8. Business Name: Eric's Family Barbecue Business Phone: 623, 806, 3244

9. Business Location Address: 12345 W. Indian School Rd, Avondale, AZ Marcopa 85392
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
03/17	CURRENT	Unemployed	347 Ancon Dr. W., Litchfield Park, AZ 85340
02/14	03/17	Program Coordinator	Flinn Foundation 1802 N. Central Ave, Phoenix, AZ, 85004

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
02/19	CURRENT	[REDACTED]
10/18	02/19	
10/17	10/18	
08/17	10/17	
03/17	08/17	

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☒ Yes ☐ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☒ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202, 4-210 ☐ Yes ☒ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 **YOU MUST** attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

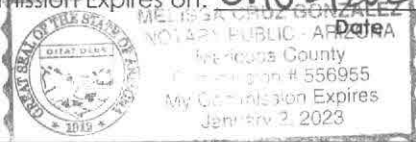
I (Print Full Name) Anna Francisca Tanori hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: [REDACTED]

State of Arizona County of Maricopa
The foregoing instrument was acknowledged before me this

My Commission Expires on: 01/02/2023

18 Day of October, 2019
Day Month Year



The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: Anna Tanori

SIGNATURE: [REDACTED]

* #11 (continued)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

19 NOV 29 11:17 AM 2013

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
	CURRENT	
04/14	03/17	

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☐ Yes ☐ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☐ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☐ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202, 4-210 ☐ Yes ☐ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☐ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☐ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☐ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) Anna Francisca Tanori hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: [Redacted]

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me this

18

Day of

October

2019

Day

Year

My Commission Expires on: 01/02/2023



MELISSA CRUZ GONZALEZ
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 556955
My Commission Expires
January 2, 2023

Signature of Notary [Redacted]

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: Anna Tanori

SIGNATURE: [Redacted]

Certificate # AZM-03118

19 NOV 29 Lique. Lic. RM 2 03

19 NOV 27 Lique. Lic. RM 9 55

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Anna Tanori

Full Name (please print)

Signature

11/21/2019

Training Completion Date

11/21/2022

Certificate Expiration Date
(three years from completion date)

Training Provider Information

360training.com Inc.

Company Name

6801 N Capital of Texas Hwy, Bldg I, Suite 250, Austin, TX 78731

Mailing Address

(877) 881-2235

Daytime Contact Phone Number

I, Samantha Montalbano, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

11/21/2019

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013



*19 NOV 29 Lir. Lic. PM 2:03

*19 NOV 20 Lir. Lic. AM 9:59

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with Black Ink

The fees allowed by R19-1-102 will be charged for all dishonored checks.

804-815

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

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Liquor License#: AMENDMENT 8530

1. Check the Appropriate Box →

☒ Controlling Person	☐ Agent	☐ Premises Manager (complete all questions except #12)
--	--------------------------------	--

2. Name: Garcia, Casie Maureen Birth Date: / /
Last First Middle (NOT a public record)

3. Social Security #: Driver License #: State:

4. Place of birth: City State COUNTRY (not county) Height: Weight: Eyes: Hair:

5. Name of current/most recent spouse: Last First Middle Birth Date: / /
(NOT a public record)

6. Are you a bona fide resident of Arizona? ☐ Yes ☐ No If yes, what is your date of residency:

7. Daytime telephone number: E-mail address:

8. Business Name: Business Phone: / /

9. Business Location Address: Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
03/19	CURRENT	Instructional Assistant	Western Sky Middle School / 4095 N 144th Ave, Glendale, AZ 85395
12/18	3/19	Unemployed	2608 N 123rd Ave, Avondale, AZ 85392
01/18	12/18	Customer Service Rep	Aetna / 18444 N 25th Ave, Phoenix, AZ 85023
11/17	01/18	Unemployed	2608 N 123rd Ave, Avondale, AZ 85392
07/17	11/17	Patient Service Rep	Bischoff Family Dentistry / 7966 W. Thunderbird Rd, Peoria, AZ 85381

(ATTACH ADDITIONAL SHEET IF NECESSARY)

* Q#10 continued *



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800 W Washington 5th Floor
Phoenix, AZ 85007-2934
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(602) 542-5141

QUESTIONNAIRE

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Type or Print with Black Ink

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Liquor License#: 855 30

1. Check the Appropriate Box →



Controlling Person



Agent



Premises Manager

(complete all questions except #12)

2. Name: Garcia Casile Maureen Birth Date: / /
Last First Middle (NOT a public record)

3. Social Security #: Driver License #: State:

4. Place of birth: City State COUNTRY (not county) Height: Weight: Eyes: Hair:

5. Name of current/most recent spouse: Last First Middle Birth Date: / /
(NOT a public record)

6. Are you a bona fide resident of Arizona? ☐ Yes ☐ No If yes, what is your date of residency:

7. Daytime telephone number: E-mail address:

8. Business Name: Eric's Family Barbewe Business Phone: / /

9. Business Location Address: Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
	CURRENT		
10/14	07/17	Nanny - Self Employed	2608 N 123rd Ave, Avondale, AZ 85392

(ATTACH ADDITIONAL SHEET IF NECESSARY)



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Phoenix, AZ 85007-2934
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(602) 542-5141

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with Black Ink

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Liquor License#: 85530

1. Check the Appropriate Box →

☒ Controlling Person

☐ Agent

☐ Premises Manager
(complete all questions except #12)

2. Name: Garcia Casie Maureen Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License #: [REDACTED] State: AZ

4. Place of birth: Phoenix AZ USA Height: 5'5" Weight: 135 Eyes: green Hair: Brown
City State COUNTRY (not county)

5. Name of current/most recent spouse: Garcia Anthony Steven Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: [REDACTED]

7. Daytime telephone number: [REDACTED]

8. Business Name: Eric's Family Barbeque Business Phone: 623/806/3244

9. Business Location Address: 12345 W Indian School RD, Avondale, AZ Maricopa 85392
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
03/2019	CURRENT	Instructional Assistant	Western Sky Middle School / 4095 N. 14th Ave Goodyear, AZ 85395
12/2018	3/2019	unemployed	
01/2018	11/2018	Meritain Health/Customer Service Rep	Aetna 18444 N. 25th Ave Phoenix, AZ 85023
12/2017	1/2018	Unemployed	
07/2017	11/2017	Customer Service Rep	Bischoff Family Dentistry / 7906 W. Thunderbldg Peoria, AZ 85381
12/2011	07/2017	Nanny	Self employed 2608 N. 123rd Ave Avondale, AZ 85392

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
	CURRENT	
12/15	current	
06/14	12/15	

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☒ Yes ☐ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☒ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202, 4-210 ☐ Yes ☒ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 **YOU MUST** attach a **signed statement**.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

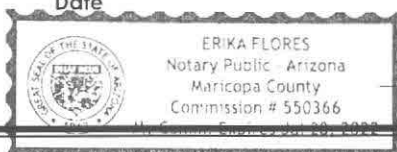
I (Print Full Name) Casie Garcia hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature

State of Arizona County of Maricopa
The foregoing instrument was acknowledged before me this

My Commission Expires on: 7/28/22
Date

Day



The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: _____ SIGNATURE: _____

Certificate # AZM-03117

19 NOV 27 199. Lic. # 9 55

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Casie Garcia

11/21/2019

Training Completion Date

11/21/2022

Certificate Expiration Date
(three years from completion date)

Training Provider Information

360training.com Inc.

Company Name

6801 N Capital of Texas Hwy, Bldg 1, Suite 250, Austin, TX 78731

Mailing Address

(877) 881-2235

Daytime Contact Phone Number

I, Samantha Montalbano, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code [A.A.C.]R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

11/21/2019

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner[s] actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)

Conveyance (series 8)

Restaurant (series 12)

Government (series 5)

Liquor Store (series 9)

In-state Farm Winery (series 13)

Bar (series 6)

Private Club (series 14)

Beer & Wine Bar (series 7)

Hotel/Motel w/restaurant (series 11)

Beer & Wine Store (series 10)

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The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

19 NOV 20 149. Lic. AM 9 46

19 NOV 29 149. Lic. PM 2 04

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with **Black Ink**

The fees allowed by R19-1-102 will be charged for all dishonored checks.

804.815

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Liquor License#: 85530

1. Check the
Appropriate
Box →



Controlling Person

☐ Agent



Premises Manager
(complete all questions except #12)

2. Name: Garcia Anthony Steven Birth Date: / /
Last First Middle (NOT a public record)

3. Social Security #: Driver License #: State:

4. Place of birth: Height: Weight: Eyes: Hair:
City State COUNTRY (not county)

5. Name of current/most recent spouse: Birth Date: / /
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☐ Yes ☐ No If yes, what is your date of residency:

7. Daytime telephone number: E-mail address:

8. Business Name: Eric's Family Barbecue Business Phone: / /

9. Business Location Address:
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
07/19	CURRENT	Owner - Eric's Family Barbecue	Eric's Family Barbecue, LLC / 347 Ancora Drive West, Litchfield Park, AZ 85340

(ATTACH ADDITIONAL SHEET IF NECESSARY)



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

19 NOV 29 11:47 AM 2014

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with Black Ink

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804.815

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Liquor License#:

85530

1. Check the Appropriate Box →



Controlling Person



Agent



Premises Manager

(complete all questions except #12)

2. Name: Garcia Anthony Steven Birth Date: [REDACTED]
Last First Middle
3. Social Security #: [REDACTED] Driver License#: [REDACTED] State: AZ
4. Place of birth: Litchfield Park, AZ, USA Height: 5'4" Weight: 210 Eyes: Brown Hair: black
City State COUNTRY (not county)
5. Name of current/most recent spouse: Casie Garcia Casie Maureen Birth Date: [REDACTED]
Last First Middle (NOT a public record)
6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: [REDACTED]
7. Daytime telephone number: [REDACTED]
8. Business Name: Eric's Family Barbecue Business Phone: 623/806/3244
9. Business Location Address: 12345 W. Indian School RD Avondale AZ Maricopa 85392
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
	CURRENT		
06/2014	07/2019	Account Manager	Waste Management 2550 W Union Hills Dr Phoenix AZ 85007

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
02/15	CURRENT	[REDACTED]
06/14	12/15	

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☒ Yes ☐ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☒ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202, 4-210 ☐ Yes ☒ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

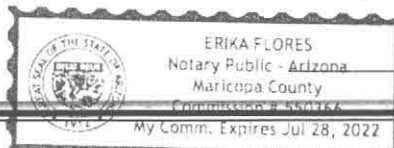
CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) Anthony Garcia hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete to the best of my knowledge.

Signature: [REDACTED] State of Arizona County of Maricopa
The foregoing instrument was acknowledged before me this

My Commission Expires on: 7/28/22 Date 18th Day of October, 2019



Signature of Notary [REDACTED]

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: _____ SIGNATURE: _____

Certificate # AZM-03116

19 NOV 28 11:29 AM 2014

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Anthony Garcia

11/21/2019

Training Completion Date

11/21/2022

Certificate Expiration Date
(three years from completion date)

Training Provider Information

360training.com Inc.

Company Name

6801 N Capital of Texas Hwy, Bldg I, Suite 250, Austin, TX 78731

Mailing Address

(877) 881-2235

Daytime Contact Phone Number

I, Samantha Montalbano, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 **MANAGEMENT** Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code [A.A.C.]R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

[Signature]
Instructor Signature

11/21/2019

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013



19 NOV 29 Ltr. Lic. PM 2 03

Menu

Meats

(All meat by the LB)

Brisket	\$20
Pulled Pork	\$16
Chicken	\$10
Beef Ribs	\$22
Pork Ribs	\$16
All Beef Sausage	\$3/link
Jalapeno Cheddar Sausage	\$3/link

Dessert

Pecan Pie Bar	\$2.50
Banana Pudding	\$2.50

Sides

\$2.50 each

Coleslaw
Mac'N Cheese
Beans
Elote
Tortillas

\$5/ Dozen

Drinks

Fountain Soda	\$1.50
Bottled Drinks	\$2.99
Domestic Beer	\$4
Import	\$5



LICENSE REVIEW FORM

Type of License	Series 12 - Restaurant		
Applicant's Name	Eric Tanori		
Business Name	Eric's Family Barbecue		
Business Address	12345 W Indian School Rd		
Department Comments			
☒ Police Department		☐ Fire Department	
☐ Development Services		☐ Finance Department	
☒ Approved		☐ Denied	
Jonathon Martin E-Signature Jonathon Martin Name		Lieutenant Title 01-06-2019 Date	

This license is scheduled for the City Council Meeting on: January 21, 2020

Please email form back to the City Clerk's Office by: December 30, 2019

LICENSE REVIEW FORM

Type of License	Series 12 - Restaurant
Applicant's Name	Eric Tanori
Business Name	Eric's Family Barbecue
Business Address	12345 W Indian School Rd
Department Comments	
Approved subject to fire inspection.	
☐ Police Department	☒ Fire Department
☐ Development Services	☐ Finance Department
☒ Approved	☐ Denied
<i>Jesse Gomez</i> E-Signature Jesse Gomez Name	Fire Inspector Title 12/18/19 Date

This license is scheduled for the City Council Meeting on: January 21, 2020

Please email form back to the City Clerk's Office by: December 30, 2019

LICENSE REVIEW FORM

Type of License	Series 12 - Restaurant
Applicant's Name	Eric Tanori
Business Name	Eric's Family Barbecue
Business Address	12345 W Indian School Rd
Department Comments	
No concerns.	
☐ Police Department	☐ Fire Department
☐ Development Services	☒ Finance Department
☒ Approved	☐ Denied
<u>Daniel Vazquez</u> E-Signature	<u>Privilege Tax Auditor</u> Title
<u>Daniel Vazquez</u> Name	<u>12/19/19</u> Date

This license is scheduled for the City Council Meeting on: January 21, 2020

Please email form back to the City Clerk's Office by: December 30, 2019

LICENSE REVIEW FORM

Type of License	Series 12 - Restaurant
Applicant's Name	Eric Tanori
Business Name	Eric's Family Barbecue
Business Address	12345 W Indian School Rd
Department Comments	
See attached memorandum.	
☐ Police Department	☐ Fire Department
☒ Development Services	☐ Finance Department
☒ Approved	☐ Denied
<i>Ken Galica</i> E-Signature Ken Galica Name	Division Lead Planner Title December 18, 2019 Date

This license is scheduled for the City Council Meeting on: January 21, 2020

Please email form back to the City Clerk's Office by: December 30, 2019



Development Services & Engineering Department

DATE: December 18, 2019

TO: Marcella Carrillo, City Clerk

PREPARED BY: Ken Galica, Division Lead Planner (623) 333-4019

SUBJECT: Series 12 (Restaurant) Liquor License
Eric's Family Barbecue
12345 West Indian School Road

Eric's Family Barbecue is a new restaurant planned to open in the existing commercial building at the southwest corner of Indian School Road and El Mirage Road. The existing building had been occupied for many years by "Manny's Mexican Food" until that business closed in 2018. The owner of Eric's Family Barbecue is seeking approval of a Series 12 (Restaurant) liquor license, allowing for sale of alcoholic beverages ancillary to the sale of food on the premises. The previous restaurant tenant at this location also possessed a Series 12 license.

Series 12 (Restaurant) liquor licenses are exempt from state-mandated 300-foot separation requirement from churches, schools, or fenced school recreational areas.

The General Plan designates the property as Local Commercial and the current zoning is C-2 (Community Commercial). Restaurant uses are compatible with both the Local Commercial General Plan designation and C-2 zoning.

Staff recommends approval of this request.

Attachment: Aerial Photograph
Zoning Vicinity Map

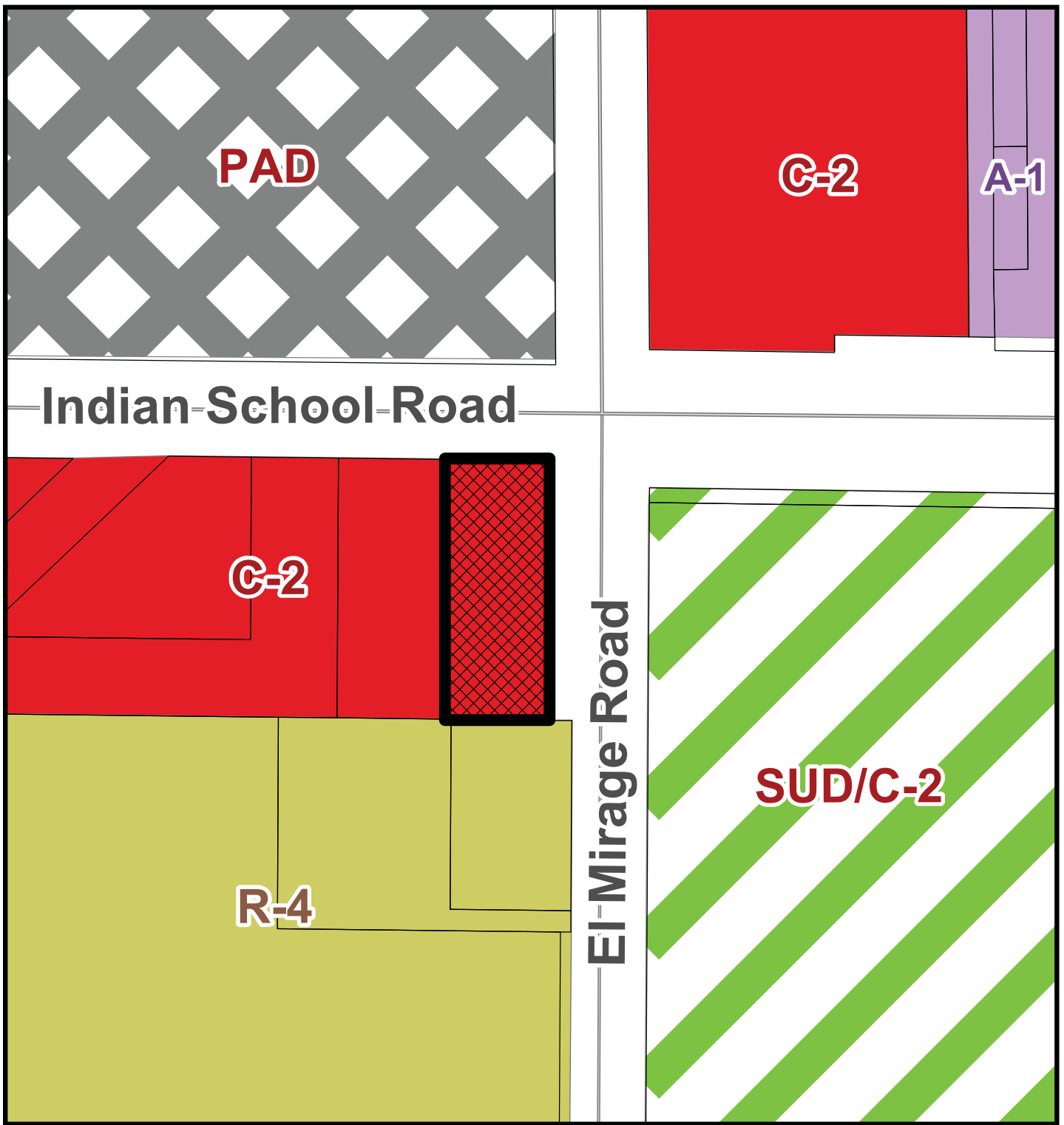


Aerial Photograph



Eric's Family Barbecue



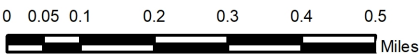
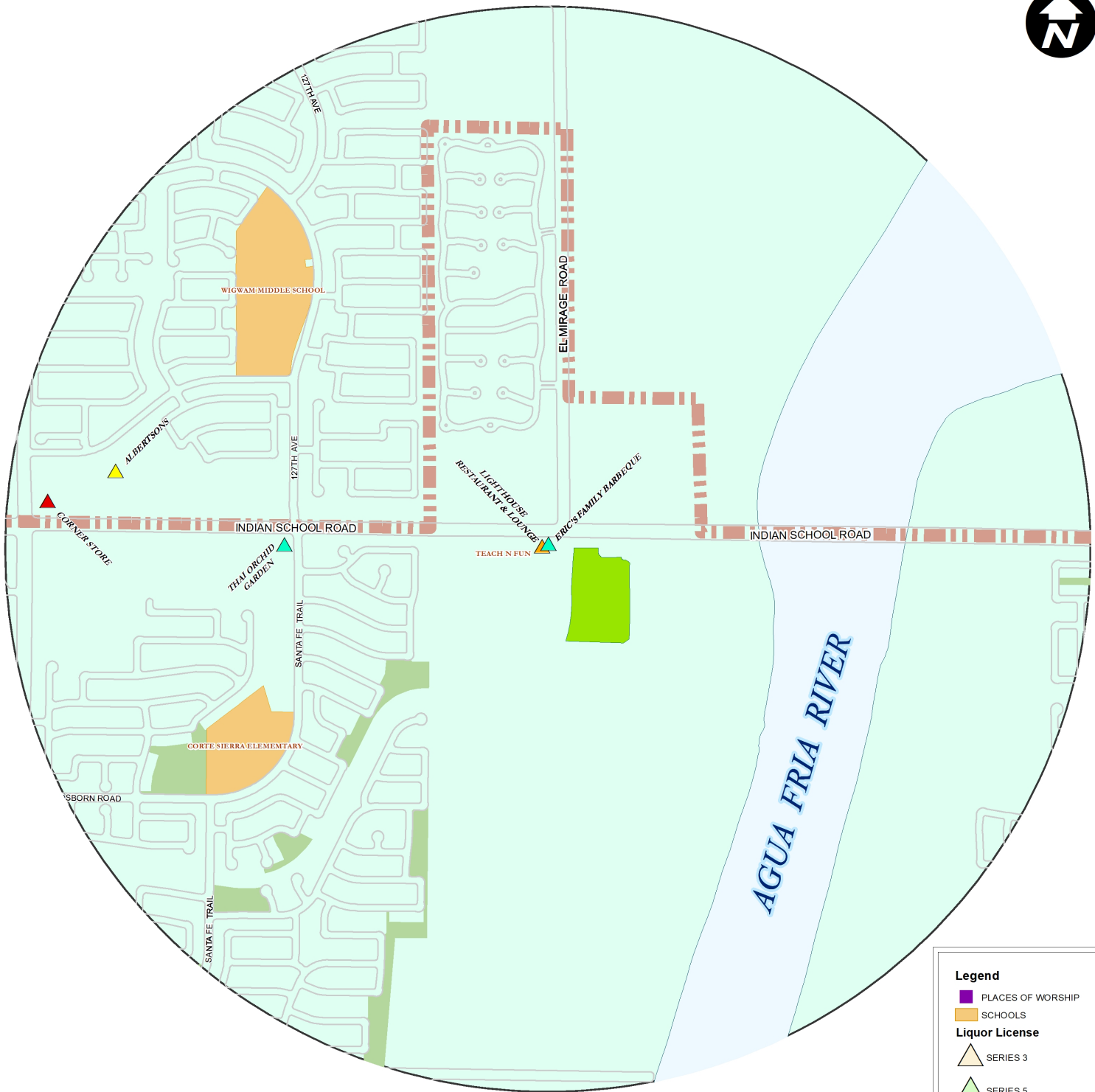


Zoning Vicinity Map



Eric's Family Barbecue





Eric's Family Barbeque
12345 W INDIAN SCHOOL RD
1 Mile Buffer

- Legend**
- PLACES OF WORSHIP
 - SCHOOLS
 - Liquor License**
 - SERIES 3
 - SERIES 5
 - SERIES 6
 - SERIES 7
 - SERIES 9
 - SERIES 9S
 - SERIES 10
 - SERIES 11
 - SERIES 12
 - SERIES 14
 - SERIES 15
 - SERIES 16



♿
HANDICAPPED
PARKING

NOTICE

APPLICATION TO SELL ALCOHOLIC BEVERAGES
DATE POSTED: DECEMBER 19, 2019

A HEARING ON A LIQUOR LICENSE APPLICATION
SHALL BE HELD BEFORE THE AVONDALE CITY COUNCIL.

LOCATION:
AVONDALE CITY HALL
CITY COUNCIL CHAMBERS
11465 W CIVIC CENTER DR, AVONDALE
DATE: JANUARY 21, 2019
AT 7:00 PM.

HEARING DATES SUBJECT TO CHANGE.
(IN VIOLATION CALL 602-333-1200)

****SERIES 12: RESTAURANT ****

THE LOCAL GOVERNING BODY WILL RECOMMEND TO THE STATE LIQUOR BOARD WHETHER THE BOARD SHOULD GRANT OR DENY THE LICENSE. THE STATE LIQUOR BOARD MAY HOLD A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL GOVERNING BODY. ANY PERSON REQUESTING THE RECOMMENDATION OF THE LOCAL GOVERNING BODY SHALL CONTACT THE STATE LIQUOR BOARD IN WRITING WITHIN A REASONABLE PERIOD OF TIME. THE BOARD WILL HOLD A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL GOVERNING BODY. THE BOARD WILL HOLD A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL GOVERNING BODY.

ERIC'S FAMILY BARBECUE
12345 W INDIAN SCHOOL ROAD
AVONDALE, AZ 85392

THIS APPLICATION CONTACT STATE LIQUOR BOARD, 800 N. WASHINGTON, 5TH FLOOR, PHOENIX, AZ 85007. STATE LIQUOR DEPT. 800.542.6878. INDIVIDUALS REQUESTING A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL GOVERNING BODY SHALL CALL THE STATE LIQUOR BOARD AT 602.333.1200.

Form with multiple sections and checkboxes, including "I hereby certify that the information furnished is true and correct to the best of my knowledge and belief." and "I hereby certify that the information furnished is true and correct to the best of my knowledge and belief." The form is partially obscured by a bright light reflection.

CITY COUNCIL REPORT

SUBJECT: Series 12 (Restaurant) Liquor License - Pasta Factory

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Marcella Carrillo, City Clerk, (623) 333-1214

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request to approve an application for a Series 12 (Restaurant) Liquor License submitted by Jaime Rivera Rosales, allowing for the sale of beer and wine at Pasta Factory located at 701 West Western Avenue, in Avondale and authorize the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

The Pasta Factory is a recently opened Italian restaurant located in Historic Avondale at the southeast corner of Western Avenue and 7th Street. The business is located in the building that had previously been occupied by Kreative Kupcakes. The owner of The Pasta Factory is seeking approval of a Series 12 (Restaurant) liquor license, allowing for sale of beer and wine, ancillary to the sale of food, for consumption by restaurant guests on the premises.

Series 12 (Restaurant) liquor licenses are exempt from state-mandated 300-foot separation requirement from churches, schools, or fenced school recreational areas.

The General Plan designates the property as Historic Avondale District and the current zoning is Old Town Avondale Business (OTAB). Restaurant uses are compatible with both the Historic Avondale District General Plan designation and OTAB zoning.

DISCUSSION:

Staff has received an application from Jaime Rivera Rosales for a Series 12 (Restaurant) Liquor License, allowing for sale of beer and wine, ancillary to the sale of food, for consumption by restaurant guests on the premises, at Pasta Factory located at 701 West Western Avenue.

As required by state law and city ordinance, the application was posted for the required period of time, beginning on December 30, 2019. No comments have been received.

The Arizona Department of Liquor License and Control has accepted the submitted application as complete. The Police, Fire, Development Services and Finance Departments have reviewed the application and are recommending approval. Their comments are attached.

BUDGET IMPACT:

The fees in the amount of \$1,350 have been paid in full.

RECOMMENDATION:

Staff is recommending approval of a Series 12 (Restaurant) Liquor License submitted by Jaime Rivera Rosales, allowing for the sale of beer and wine at Pasta Factory located at 701 West Western Avenue.

State of Arizona
Department of Liquor Licenses and Control

Created 12/20/2019 @ 12:15:27 PM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	PASTA FACTORY		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	701 E WESTERN AVENUE AVONDALE, AZ 85323 USA		
Mailing Address:	701 E WESTERN AVENUE AVONDALE, AZ 85323 USA		
Phone:	(623)932-9235		
Alt. Phone:	[REDACTED]		
Email:	THEPASTAFACORYAVONDALE@GMAIL.COM		

OWNER

Name:	JAIME RIVERA ROSALES
Gender:	Male
Correspondence Address:	701 E WESTERN AVENUE AVONDALE, AZ 85323 USA
Phone:	[REDACTED]
Alt. Phone:	
Email:	THEPASTAFACORYAVONDALE@GMAIL.COM

APPLICATION INFORMATION

Application Number:	80050
Application Type:	New Application
Created Date:	10/16/2019 12-19-19

QUESTIONS & ANSWERS

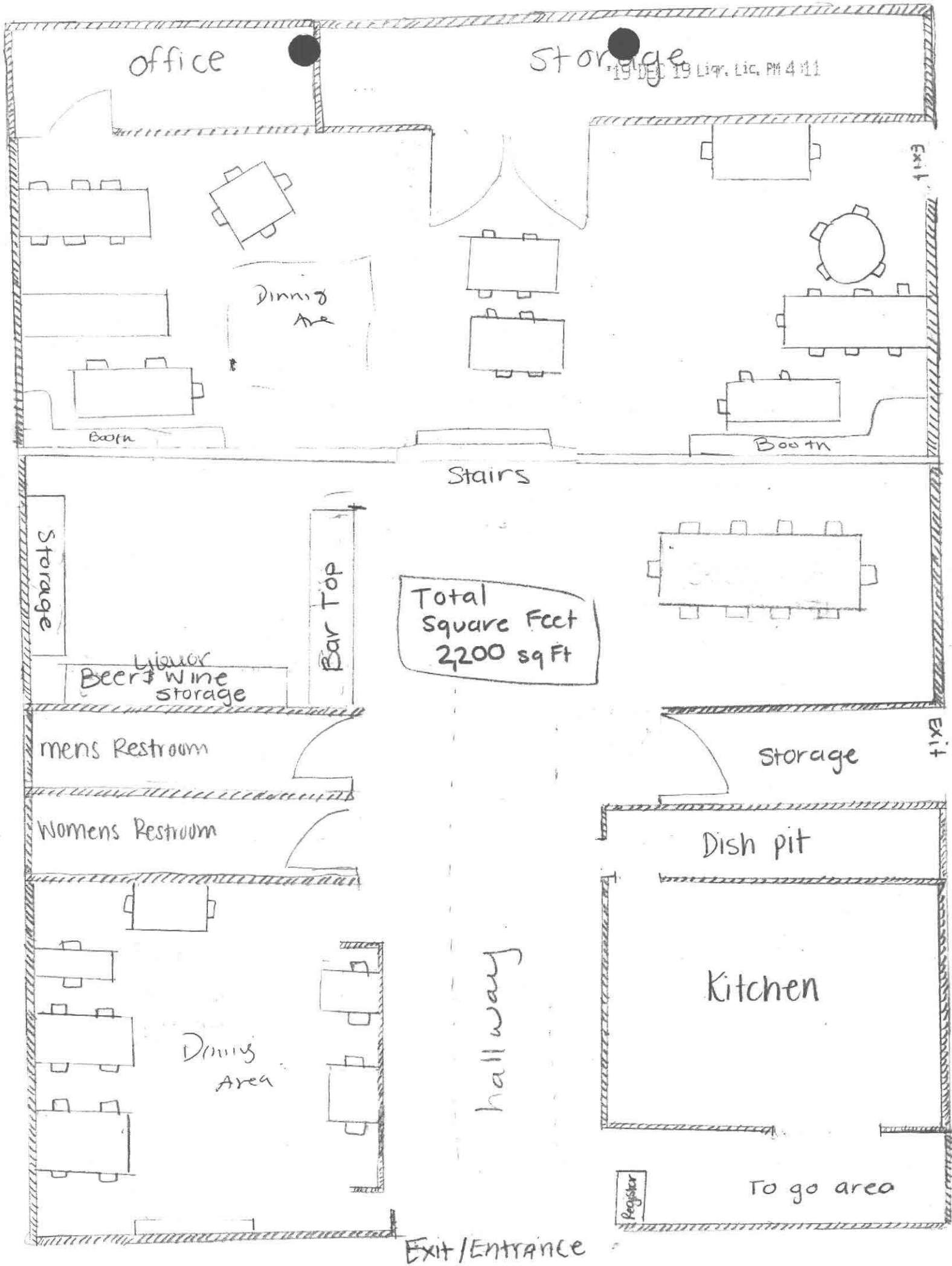
012 Restaurant

- 1) If you intend to operate the business while your application is pending you will need an interim permit pursuant to A.R.S. §4-203.01. Would you like to apply for an Interim Permit?
If yes, after completing this application, please go back to your Licensing screen, under New License Application choose "Interim Permit" from the drop-down window.
Yes
- 2) Have you submitted a questionnaire? Each person listed must submit a questionnaire and mail in a fingerprint card along with a \$22. processing fee per card.
No
A Document of type QUESTIONNAIRE is required.
- 5) Are you a tenant? (A person who holds the lease of a property; a lessee)
Yes
A Document of type LEASE is required.
- 6) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
must continue paying lease
- 7) Are you a sub-tenant? (A person who holds a lease which was given to another person (tenant) for all or part of a property)
No
- 8) Are you the owner?
No
- 9) Are you a purchaser?
No
- 10) Are you a management company?
No
- 11) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 12) What is the total money borrowed for the business not including the lease?
Please list lenders/people owed money for the business.
\$0.0
- 13) Have you provided a diagram of your premises?
No
- 14) Is there a drive through window on the premises?
No
- 15) If there is a patio please indicate contiguous or non-contiguous within 30 feet.
NA
- 16) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 17) Have you provided a Restaurant Operation Plan form?
No
A Document of type RESTAURANT OPERATION PLAN is required.
- 18) Have you provided a Records Required for Audit form?
No
A Document of type RECORDS REQUIRED FOR AUDIT is required.

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
QUESTIONNAIRE	Questionarre.pdf	10/19/2019

MENU	final.pdf	10/19/2019
RESTAURANT OPERATION PLAN	The Pasta Factory Operation plan.docx	10/19/2019
LEASE	Signed Lease LH819.pdf	10/19/2019
RECORDS REQUIRED FOR AUDIT	Audit.pdf	10/19/2019
DIAGRAM/FLOOR PLAN	floor.docx	10/19/2019
	Floor plan.pdf	12/12/2019
	operation plan pg 1.pdf	12/12/2019
	Operation plan page 2.pdf	12/12/2019
	Questionarre page 1.pdf	12/12/2019
	Questionarre page 2.pdf	12/12/2019
	records for audits.pdf	12/12/2019



Total
Square Feet
2200 sq Ft



19 DEC 19 11:47 AM 4:12

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ, 85007-2934
www.azliquor.gov
(602) 542-5141

DLLC USE ONLY

Job #: 80050

RESTAURANT OPERATION PLAN

1. Name of restaurant (Please print): The Pasta Factory
2. List equipment below by Make, Model, and Capacity : (PROVIDE THE FOLLOWING ITEMS ONLY, NO ATTACHMENTS)

Grill	Vulcan SX60F-6BZ4GN SX Series
Oven	Vulcan SX60F - 6BZ4GN SX Series
Freezer	Traulsen, G12010, 24.2 Cu.
Refrigerator	Traulsen, G20010, 46 Cu.
Sink	No model number
Dish Washing Facilities	3 Compartment Sink, no model, make
Food Preparation Counter (Dimensions)	6 feet by 3.5 feet by 4 feet
Other	

3. Attach a copy of your full menu including prices (examples: Breakfast, Lunch, Dinner, and Nonalcoholic beverages).
4. List the seating capacity for:
- a. Restaurant dining area of your premises: [90]
(Do not include patio seating)
- b. Bar area of your premises: [+ 0]
- c. Total dining and bar seating capacity of your premises: [= 90]
5. What Type of dinnerware and utensils are utilized within your restaurant?
- ☐ Reusable ☐ Disposable ☒ Both
6. Does your restaurant have a bar area that is distinct and separate from the dining area? ☐ YES ☒ No
(If yes, what percentage of the public floor space does this area cover?) 0 %
7. What percentage of your public premises is used primarily for restaurant dining?
(Do not include kitchen, bar, hi-top tables, or game area.) 65 %

8. Does your restaurant contain any games, televisions, or any other entertainment? ☐ YES ☒ No
(If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

9. Do you have live entertainment or dancing? ☐ YES ☒ No
(If yes, what type and how often 8.5
example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. Use space below to list how many employees for each position to fully staff your business.

Position	How many
Cooks	3
Bartenders	0
Hostesses	2
Managers	2
Servers	4
Other (Prep)	2
Other (dishwasher)	2
Other ()	

I, Jaine Rivera Rosales, hereby declare that I am the APPLICANT filing this application.
I have read this application and the contents and all statements true, correct and complete.

X _____

NOTARY

State of Arizona County of Maricopa

The foregoing instrument was acknowledged before me this _____



IGNACIO HERRERA
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
January 17, 2022
Day Month Year

My Commission Expires on: _____

Date

1-17-2022



Arizona Department of Liquor Licenses and
Control

800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

19 DEC 19 Lic. Lic. PM 4:12

RECORDS REQUIRED FOR AUDIT

Applies to Series 11 (Hotel/Motel W/Restaurant) & Series 12 (Restaurant) Only

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH YOUR DLLC RECORDS

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

1. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
2. A list of **all** food and liquor vendors
3. The restaurant menu used during the audit period
4. A price list for alcoholic beverages during the audit period
5. Mark-up figures on food and alcoholic products during the audit period
6. A recent, **accurate** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
7. Monthly Inventory Figures - beginning and ending figures for food and liquor
8. Chart of accounts (copy)
9. Financial Statements-Income Statements-Balance Sheets
10. General Ledger
 - A. Sales Journals/Monthly Sales Schedules
 - 1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
 - 2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
 - 3) Dated Guest Checks
 - 4) Coupons/Specials/Discounts
 - 5) Any other evidence to support income from food and liquor sales
 - B. Cash Receipts/Disbursement Journals
 - 1) Daily Bank Deposit Slips
 - 2) Bank Statements and canceled checks
11. Tax Records
 - A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
 - B. Income Tax Return - city, state and federal (copies)
 - C. Any supporting books, records, schedules or documents used in preparation of tax returns
12. Payroll Records
 - A. Copies of all reports required by the State and Federal Government
 - B. Employee Log (A.R.S. §4-119)
 - C. Employee time cards (actual document used to sign in and out each work day)
 - D. Payroll records for all employees showing hours worked each week and hourly wages

13. Off-site Catering Records (must be complete and separate from restaurant records)

- A. All documents which support the income derived from the sale of food off the license premises.
- B. All documents which support purchases made for food to be sold off the licensed premises.
- C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

**REVOCATION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH
A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).**

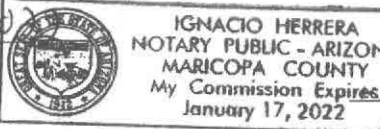
A.R.S. §4-210(A)7

The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(G)

For the purpose of this section:

- 1. "Restaurant" means an establishment which derives **at least forty percent (40%)** of its gross revenue from the sale of food
- 2. "Gross revenue" means the revenue derived from all sales of food and spirituous liquor on the licensed premises, regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

NOTARY	
I, (Print Full Name) <u>Jayne Rivera</u>	have read and understand all aspects of this statement
X (Signature)  Controlling Person / Agent	State of <u>Arizona</u> County of <u>Maricopa</u> the foregoing instrument was acknowledged before me this
My commission expires on: <u>1-17-2022</u>	Day <u>20</u> of <u>11</u> Month <u>2019</u> Year
	

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH RECORDS REQUIRED BY THE STATE



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

*19 DEC 19 Lic. Lic. PM 4:12

QUESTIONNAIRE
A.R.S. §4-202, 4-210
Type or Print with Black Ink

The fees allowed by R19-1-102 will be charged for all dishonored checks.

fp current 3/1/19

ATTENTION APPLICANT: This is a legally binding document. Please type or print in black ink. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL \$13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 80050

1. Check the Appropriate Box →

☒ Controlling Person

☒ Agent

☐ Premises Manager
(complete all questions except #12)

2. Name: Rivera Rosales Jaime Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License #: [REDACTED] State: Arizona

4. Place of birth: San Pedro Nayarit Mexico Height: 5-05 Weight: 164 Eyes: brown Hair: black
City State COUNTRY (not county)

5. Name of current/most recent spouse: Rivera Rosa Isela Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 12/00

7. Daytime telephone number: 623-640-1713 E-mail address: The Pasta Factory Avondale@gmail.com

8. Business Name: The Pasta Factory LLC Business Phone: 623/932/9235

9. Business Location Address: 701 E. Western Ave Avondale Arizona Maricopa 85323
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
03/19	CURRENT	owner	The pasta factory 701 Western Ave Avondale AZ 85323
3/02	7/19	Manager	olive garden 2626 N 75th Ave Phoenix AZ 85323

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
12/00	CURRENT	7 [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☒ Yes ☐ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☒ Yes ☐ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202, 4-210 ☐ Yes ☒ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) Jaime Rivera hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature [REDACTED]

State of Arizona County of Maricopa
The foregoing instrument was acknowledged before me this

My Commission Expires on: 1-17-2022 Day of 11 Month 2019 Year



IGNACIO HERRERA
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
January 17, 2022

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: Jaime Rivera Rosales

SIGNATURE: [Signature]



State of Arizona
Department of Liquor Licenses and Control
800 W. Washington 5th Floor
Phoenix, AZ 85007
(602) 542-5141

19 DEC 19 Lir. Lic. PM 4:12

**ARIZONA STATEMENT OF CITIZENSHIP
OR ALIEN STATUS FOR STATE PUBLIC BENEFITS**

Title IV of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (the "Act"), 8 U.S.C. § 1621, provides that, with certain exceptions, only United States citizens, United States non-citizen nationals, non-exempt "qualified aliens" (and sometimes only particular categories of qualified aliens), nonimmigrant, and certain aliens paroled into the United States are eligible to receive state, or local public benefits. With certain exceptions, a professional license and commercial license issued by a State agency is a State public benefit.

Arizona Revised Statutes § 41-1080 requires, in general, that a person applying for a license must submit documentation to the license agency that satisfactorily demonstrates the applicant's presence in the United States is authorized under federal law.

Directions: All applicants must complete Sections I, II, and IV. Applicants who are not U.S. citizens or nationals must also complete Section III.

Submit this completed form and a copy of one or more document(s) from the attached "Evidence of U.S. Citizenship, U.S. National Status, or Alien Status" with your application for license or renewal. If the document you submit does not contain a photograph, you must also provide a government issued document that contains your photograph. You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

SECTION I - APPLICANT INFORMATION

INDIVIDUAL OWNER/AGENT NAME (Print or type)

Jaime Rivera Rosales

SECTION II - CITIZENSHIP OR NATIONAL STATUS DECLARATION

Are you a citizen or national of the United States?

☐ Yes

☒ No

If **Yes**, indicate place of birth:

City _____ State (or equivalent) _____ Country or Territory _____

If you answered **Yes**, 1) Attach a legible copy of a document from the attached list.

2) Name of document: _____

Go to Section IV.

If you answered **No**, you must complete Section III and IV.

SECTION III – ALIEN STATUS DECLARATION

To be completed by applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

Permanent Resident Card / Az Drivers License
Name of document provided

Qualified Alien Status (8 U.S.C. §§ 1621(a)(1), -1641(b) and (c))

- ☒ 1. An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA)
- ☐ 2. An alien who is granted asylum under Section 208 of the INA.
- ☐ 3. A refugee admitted to the United States under Section 207 of the INA.
- ☐ 4. An alien paroled into the United States for at least one year under Section 212(d)(5) of the INA.
- ☐ 5. An alien whose deportation is being withheld under Section 243(h) of the INA.
- ☐ 6. An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.
- ☐ 7. An alien who is a Cuban/Haitian entrant.
- ☐ 8. An alien who has, or whose child or child's parent is a "battered alien" or an alien subject to extreme cruelty in the United States.

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

- ☐ 9. A nonimmigrant under the Immigration and Nationality Act [8 U.S.C § 1101 et seq.] Non immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

- ☐ 10. An alien paroled into the United States for less than one year under Section 212(d)(5) of the INA

Other Persons (8 U.S.C § 1621(c)(2)(A) and (C))

- ☐ 11. A nonimmigrant whose visa for entry is related to employment in the United States, or
- ☐ 12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect [Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia, 48 U.S.C. § 1901 *et seq.*];
- ☐ 13. A foreign national not physically present in the United States.

Otherwise Lawfully Present

- ☐ 14. A person not described in categories 1-13 who is otherwise lawfully present in the United States.

PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. § 1621(a).

SECTION IV - DECLARATION

All applicants must complete this section.

I declare under penalty of perjury under the laws of the state of Arizona that the answers and evidence I have given are true and correct to the best of my knowledge.

Jaime Rivera Rosales

Individual Owner/Agent Printed Name

[Redacted Signature]

Individual Owner/Agent Signature

11/19/19

Today's Date

EVIDENCE OF U.S. CITIZENSHIP, U.S. NATIONAL STATUS, OR ALIEN STATUS

You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

Evidence showing authorized presence in the United State includes the following:

1. An Arizona driver license issued after 1996 or an Arizona non-operating identification card.
2. A driver license issued by a state that verifies lawful presence in the United States.
3. A birth certificate or delayed birth certificate showing birth in one of the 50 states, the District of Columbia, Puerto Rico (on or after January 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, or the Northern Mariana Islands (on or after November 4, 1986, Northern Mariana Islands local time)
4. A United States certificate of birth abroad.
5. A United States passport. ***Passport must be signed***
6. A foreign passport with a United States visa.
7. An I-94 form with a photograph.
8. A United States citizenship and immigration services employment authorization document or refugee travel document.
9. A United States certificate of naturalization.
10. A United States certificate of citizenship.
11. A tribal certificate of Indian blood.
12. A tribal or bureau of Indian affairs affidavit of birth.
13. Any other license that is issued by the federal government, any other state government, an agency of this state or a political subdivision of this state that requires proof of citizenship or lawful alien status before issuing the license.

Certificate # pha29gkLyl

Certificate of Completion
For
On Premise Basic course (3 hours)

☒ On-sale
☐ Off-sale
☐ On- and off-sale

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

DITAT DEUS

Jaime Rivera

Full Name (please print)

Signature

January 30, 2019

Training Completion Date

January 30, 2022

Certificate Expiration Date
(three years from completion date)

Training Provider Information

AzLiquorTraining.com

Company Name

536 E. Wagon Bluff Drive, Tucson, AZ 85704

Mailing Address

(520) 235-5684

Daytime Contact Phone Number

I, KEVIN A. KRAMBER (ON LINE), certify that the above named individual did successfully complete

Instructor Name (please print)

Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

30 / 01 / 2019
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

19 DEC 19 14:14 PM 4:12

Certificate # xamI8uaioL

Certificate of Completion
For
On/Off Premise Management (2 hours)

☐ On-sale
☐ Off-sale
☒ On- and off-sale

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Jaime Rivera Rosales

Full Name (please print)

Signature

January 31, 2019

Training Completion Date

January 31, 2022

Certificate Expiration Date
(three years from completion date)

Training Provider Information

AzLiquorTraining.com

Company Name

536 E. Wagon Bluff Drive, Tucson, AZ 85704

Mailing Address

(520) 235-5684

Daytime Contact Phone Number

I, KEVIN A. KRAMBER (ON LINE), certify that the above named individual did successfully complete
Instructor Name (please print)

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Instructor Signature

31 / 01 / 2019
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
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In-state Microbrewery (series 3)
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The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

19 DEC 19 19:16 PM AZ

Pasta Factory

ANTIPASTI

FRIED ZUCCHINI

Zucchini coated in buttery cracker crumbs and fried to perfection served with marinara and ranch 6.25

FRIED MOZZARELLA

Golden crispy fried mozzarella stick drizzled with Alfredo sauce and paired with marinara 5.95

CALAMARI

Lightly breaded fried squid served with marinara and ranch 8.95

FACTORY SAMPLER

Can't go for just one?

Enjoy our Calamari, fried mozzarella and fried zucchini with a side of ranch and marinara sauce 11.95

ZESTY WINGS

Covered in a spicy marinara pesto sauce served with ranch

ZUPPE E INSALATE

SOUP OF THE DAY

Ask server for the daily special 4.50

FACTORY HOUSE SALAD

Spring mix with tomatoes, red onions, pepperoncini and croutons. Choice of Italian or ranch dressing 7.95

CAESAR SALAD

Romaine lettuce, fresh Parmesan, seasoned croutons & black pepper with house-made Caesar dressing 7.95

Add Chicken for 2.95

Add Shrimp for 3.95

FACTORY CLASSICS

Each entree comes with choice of side salad or soup of the day

FETTUCCHINE ALFREDO

Creamy Alfredo sauce made with butter and parmesan cheese served over fettuccine pasta Lunch 9.25/Dinner 11.25

CHEESE RAVIOLI

Perfect combination between the best traditional Italian cheeses melting mozzarella in our homemade marinara sauce or meat sauce.

Lunch 9.25/Dinner 11.25

LASAGNA

Delicious thin and fresh lasagna layer, with rich meat and bolognese sauce. Over mozzarella and sprinkles of parmesan cheese. 11.95

SPAGHETTI WITH MEATBALLS

Spaghetti pasta loaded with flavor, topped with homemade simmered marinara sauce and meatballs. 12.95

BAKED PENNE WITH 5 CHEESE MARINARA

Baked penne pasta tossed in a flavorful 5 cheese marinara sauce. 11.95

CAPELINI POMODORO

Flavorful diced roma tomatoes in a savory sauce tossed in angel hair pasta 10.95

CREAMY PESTO RAVIOLI

Ravioli stuffed with traditional Italian cheeses tossed in a delicious creamy pesto sauce 11.95

ADD ONS

Chicken 2.95

Meatballs 2.95

Sausage link 2.95

Alfredo Sauce 1.95

FACTORY SPECIALTIES

FACTORY TRIO

Our factory trio includes Chicken parmigiana, Lasagna and Spaghetti with meat sauce. 15.95

MISTO DI MARE

Mixed seafood with minced garlic, crushed red pepper flakes, parsley, basil with linguine pasta in a savory red sauce. 18.95

SEAFOOD ALFREDO

A creamy cheesy Alfredo sauce with shrimp and scallops tossed in fettuccine pasta and sprinkled with parsley. 15.95

CHICKEN MARSALA

Grilled Chicken topped with creamy mushroom sauce served with a side of broccoli 15.95

CHICKEN ALFREDO

Buttery creamy homemade Alfredo sauce with parmesan cheese, served over fettuccine pasta topped with grilled chicken breast

Lunch 11.95/Dinner 14.95

SHRIMP SCAMPI

Flavors of tangy lemon garlic sauce and herbs enhance the shrimp tossed in linguine pasta and tomatoes 18.95

EGGPLANT PARMIGIANA

Pan-fried breaded eggplant slices topped with mozzarella served with a side of spaghetti Lunch 9.25/Dinner 11.95

CHICKEN PICATTA

Our house classic chicken breast smothered in a tangy white wine butter sauce, lemon juice studded with capers and served with mixed veggies 16.95

CHICKEN AND SHRIMP CARBONARA

Spaghetti pasta tossed in a crispy bacon cream sauce with sautéed seasoned chicken, shrimp sprinkled with basil, oregano, salt and pepper 16.95

CHICKEN PARMIGIANA

Breaded chicken breast with melted cheese on top and glazed tomato sauce served with spaghetti Lunch 12.95/Dinner 15.95



GRILLED SALMON WITH CREAMY PESTO PASTA

Grilled salmon on a bed of linguine pasta tossed in a savory creamy pesto sauce. 19.95

PENNE ALLA PEPERONATA

Mixed peppers and sausages over a penne pasta and savory marinara sauce. 15.95



DESSERT

WHITE FACTORY CHEESECAKE 7.25

CHOCOLATE CHEESECAKE 7.25

FACTORY TIRAMISU 7.95

BEVERAGES

SOFT DRINKS

Coke, Diet Coke, Dr.Pepper, Sprite, Ice tea and lemonade 2.25

Acqua Panna (Spring bottled water) 3.25

San Pellegrino (Sparkling water) 3.25

BIRRA E VINO



Consumer Advisory: Consumption of raw or undercooked meat, poultry, eggs, or seafood may increase the risk of illness.

18% gratuity will be applied for parties of 6 or more people.





LICENSE REVIEW FORM

Type of License	Series 12 - Restaurant	
Applicant's Name	Jaime Rivera Rosales	
Business Name	Pasta Factory	
Business Address	701 W. Western Ave., Avondale, AZ 85323	
Department Comments		
☒ Police Department ☐ Fire Department ☐ Development Services ☐ Finance Department		
☒ Approved ☐ Denied		
<i>Jonathon Martin</i> E-Signature		Lieutenant Title
Jonathon Martin Name		01-07-20 Date

This license is scheduled for the City Council Meeting on: January 21, 2020

Please email form back to the City Clerk's Office by: January 6, 2020



LICENSE REVIEW FORM

Type of License	Series 12 - Restaurant
Applicant's Name	Jaime Rivera Rosales
Business Name	Pasta Factory
Business Address	701 W. Western Ave., Avondale, AZ 85323
Department Comments	
No comments	
☐ Police Department	☒ Fire Department
☐ Development Services	☐ Finance Department
☒ Approved	☐ Denied
<i>J. Napier</i> E-Signature	Fire Marshal Title
J. Napier Name	1-6-2020 Date

This license is scheduled for the City Council Meeting on: **January 21, 2020**

Please email form back to the City Clerk's Office by: **January 6, 2020**

LICENSE REVIEW FORM

Type of License	Series 12 - Restaurant
Applicant's Name	Jaime Rivera Rosales
Business Name	Pasta Factory
Business Address	701 W. Western Ave., Avondale, AZ 85323
Department Comments	
No concerns.	
☐ Police Department	☐ Fire Department
☐ Development Services	☒ Finance Department
☒ Approved	☐ Denied
<u>Daniel Vazquez</u> E-Signature	<u>Privilege Tax Auditor</u> Title
<u>Daniel Vazquez</u> Name	<u>01/02/2020</u> Date

This license is scheduled for the City Council Meeting on: January 21, 2020

Please email form back to the City Clerk's Office by: January 6, 2020

LICENSE REVIEW FORM

Type of License	Series 12 - Restaurant
Applicant's Name	Jaime Rivera Rosales
Business Name	Pasta Factory
Business Address	701 W. Western Ave., Avondale, AZ 85323
Department Comments	
See attached memorandum.	
☐ Police Department ☐ Fire Department	
☒ Development Services ☐ Finance Department	
☒ Approved ☐ Denied	
<i>Ken Galica</i> E-Signature Ken Galica Name	Division Lead Planner Title December 30, 2019 Date

This license is scheduled for the City Council Meeting on: January 21, 2020

Please email form back to the City Clerk's Office by: January 6, 2020



Development Services & Engineering Department

DATE: December 30, 2019

TO: Marcella Carrillo, City Clerk

PREPARED BY: Ken Galica, Division Lead Planner (623) 333-4019

SUBJECT: Series 12 (Restaurant) Liquor License
The Pasta Factory
701 East Western Avenue

The Pasta Factory is a recently opened Italian restaurant located in Historic Avondale at the southeast corner of Western Avenue and 7th Street. The business is located in the building that had previously been occupied by Kreative Kupcakes. The owner of The Pasta Factory is seeking approval of a Series 12 (Restaurant) liquor license, allowing for sale of beer and wine, ancillary to the sale of food, for consumption by restaurant guests on the premises.

Series 12 (Restaurant) liquor licenses are exempt from state-mandated 300-foot separation requirement from churches, schools, or fenced school recreational areas.

The General Plan designates the property as Historic Avondale District and the current zoning is Old Town Avondale Business (OTAB). Restaurant uses are compatible with both the Historic Avondale District General Plan designation and OTAB zoning.

Staff recommends approval of this request.

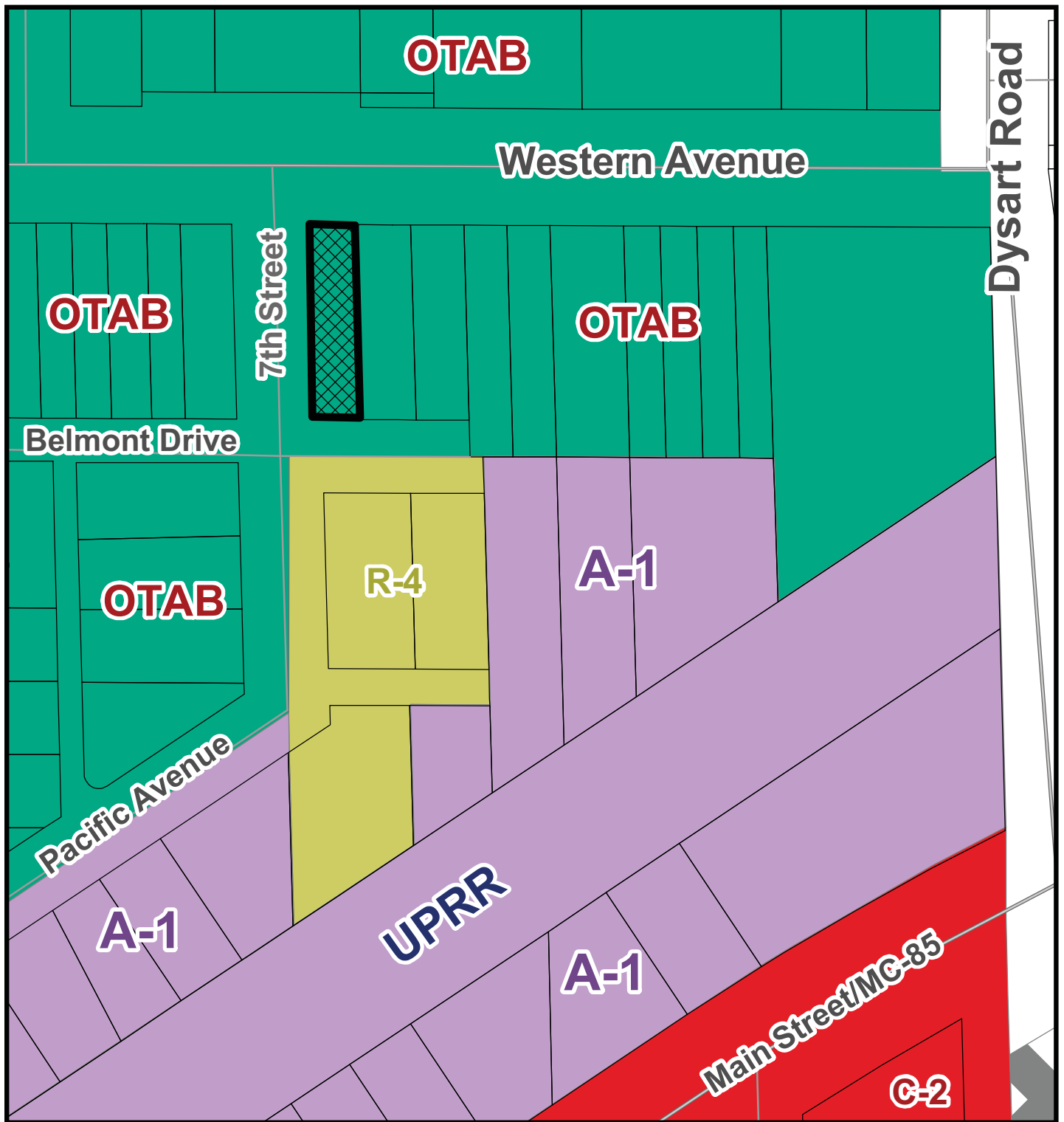
Attachment: Aerial Photograph
Zoning Vicinity Map



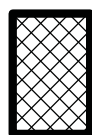
Aerial Photograph



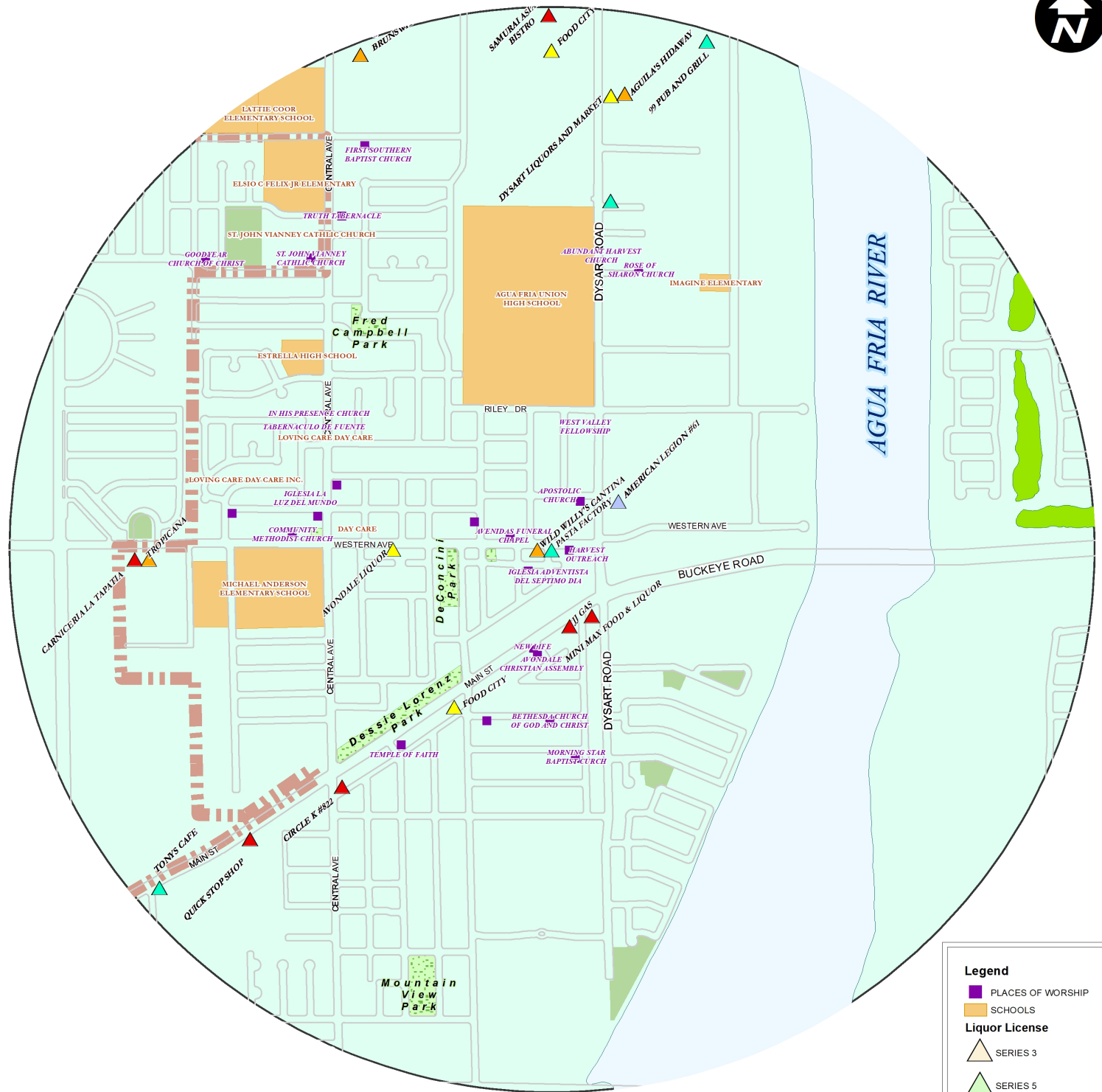
Business Location



Zoning Vicinity Map



Business Location



PASTA FACTORY
701 W WESTERN AVE
1 Mile Buffer

- Legend**
- PLACES OF WORSHIP
 - SCHOOLS
 - Liquor License**
 - SERIES 3
 - SERIES 5
 - SERIES 6
 - SERIES 7
 - SERIES 9
 - SERIES 9S
 - SERIES 10
 - SERIES 11
 - SERIES 12
 - SERIES 14
 - SERIES 15
 - SERIES 16

0 0.05 0.1 0.2 0.3 0.4 0.5
Miles

Avondale GIS Division of Information Technology

The Pasta Factory



BUSINESS HOURS
DAY
DAY
WEDNESDAY
THURSDAY
FRIDAY
SATURDAY
SUNDAY



NOTICE

APPLICATION TO SELL ALCOHOLIC BEVERAGES DATE POSTED: DECEMBER 30, 2019

A HEARING ON A LIQUOR LICENSE APPLICATION
SHALL BE HELD BEFORE THE AVONDALE CITY COUNCIL

LOCATION:
AVONDALE CITY HALL
CITY COUNCIL CHAMBERS
11465 W CIVIC CENTER DR, AVONDALE
DATE: JANUARY 21, 2019
AT 7:00 PM.

(HEARING DATES SUBJECT TO CHANGE,
TO VERIFY CALL: 623-333-1200)

****SERIES 12: RESTAURANT ****

THE LOCAL GOVERNING BODY WILL RECOMMEND TO THE STATE LIQUOR BOARD
WHETHER THE BOARD SHOULD GRANT OR DENY THE LICENSE. THE STATE LIQUOR
BOARD MAY HOLD A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL
GOVERNING BODY. ANY PERSON RESIDING OR OWNING OR LEASING PROPERTY
WITHIN A ONE-MILE RADIUS MAY CONTACT THE STATE LIQUOR BOARD IN WRITING
TO REGISTER AS A PROTESTER. TO REQUEST INFORMATION REGARDING PROCEDURE
BEFORE THE BOARD AND NOTICE OF ANY BOARD HEARINGS REGARDING:

PASTA FACTORY
701 EAST WESTERN AVENUE
AVONDALE, AZ 85323

THIS APPLICATION, CONTACT: STATE LIQUOR BOARD - 800 W. WASHINGTON, 5TH
FLOOR, PHOENIX, AZ 85007 STATE LIQUOR DEPT. (602) 542-9769
INDIVIDUALS REQUIRING ADA ACCOMMODATIONS CALL THE
CITY CLERK AT: 623-333-1200.

State of Arizona
Department of Liquor Licenses and Control

Closed: 12/30/2019 @ 12:15:37 PM
Local Governing Body Report

LICENSE	
Business Name	PASTA FACTORY
City	Avondale
State	Arizona
County	Maricopa
Address	701 E WESTERN AVENUE AVONDALE, AZ 85323
City	AVONDALE
State	AZ
Zip	85323
Phone	(602) 542-9769
Alt. Phone	(602) 542-9769
Email	THEPASTAFACORYAVONDALE@GMAIL.COM

OWNER	
Name	JANIE RIVERA ROSALES
Address	701 E WESTERN AVENUE AVONDALE, AZ 85323
City	AVONDALE
State	AZ
Zip	85323
Phone	(602) 542-9769
Alt. Phone	(602) 542-9769
Email	THEPASTAFACORYAVONDALE@GMAIL.COM

APPLICATION INFORMATION	
Application Number	12-11-19
Application Date	12-11-19
Application Time	12:15:37 PM
Page	1 of 1

CITY COUNCIL REPORT

SUBJECT: Re-Plat of Copper Springs Lots 1A and 1B for BioLife Avondale - Application PL-19-0300

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Department Director

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request by Mr. Joe Cirone, JMC Engineering, for approval of a Re-Plat of Copper Springs Lots 1A and 1B for BioLife Avondale, approximately 4.93 net acres of property located at the northeast corner of McDowell Road and 107th Avenue. In conformance with the approved Site Plan for BioLife Plasma Services, the proposed Re-Plat divides existing Copper Springs Lot 1A into two parcels; 2.47-acre Lot 1A for development of BioLife Plasma Services, and 0.53-acre Lot 1C to be developed in the future jointly with the existing 1.92-acre Lot 1B. The proposed Re-Plat also abandons existing private water, sewer, and cross-access easements and dedicates new cross-access, private water and sewer, and temporary drainage easements in conformance with the approved BioLife Plasma Services site plan. The Council will take appropriate action.

BACKGROUND:

The 4.93 net acre subject property (Exhibits A and B) is located at the northeast corner of McDowell Road and 107th Avenue. The property consists of Copper Springs Lots 1A and 1B.

The property was annexed into the City's corporate limits in February 1985 and rezoned to Planned Area Development (PAD) in May 1985 as part of the 113.1-acre Harbor Shores PAD. The Harbor Shores PAD, twice amended, allows for 25.1-acres of commercial development at the intersection of McDowell Road and 107th Avenue. This commercial sub-area, of which the subject property is a part, is to be developed with uses and development standards of the City's C-2 (Community Commercial) zoning district. The Harbor Shores PAD also allows for 88.0-acres of single-family residential development expanding out from the southeast corner of 107th Avenue and Encanto Boulevard.

Approximately 13.2 of the PAD's 25.1 commercial acres have been developed with C-2 uses including a behavioral health hospital, medical offices, and a mini-storage facility. The remaining 11.9 acres, inclusive of the subject property, are vacant and undeveloped. The residential component of the Harbor Shores PAD is fully developed with 470 single-family detached residences.

A Minor Land Division for "Copper Springs" was approved by City Council in August 2014, creating the 4.93-acre Lot 1 (the subject property) and 6.02-acre Lot 2, which has since been developed with the Copper Springs behavioral health hospital. A Final Plat of Copper Springs Lot 1, dividing the 4.93-acre parcel into the 3.01-acre Lot 1A and 1.92-acre Lot 1B to accommodate development of a skilled nursing facility on Lot 1A, was approved by City Council in July 2017. Though the parcel was created, plans to develop the skilled

nursing facility on Lot 1B did not come to fruition.

A Conditional Use Permit (CUP) for BioLife Plasma Services was approved by City Council in December 2019. In January 2020, a Site Plan for BioLife Plasma Services (Exhibit E), consistent with the Preliminary Site Plan presented with the CUP Application, was approved administratively. The approved CUP and subsequent administrative Site Plan approval allow for development of a 14,662 square foot plasma center on a 2.47-acre portion of the 3.01-acre Lot 1A.

The property is designated by the General Plan 2030 Land Use Map as Local Commercial (Exhibit C) and is located within the boundaries of the North Avondale Specific Plan (NASP). The Local Commercial land use designation provides for the daily needs of goods and services to residents within the surrounding area; uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. The North Avondale Specific Plan furthers goals, policies and objectives of the General Plan 2030 to ensure that the existing residential character of North Avondale is protected through implementation of compatible design. The site is also located within the Avondale Health-Tech Corridor, a City initiative to create a medically-oriented employment center along McDowell Road from 99th Avenue to the Agua Fria River.

Existing uses and zoning of surrounding properties include:

North: Multiple uses occur along the property's northern edge. From east to west:

- A vacant, undeveloped 7.0-acre parcel zoned Harbor Shores Planned Area Development (PAD). The PAD allows for C-2 (Community Commercial) uses on this parcel.
- City of Avondale Fire Station #172, a municipal facility located on 3.4 acres zoned Crystal Gardens PAD.

East: Copper Springs Hospital, a 72-bed behavioral health hospital located on 6.0 acres zoned Harbor Shores PAD.

South: Vacant, undeveloped property zoned Park 10 PAD. The Park 10 PAD allows for commercial and office uses.

West: Multiple uses occur west of the property across 107th Avenue. From north to south:

- Desert Lakes Professional Plaza, a fully developed 6-acre site consisting of seven office buildings that have been divided into a total of ten office condominiums. The property is zoned Crystal Gardens PAD, which allows for C-2 (Community Commercial) uses within the office condominiums.
- A 2.0-acre parcel developed with a Walgreens retail pharmacy. The property is zoned Crystal Gardens PAD.

SUMMARY OF REQUEST:

As previously noted, the approved Conditional Use Permit and subsequent administrative Site Plan approval allow for development of a plasma center on a 2.47-acre portion of Copper Springs Lot 1A. Because the full 3.01 acres of Lot 1A is not needed to accommodate the planned plasma center, the applicant has submitted a Re-Plat (Exhibit F) to modify lot lines, as follows:

- **Lot 1A:** A 2.47-acre lot, a portion of current Lot 1A, to be developed with a 14,662 square foot building for BioLife Plasma Services, a plasma center.
- **Lot 1B:** A 1.92-acre lot to be developed with Community Commercial (C-2) uses per the approved

PAD. No development plans have been submitted for this parcel. The lot lines for this parcel are unchanged from the current recorded plat.

- **Lot 1C:** A new 0.53-acre lot consisting of the excess land that is currently part of Lot 1A but that is not needed to develop the BioLife Plasma Services facility. The land is to be developed with Community Commercial (C-2) uses per the approved PAD. No development plans have been submitted for this parcel.

Due to a pending real estate transaction, Lots 1B and 1C could not be combined through this Re-Plat. However, by recommended stipulation, prior to development on those parcels, a future Re-Plat will be required to combine these parcels into a single 2.45-acre lot.

In addition to modifying lot lines, the Re-Plat abandons existing private water, sewer, and cross-access easements and dedicates new cross access, private water and sewer, and temporary drainage easements in conformance with the approved BioLife Plasma Services Site Plan. All required right-of-way has been previously dedicated to the City; no new right-of-way is dedicated with this Re-Plat.

PUBLIC PARTICIPATION:

Public notification is not required for Re-Plat applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review Re-Plat applications.

ANALYSIS:

- The proposed Re-Plat has been reviewed by the City's contracted Registered Land Surveyor and the document has been confirmed as geometrically accurate and in conformance with Arizona Statutes governing the subdivision of real property.
- The proposed Re-Plat is in conformance with the City of Avondale Zoning Ordinance, Subdivision Regulations, and Harbor Shores Planned Area Development (PAD)
- The proposed Re-Plat abandons existing cross-access and private utility easements but dedicates new cross-access, private utility, and private drainage easements needed to ensure development on all three Lots will occur in a planned, orderly fashion.
- All required rights-of-way have been dedicated to the City by previously approved and recorded Minor Land Divisions and Final Plats. No additional right-of-way is required with this Re-Plat.
- Approval of the Re-Plat is required to create a parcel to accommodate BioLife Plasma Services for which a CUP and Site Plan have been approved.

DISCUSSION:

1. The proposed Re-Plat is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
2. The proposed Re-Plat is in conformance with the Harbor Shores PAD, including conditions of approval.
3. The proposed Re-Plat is in conformance with the approved CUP and Site Plan for BioLife Plasma Services.

4. The conditions of approval are reasonable to ensure conformance with the provisions as outlined in the Avondale Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage development of businesses in healthcare, technology, and advanced manufacturing.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

No public hearing is required. The City Council will **APPROVE** Application PL-19-0300 BioLife Plasma Services, a request for a Re-Plat of Copper Springs Lots 1A and 1B for BioLife Avondale, subject to the following two (2) conditions of approval:

1. The recorded plat shall be in conformance with the Re-Plat of Copper Springs Lots 1A and 1B, for BioLife Avondale, date stamped January 9, 2020.
2. An additional Re-Plat, to dissolve the lot line between lots 1B and 1C, shall be required prior to development on Lots 1B and 1C.

PROPOSED MOTION:

I move that City Council **APPROVE** Application PL-19-0300 BioLife Plasma Services, a Re-Plat of Copper Springs Lots 1A and 1B for BioLife Avondale, subject to two (2) recommended conditions of approval as listed in the Staff Report.

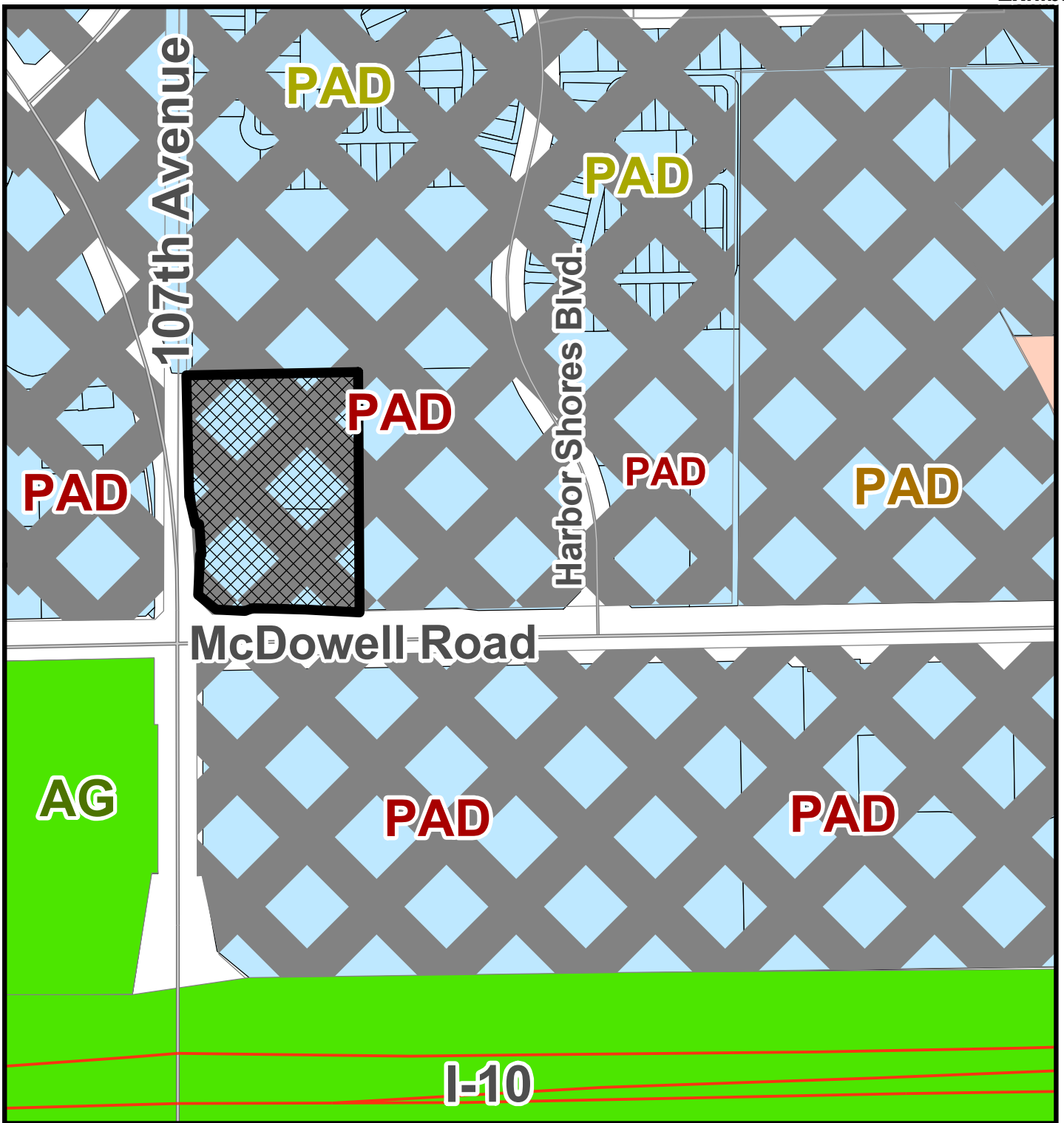


Aerial Photograph



 Subject Property



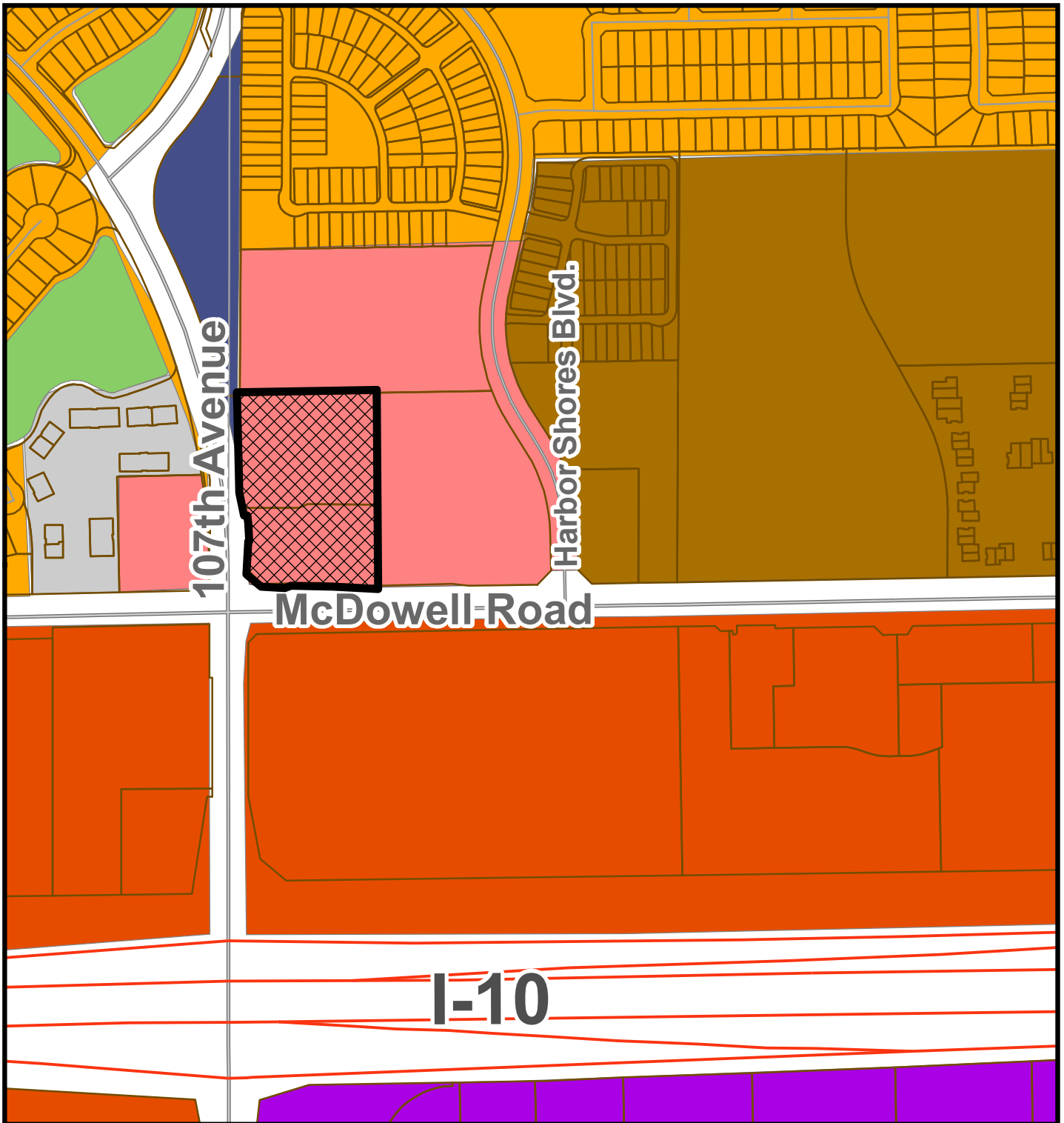


Zoning Vicinity Map



Subject Property





General Plan Land Use Map

 Freeway Commercial

 Business Park

 Local Commercial



Subject Property

 High Density Residential

 Medium Density Residential

 Public/Civic

 Office/Professional

 Open Space and Parks



*SUMMARY OF RELATED FACTS
APPLICATION PL-19-0300*

<i>THE PROPERTY</i>	
PROPERTY SIZE	Approximately 4.93 net acres
LOCATION	Northeast corner of McDowell Road and 107 th Avenue
PHYSICAL CHARACTERISTICS	The rectangular property is vacant and undeveloped. An existing driveway entrance to the Avondale Fire Station #172 is located in an access easement at the northwest corner of the parcel.
GENERAL PLAN LAND USE DESIGNATION	Local Commercial
EXISTING ZONING	Harbor Shores Planned Area Development (PAD)
ZONING HISTORY	The property was annexed into the City of Avondale in February 1985 and rezoned to Planned Area Development (PAD), as part of the 113.1-acre Harbor Shores PAD, in May 1985. The PAD permits development of the subject parcel with C-2 (Community Commercial) uses and development standards. A Conditional Use Permit for BioLife Plasma Services was approved in December 2019. The approved CUP allows for a plasma center use on the northernmost 2.47 acres of the site (Proposed Lot 1A).

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	From east to west: - A vacant, undeveloped 7.0-acre parcel zoned Harbor Shores Planned Area Development (PAD). The PAD allows for C-2 (Community Commercial) uses on this parcel. - City of Avondale Fire Station #172, a municipal facility located on 3.4 acres zoned Crystal Gardens PAD.
EAST	Copper Springs Hospital, a 72-bed behavioral health hospital located on 6.0 acres zoned Harbor Shores PAD.
SOUTH	Vacant, undeveloped property zoned Park 10 PAD. The Park 10 PAD allows for commercial and office uses.
WEST OF 107 TH AVENUE	From north to south: - Desert Lakes Professional Plaza, a fully developed 6-acre site consisting of seven office buildings that have been divided into a total of ten office condominiums. The property is zoned Crystal Gardens PAD, which allows for C-2 (Community Commercial) uses within the office condominiums. - A 2.0-acre parcel developed with a Walgreens retail pharmacy. The property is zoned Crystal Gardens PAD.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Pendergast Elementary School District

	Tolleson Union High School District
ELEMENTARY SCHOOL	Desert Mirage K-8
HIGH SCHOOL	Westview High School

<i>STREETS</i>	
107th Avenue	
Classification	Minor Arterial
Existing half-street ROW	55 feet
Standard half-street ROW	55 feet with additional ROW width at turn/deceleration lane locations
Existing half-street improvements	2 paved travel lanes, ½ center turn lane, curb, gutter, sidewalk, and street lights.
Standard half-street improvements	2 paved travel lanes, landscaped center median with left turn lanes, curb, gutter, sidewalk, street lights, landscaping.
McDowell Road	
Classification	Major Arterial
Existing half street ROW	65 feet with additional ROW width at turn/deceleration lane locations
Standard half street ROW	65 feet with additional ROW width at turn/deceleration lane locations
Existing half street improvements	2 paved travel lanes
Standard half street improvements	3 paved travel lanes, landscaped center median with left turn lanes (full length), curb, gutter, sidewalk, street lights, landscaping, and two bus shelters.

<i>UTILITIES</i>
Domestic water service will be provided to lots via an existing 16” water line in 107 th Avenue. No new public lines are required.
Sewer service will be provided via an existing 18” sewer main in McDowell Road. An easement is provided for sewer service to the northern lots. No new public lines are required.
Salt River Project (SRP) provides electrical service in this portion of the City.

Exhibit E

Approved Site Plan

BioLife Plasma Services

Working days before you begin excavation	NO.	DESCRIPTION	DATE

E 0.4' DOWN, BENCHMARK = 1019.593'

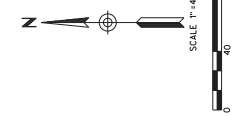
OUTH 1/4 CORNER, SECTION 32 T-2N, R-1E,
OUND 3" CITY OF PHOENIX BRASS CAP IN
ANDHOLE 0.4' DOWN, BENCHMARK = 1019.533'

018-0030-810

Exhibit F

Proposed Re-Plat

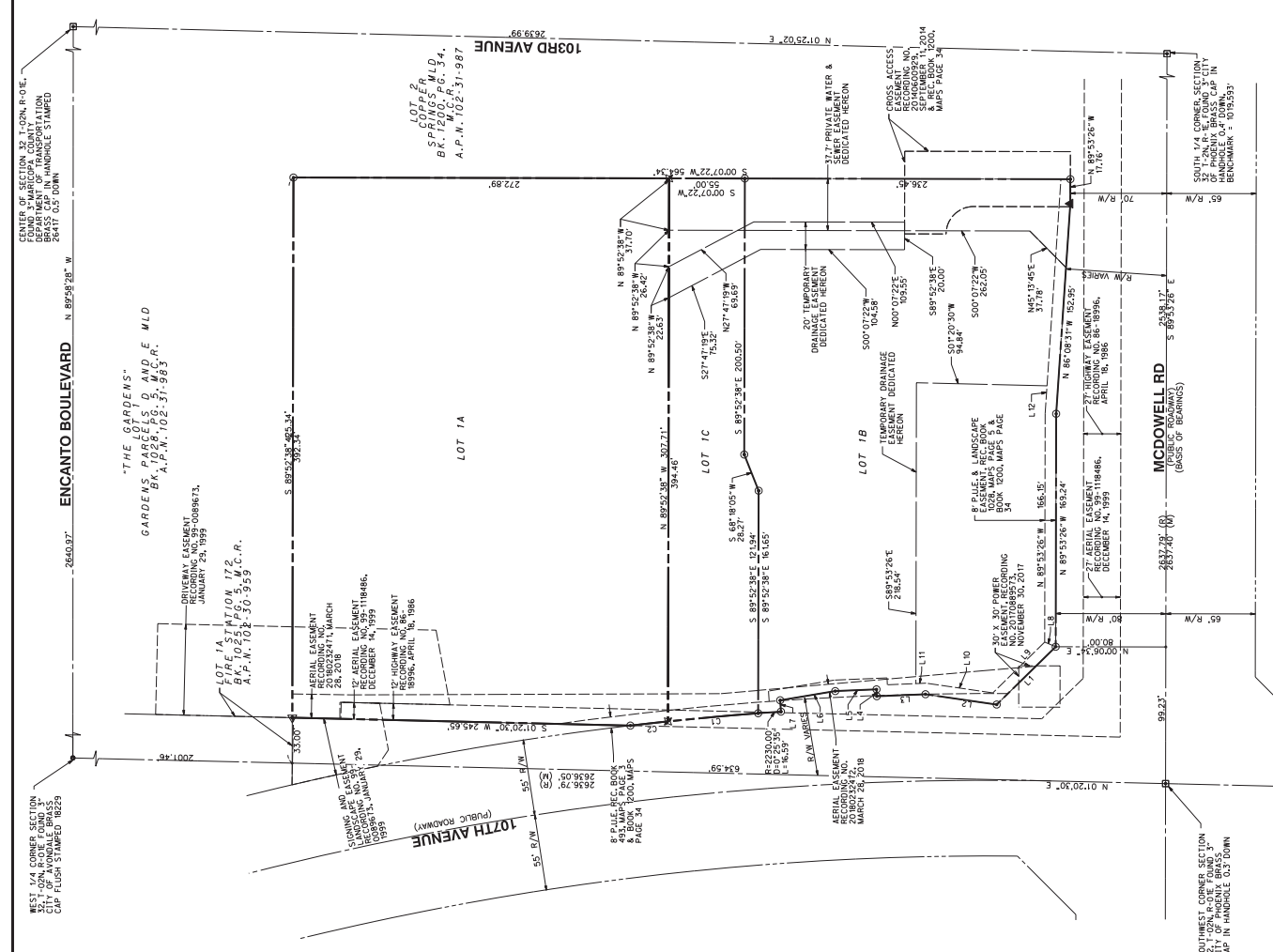
BioLife Plasma Services



LEGEND:	SYMBOL
ITEM	II
FUND BRASS CAP IN HANDHOLE	○
FUND 1/2" REBAR W/ CAP STAMPED	⊗
RLS 4213	⊗
FUND 1/2" REBAR W/ CAP STAMPED	⊗
RLS 4213	⊗
FUND NAIL IN WASHER STAMPED 42137	▲
FUND 1/2" REBAR W/ CAP STAMPED	⊗
RLS 11632	⊗
BOUNDARY	—
RIGHT OF WAY LINE	—
LOT LINE	—
CENTER LINE	—
EASEMENT LINE	—
SECTION LINE	—
RIGHT OF WAY	—
MARICOPA COUNTY RECORDS	ROW
BOOK	BK
PAGE	PG
DOCKET	DKT
PUBLIC UTILITY EASEMENT	PUE
EASEMENT	EMT
INSTRUMENT NO	INSTR
RADIAL BEARING	RI
POINT OF COMPOUND CURVE	PCCD
POINT OF COMPOUND CURVE	PCPC

CURVE	RADIUS	LENGTH	DELTA
C1	2230.00'	65.79'	01°41'25"
C2	2230.00'	27.47'	00°42'21"

COURSE	BEARING	DISTANCE
L1	N44°24'36"W	60.00'
L2	N08°14'43"E	52.26'
L3	N02°20'59"W	35.40'
L4	N87°39'01"E	5.00'
L5	N02°20'59"W	30.00'
L6	N09°30'29"W	40.56'
L8	N22°50'59"E	8.67'
L9	N44°24'36"W	52.69'
L10	N08°14'43"E	49.04'
L11	N02°20'59"W	7.40'
L12	N86°08'31"W	20.07'



EASEMENT ABANDONMENT & RELEASE MAP

A REPEAT OF LOT 1A & LOT 1B, COOPER SPRINGS LOT 1, ACCORDING TO BOOK 134 OF MAPS, REC'D. IN RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN PORTION OF THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PRELIMINARY
CONSTRUCTION
NOT FOR RECORDING

JMC ENGINEERING

215 N 16TH STREET
SUITE 101
PHOENIX, AZ 85009
JMCENGINEERING.COM

DESIGNED: JMC
DRAWN: JMC
PROJECT NO: 000
DATE: 9-JAN-2020

DATE: 9-JAN-2020
PROJECT NO: 000

SHEET 3 OF 3

LEGEND:

ITEM	SYMBOL
FOUND BRASS CAP IN HANDHOLE	⊙
FOUND 1/2" REBAR W/ CAP STAMPED RLS 42137	⊗
FOUND 1/2" REBAR W/ CAP STAMPED RLS 42137	⊗
FOUND NAIL IN WASHER STAMPED 42137	⬆
FOUND 1/2" REBAR W/ CAP STAMPED RLS 11632	⬆
BOUNDARY	---
RIGHT OF WAY LINE	---
LOT LINE	---
CENTER LINE	---
EASEMENT LINE	---
SECTION LINE	---
RIGHT OF WAY	---
MARICOPA COUNTY RECORDS	---
BOOK	---
PAGE	---
DOCKET	---
PUBLIC UTILITY EASEMENT	---
EASEMENT	---
INSTRUMENT NO	---
RADIAL BEARING	---
POINT OF COMPOUND CURVE	---

COURSE	BEARING	DISTANCE
L1	N 89°52'38" E	52.36
L2	N 89°52'38" E	52.36
L3	N 89°52'38" E	52.36
L4	N 89°52'38" E	52.36
L5	N 89°52'38" E	52.36
L6	N 89°52'38" E	52.36
L7	N 89°52'38" E	52.36
L8	N 89°52'38" E	52.36
L9	N 89°52'38" E	52.36
L10	N 89°52'38" E	52.36
L11	N 89°52'38" E	52.36
L12	N 89°52'38" E	52.36
L13	N 89°52'38" E	52.36
L14	N 89°52'38" E	52.36
L15	N 89°52'38" E	52.36
L16	N 89°52'38" E	52.36
L17	N 89°52'38" E	52.36
L18	N 89°52'38" E	52.36
L19	N 89°52'38" E	52.36
L20	N 89°52'38" E	52.36
L21	N 89°52'38" E	52.36
L22	N 89°52'38" E	52.36

COURSE	BEARING	DISTANCE
L1	N 89°52'38" E	52.36
L2	N 89°52'38" E	52.36
L3	N 89°52'38" E	52.36
L4	N 89°52'38" E	52.36
L5	N 89°52'38" E	52.36
L6	N 89°52'38" E	52.36
L7	N 89°52'38" E	52.36
L8	N 89°52'38" E	52.36
L9	N 89°52'38" E	52.36
L10	N 89°52'38" E	52.36
L11	N 89°52'38" E	52.36
L12	N 89°52'38" E	52.36
L13	N 89°52'38" E	52.36
L14	N 89°52'38" E	52.36
L15	N 89°52'38" E	52.36
L16	N 89°52'38" E	52.36
L17	N 89°52'38" E	52.36
L18	N 89°52'38" E	52.36
L19	N 89°52'38" E	52.36
L20	N 89°52'38" E	52.36
L21	N 89°52'38" E	52.36
L22	N 89°52'38" E	52.36

RELEASES

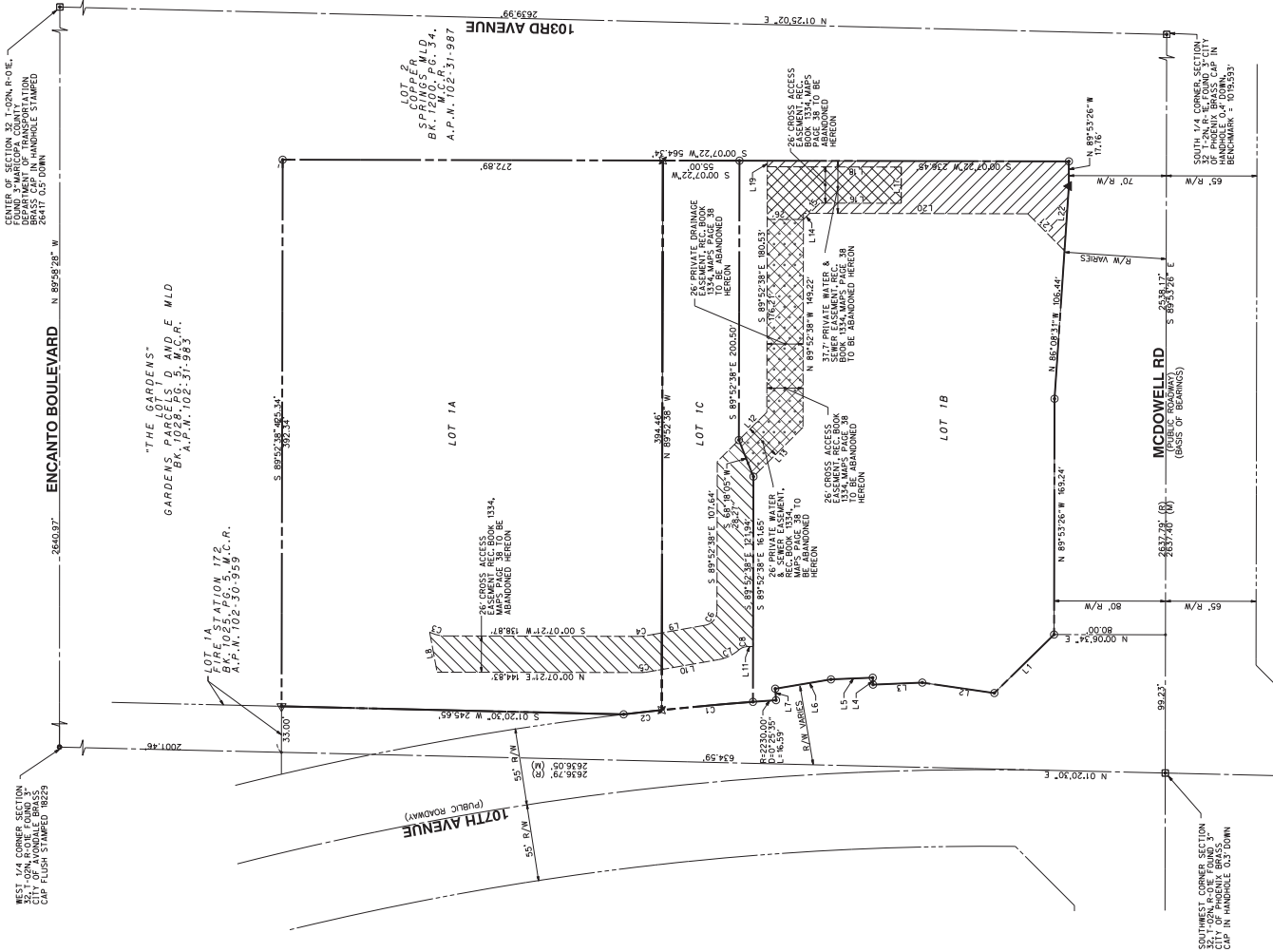
26 CROSS ACCESS EASEMENT REC. BOOK 1334, MAPS PAGE 38 TO BE ABANDONED HEREON PER THIS PLAT

PRIVATE WATER & SEWER EASEMENT REC. BOOK 1334, MAPS PAGE 38 TO BE ABANDONED HEREON PER THIS PLAT

PRIVATE DRAINAGE EASEMENT REC. BOOK 1334, MAPS PAGE 38 TO BE ABANDONED HEREON PER THIS PLAT



SCALE 1"=40'



CITY COUNCIL REPORT

SUBJECT: Re-Plat of Vista del Verde Phase 3 - Application PL-18-0147

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Department Director

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request by Mr. Kirk Pangus, HILGARTWILSON, LLC., for approval of a Re-Plat for Vista del Verde Phase 3. Consistent with the Vista del Verde Preliminary Plat approved by City Council in December 2017, the proposed Re-Plat will reconfigure lot lines within the 37.1 net acre third phase of the 144.0 net acre Vista del Verde community located approximately 300 feet north of the northwest corner of 107th Avenue and Buckeye Road. A total of 127 single-family residential lots are currently platted in Phase 3; approval of the Re-Plat will increase the total to 144. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this phase as a separate agenda item. The Council will take appropriate action.

BACKGROUND:

Vista Del Verde Phase 3, approximately 37.1 net acres, is part of a larger 144-acre property that was annexed into the City in November 1985.

The property is designated by the General Plan 2030 Land Use Map as Medium Density Residential. The Medium Density Residential designation accommodates development of suburban detached single-family residential within a density range of 2.5 to 4.0 dwelling units per acre, with a target density of 2.5.

The site was rezoned from Agricultural (AG) to Planned Area Development (PAD) on December 15, 2003. The original PAD, called "Roy's Place", allowed for development of 442 single-family residential lots ranging in size from 7,245 square feet to 8,760 square feet. A Major Amendment to the PAD, incorporating a 1.8-acre exception parcel along the northern boundary of the site into the Roy's Place development plan, was approved by City Council on May 16, 2005. A Preliminary Plat for Roy's Place was approved by the City Council on April 21, 2005; the approved Preliminary Plat consisted of 436 single-family lots, 22 acres of open space, and a potential school site that could be developed with additional single-family lots if a school did not locate on the site. A Final Plat in conformance with the approved Preliminary Plat was approved by the City Council on November 6, 2006. An amendment to the approved Final Plat, changing the name of the community from Roy's Place to Vista del Verde and correcting minor errors on the previously approved Final Plat, was approved by City Council on April 11, 2016.

Work on the Roy's Place development commenced in 2007. Perimeter walls and underground utilities (e.g. water and sewer lines) were partially constructed when, due in large part to the weakened economy during the "Great Recession", the subdivision improvements were put on hold. The subdivision has remained in a partially completed state for more than 10 years.

A Minor PAD Amendment was approved administratively on October 30, 2017. The approved Amendment reduced the total number of lots allowed in the PAD from 442 to 435 and revised the lot mix to include narrower lots, a combination of 275 53' wide, 6,095 square foot lots and 160 63' wide, 7,245 square foot lots. This Amendment also increased the open space from 22 acres to 27 acres (19 percent) and established a location for a 14-acre elementary school site.

A Preliminary Plat for Vista del Verde, consistent with the amended PAD, was approved by City Council on December 18, 2017. With approval of the Preliminary Plat, the recorded Final Plat for the community was no longer in conformance with preliminary approvals. Re-Plats are required to restore the conformance of the Final Plat with zoning and Preliminary Plat approvals.

The Vista del Verde site is divided into four phases. Phases 1 and 2 are located north of Maricopa Street and Phases 3 and 4 are located south of Maricopa Street. Re-Plats of Phases 1 and 2, revising lot lines to achieve conformance with the 2017 Preliminary Plat, were approved by City Council on July 2, 2018.

Construction of Vista del Verde's first phase is underway with homebuilder Richmond American slated to develop 120 new single-family residences. Construction in Phases 2, 3, and 4 is expected to follow sequentially upon completion of Phase 1.

The existing uses and zoning of the surrounding properties are as follows:

- **NORTH:** The Roosevelt Park Phase I subdivision, a completed 481-unit single-family residential subdivision developed at a density of 3.28 dwelling units/acre. Roosevelt Park is zoned PAD (Planned Area Development).
- **WEST:** The Starlight Trails subdivision, a completed 442-unit single-family residential subdivision developed at a density of 3.44 dwelling units/acre. Starlight Trails is zoned PAD (Planned Area Development).
- **EAST:** A series of warehouse and distribution facilities developed within the City of Tolleson. The properties feature Tolleson I-1 and I-2 Industrial zoning.
- **SOUTH:** Union Pacific Railroad (UPRR) right-of-way, located in the jurisdiction of Maricopa County. The UPRR property is zoned Maricopa County C-3 (Highway Commercial).

SUMMARY OF REQUEST:

The applicant is requesting approval of a Re-Plat of a 37.1 net acre portion of the Vista del Verde Final Plat for Phase 3 of the planned community.

The recorded Vista del Verde Final Plat, which reflects the original 2003 Roy's Place PAD, divides the Phase 3 site into 127 single-family residential lots. In 2017, however, the developer obtained approval of a PAD Amendment and Preliminary Plat which reduced lot widths and expanded and reconfigured open space to better suit current homebuyer preferences. The approved 2017 Vista del Verde Preliminary Plat divided the Phase 3 property into 144 single-family residential lots, an increase of 17 lots from the recorded Final Plat. The proposed Re-Plat (Exhibit D) is required to bring the property's Final Plat in conformance with the 2017 Preliminary Plat. The proposed Re-Plat will:

- Reconfigure existing lot lines, narrowing most lots from their currently recorded configuration. The resulting lot count equals 144 and is comprised of a mix of 53'x115' (6,095 square feet) and 63'x115' (7,245 square feet) minimum lots.

- Reconfigure common area open space tracts, providing for 11 tracts totaling 12.5 acres. Open Space within Phase 3 includes:
 - o Tracts H and I, approximately 9.0 acres in total, will be developed with a 6' meandering regional trail along the southern edge of the Vista del Verde community. The future trail will connect into the existing trail developed as part of the Starlight Trails community, providing pedestrians and cyclists in both communities with separated access to Avondale Boulevard and 107th Avenue. Seating nodes will be provided at recurring intervals along the trail.
 - o Tract J, approximately 1.1 acres in area, will be developed as a neighborhood park featuring a ramada, barbeque grill, picnic table, children's playset, and basketball court.
 - o Tract G, approximately 0.2 acres in area, will function as a small pocket park featuring children's playset, ramada, seating, picnic tables, and a barbeque grill.
 - o Tracts F, K, L, M, N, O, and P, ranging in size between 0.1 and 1.1 acres, will function as landscaped areas that serve to beautify the community while also serving drainage and retention needs of the community.
 - o In addition to those amenities listed above, Phase 3 residents will also have access to open spaces completed in Phases 1, 2, and 4. These spaces include the community's 6.5-acre central park featuring a covered playground, full basketball court, volleyball court, ramadas, barbeque grills, a large turf field for active recreation, and shaded seating nodes.
 - o A Homeowner's Association, Vista Del Verde Community Association, will maintain all open space areas, landscape tracts, and right-of-way landscaping, including landscaped medians.

Access to Vista Del Verde Phase 3 will be provided from 107th Avenue via Maricopa Street. Right-of-way for Maricopa Street and all local streets providing access to individual lots was dedicated with the 2006 Roy's Place Final Plat; no additional right-of-way is needed to accommodate the proposed Vista del Verde Phase 3. Improvements to Maricopa Street and all local streets internal to Phase 3 will be constructed by the developer.

The City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for the community as a separate agenda item.

PUBLIC PARTICIPATION:

Public notification is not required for Re-Plat applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review Re-Plat applications.

ANALYSIS:

- The proposed Re-Plat has been reviewed by the City's contracted Registered Land Surveyor and the document has been confirmed as geometrically accurate and in conformance with Arizona Statutes governing the subdivision of real property.
- The proposed Re-Plat is in conformance with the City of Avondale Zoning Ordinance, the Vista del Verde Planned Area Development, and Avondale Subdivision Regulations.
- The proposed Re-Plat conforms to the approved Preliminary Plat for Vista del Verde. All conditions of

Preliminary Plat approval specific to the Final Plat have been satisfied. Specifically, headlight intrusion on lots located at “T-Intersections” will be addressed by positioning the non-living (e.g. garage) side of the home where headlights are most likely to be directed.

- Final Civil and Final Landscape Plans for this project have been approved. The approved plans are consistent with the preliminary plans approved with the Preliminary Plat except that shade covers have been provided over play equipment, as stipulated by the City Council.
- All rights-of-way and easements required for this development has been previously dedicated with the 2006 Roy’s Place Final Plat. No additional right-of-way or easements are needed with this Re-Plat.

DISCUSSION:

1. The proposed Re-Plat is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
2. The proposed Re-Plat is in conformance with the Vista del Verde PAD Development Plan, including conditions of approval.
3. The proposed Final Plat is in conformance with the approved Vista del Verde Preliminary Plat, including conditions of approval.
4. The conditions of approval are reasonable to ensure conformance with the provisions as outlined in the Avondale Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Staff recommends that City Council **APPROVE** application PL-18-0147 Vista del Verde Phase 3 with one (1) recommended condition of approval, as follows:

1. The recorded plat shall be in conformance with the Vista del Verde Phase 3 Re-Plat submitted on September 10, 2019.

PROPOSED MOTION:

I move that City Council **APPROVE** application PL-18-0147, a request for approval of a Re-Plat for Vista del Verde Phase 3, subject to one (1) recommended condition of approval.



Aerial Photograph

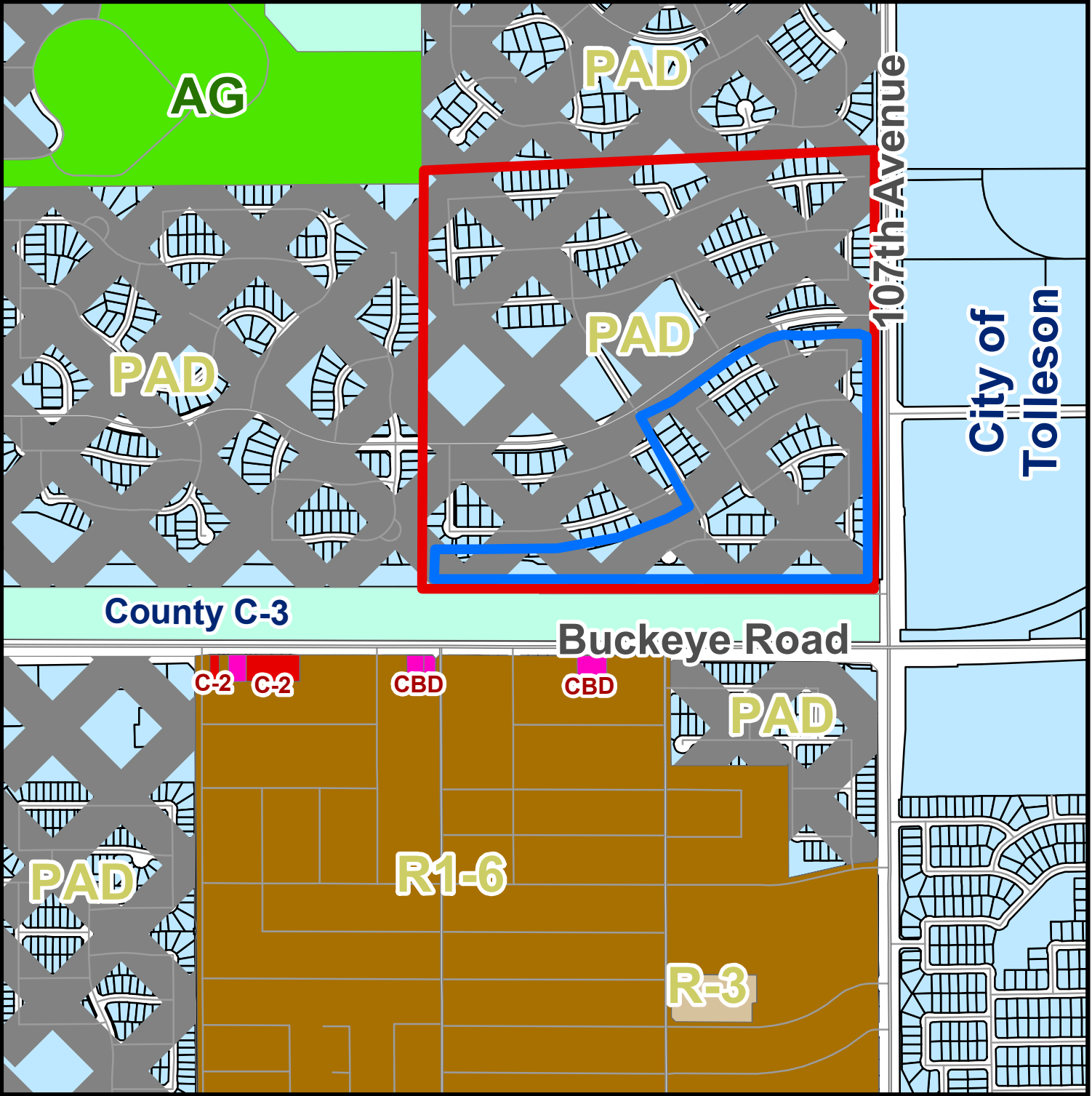


Vista Del Verde



Phase 3



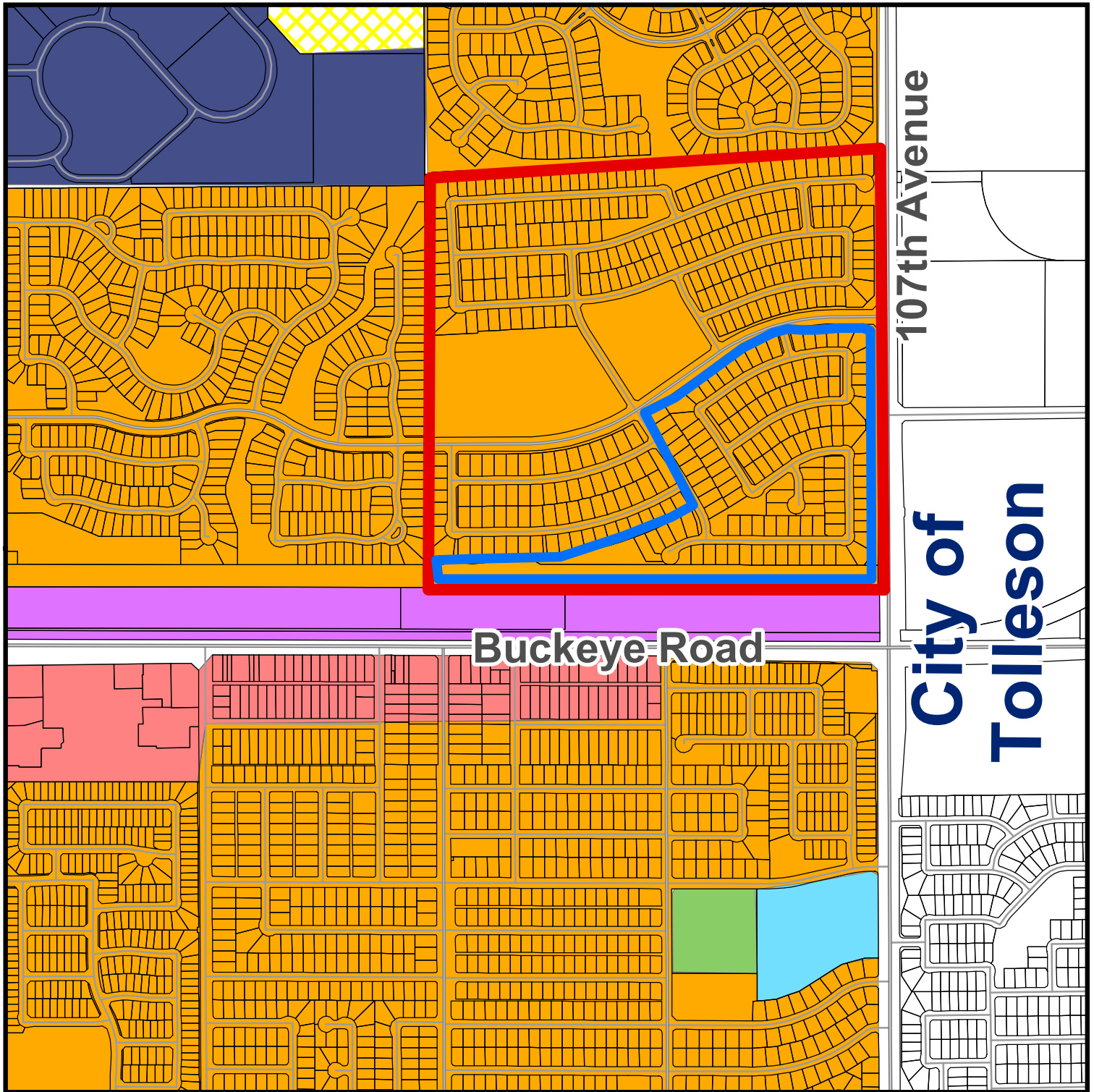


Zoning Vicinity Map



 Vista Del Verde Phase 3





General Plan Land Use Map



-  Medium Density Residential
-  Public/Civic
-  Open Space and Parks

-  Local Commercial
-  Education
-  Mixed Use

-  Vista Del Verde
-  Phase 3

Exhibit D

Proposed Re-Plat

Vista del Verde Phase 3

LEGAL DESCRIPTION

A PORTION OF VISTA DEL VERDE AMENDED FINAL PLAT AS FILED IN BOOK 1269 OF MAPS, PAGE 2 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING WITHIN A PORTION OF THE EAST HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

THENCE CONTINUING NORTH 89°51'07" WEST, 616.13 FEET;
THENCE SOUTH 001°7'00" EAST, 20.00 FEET;
THENCE NORTH 89°51'07" WEST, 1932.20 FEET TO THE SOUTHWEST CORNER OF SAID VISTA DEL VERDE
AMENDED FINAL PLAT, SAID POINT BEING ON THE WEST LINE OF SAID SOUTHEAST QUARTER.
THENCE NORTH 001°6'27" WEST ALONG THE WEST LINE OF SAID AMENDED FINAL PLAT, 158.83 FEET;
THENCE LEAVING SAID WEST LINE THROUGH THE AMENDED FINAL PLAT, NORTH 89°24'15" EAST, 129.29 FEET;

THENCE NORTH 83°39'26" EAST, 68.38 FEET;
THENCE NORTH 89°43'34" EAST, 272.00 FEET;
THENCE NORTH 89°18'43" EAST, 68.00 FEET;
THENCE NORTH 87°18'50" EAST, 74.27 FEET;
THENCE NORTH 84°24'27" EAST, 101.57 FEET;

THENCE NORTH 82°06'33" EAST, 56.03 FEET;
THENCE NORTH 82°00'52" EAST, 7.21 FEET;
THENCE NORTH 79°34'50" EAST, 48.83 FEET;
THENCE NORTH 79°50'43" EAST, 23.38 FEET;
THENCE NORTH 77°45'38" EAST, 32.65 FEET;
THENCE NORTH 77°40'43" EAST, 50.00 FEET;

THENCE NORTH 77°49'11" EAST, 306.22 FEET;
THENCE NORTH 75°27'31" EAST, 72.87 FEET;
THENCE NORTH 73°01'37" EAST, 56.04 FEET;
THENCE NORTH 71°23'15" EAST, 56.03 FEET;
THENCE NORTH 70°58'02" EAST, 26.69 FEET;
THENCE NORTH 68°46'34" EAST, 68.41 FEET;

THENCE NORTH 66°41'06" EAST, 68.30 FEET;
THENCE NORTH 64°33'54" EAST, 68.04 FEET;
THENCE NORTH 62°20'38" EAST, 87.05 FEET;
THENCE NORTH 58°42'58" EAST, 71.47 FEET;
THENCE NORTH 59°50'50" EAST, 15.00 FEET TO THE WEST RIGHT OF WAY LINE OF 110TH AVENUE AS SHOWN

ON SAID FINAL FOOT OF RYAN'S PLAZA;
THENCE THE FOLLOWING FIFTEEN (15) COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE OF NORTH AVENUE;
THENCE NORTH 30°09'10" WEST, 106.43 FEET;
THENCE NORTH 75°56'24" WEST, 20.92 FEET;
THENCE NORTH 31°28'40" WEST, 25.00 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING
A RADIUS OF 1695.00 FEET, THE CENTER OF WHICH BEARS NORTH 31°28'40" WEST;
THENCE ALONG SAID CURVE, 100.00 FEET TO THE POINT OF BEGINNING.

THESE NORTHEASTERLY ALONG SAIL CURVE, THROUGH A CENTRAL ANGLE OF 0°02'23", AN ARC LENGTH OF 1.17 FEET TO A NON-TANGENT LINE.
THENCE NORTH 31°31'03" WEST, 25.00 FEET
THENCE NORTH 14°22'11" EAST, 21.51 FEET
THENCE NORTH 30°09'10" WEST, 23.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE

SECTION NORTHEASTERLY, HAVING A RADIUS OF 97.500 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°00'00", AN ARC LENGTH OF
91.63 FEET TO A TANGENT LINE, 94.48 FEET;
THENCE NORTH 36°09'10" WEST, 22.08 FEET;
THENCE NORTH 78°45'25" WEST, 22.08 FEET;
THENCE NORTH 31°05'39" WEST, 25.00 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING

THE CENTER OF WHICH BEARS NORTH $31^{\circ}05'39''$ WEST;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ}07'32''$, AN ARC LENGTH OF 3.08 FEET TO A NON-TANGENT LINE;
THENCE NORTH $30^{\circ}58'07''$ WEST, 25.00 FEET;
THENCE NORTH $124^{\circ}17'01''$ EAST, 20.86 FEET;
THENCE NORTH $125^{\circ}00'00''$ WEST, 110.00 FEET TO A POINT ON THE WESTERN BOUNDARY LINE OF 110.00 FEET.

THE SOUTHERLY RIGHT OF WAY LINE OF MARCOPOL STREET AS SHOWN ON SAID FINAL PLAT OF
 AVENUE AND THE SOUTHERLY RIGHT OF WAY LINE OF MARCOPOL STREET AS SHOWN ON SAID FINAL PLAT OF
 RYDGE'S PLACE;
 THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARCOPOL
 STREET:
 THENCE NORTH 57°25'47" EAST, 50.00 FEET ACROSS SAID 110TH AVENUE;

THENCE NORTH 11°23'15" EAST, 21.36 FEET;
THENCE NORTH 54°47'45" EAST, 501.86 FEET;
A RADIUS OF 1160.00 FEET, THE CENTER OF WHICH BEARS SOUTH 35°13'05" EAST;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°01'20", AN ARC LENGTH OF 364.87 FEET TO A POINT-TANGENT LINE;
THENCE SOUTH 61°03'22" EAST, 20.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 108TH AVENUE AS

SHOWN ON S&D FINAL PLAT:
THENCE NORTH 74°46'37" EAST, 40.00 FEET ACROSS SAID 108TH AVENUE;
THENCE NORTH 30°34'57" EAST, 20.01 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A
RADIUS OF 1160.00 FEET, THE CENTER OF WHICH BEARS SOUTH 1°14'40" EAST;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 13°01'52", AN ARC LENGTH OF

263.80 FEET TO A NON-TANGENT LINE;
THENCE NORTH 89°57'13" EAST, 12.05 FEET;
THENCE SOUTH 88°49'00" EAST, 13.62 FEET;
THENCE NORTH 89°47'31" EAST, 55.00 FEET;
THENCE SOUTH 45°12'47" EAST, 35.36 FEET TO A POINT ON THE WEST 55.00 FEET RIGHT OF WAY LINE OF
SAID 107TH AVENUE AS SHOWN ON SAID FINAL PLAN;

THENCE SOUTH 00°12'47" EAST, 1048.45 FEET ALONG SAID WEST LINE TO A POINT OF TRANSITION;
THENCE SOUTH 00°30'10" WEST, 400.01 FEET TO THE POINT OF BEGINNING.

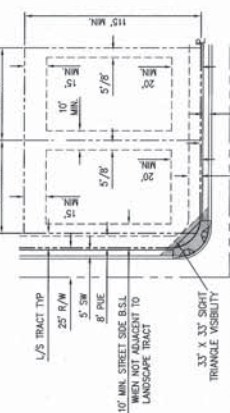


SINGLE FAMILY SETBACK NOTES:

1. FRONT YARD SETBACK MAY BE REDUCED TO 10 FEET FOR HOMES WITH SIDE ENTRY GARAGES OR LIVABLE SPACE.
2. MINIMUM LOT DEPTH MAY BE REDUCED TO 110' FOR LOTS ON KNICKLES OR QUL-DE-SACS.
3. MAXIMUM LOT COVERAGE 50% FOR TWO STORY HOME.
4. MAXIMUM LOT COVERAGE 55% FOR ONE STORY HOME.

53' X 115' TYPICAL LOT AND SETBACK DETAIL
N.T.S.

N.T.S.



SINGLE FAMILY SETBACK NOTE

1. FRONT YARD SETBACK MAY BE REDUCED TO 5 FEET FOR HOMES WITH SIDE ENTRY GARAGE OR LIVABLE SPACE.
2. MINIMUM LOT DEPTH MAY BE REDUCED TO 30 FEET FOR LOTS ON KNUCKLES OR CUL-DE-SACS.
3. MAXIMUM LOT COVERAGE 50% FOR TWO STORY HOME.
4. MAXIMUM LOT COVERAGE 55% FOR ONE STORY HOME.

63' X 115' TYPICAL LOT AND SETBACK DETAIL.

N.T.S.

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.0687	COMMON AREA
TRACT G	0.1542	COMMON AREA
TRACT H	1.1545	COMMON AREA AND DRAINAGE
TRACT I	7.5359	COMMON AREA AND DRAINAGE
TRACT J	1.1401	COMMON AREA AND DRAINAGE
TRACT K	0.2728	COMMON AREA
TRACT L	0.1543	COMMON AREA
TRACT M	0.1087	COMMON AREA
TRACT N	0.0707	COMMON AREA
TRACT O	0.4254	COMMON AREA
TRACT P	1.0579	COMMON AREA AND DRAINAGE

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT BLANKET IN NATURE OVER THE ENTIRE TRACT.
3. SPECIFIC EASEMENTS THAT ARE BEING DESIGNATED BY THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.

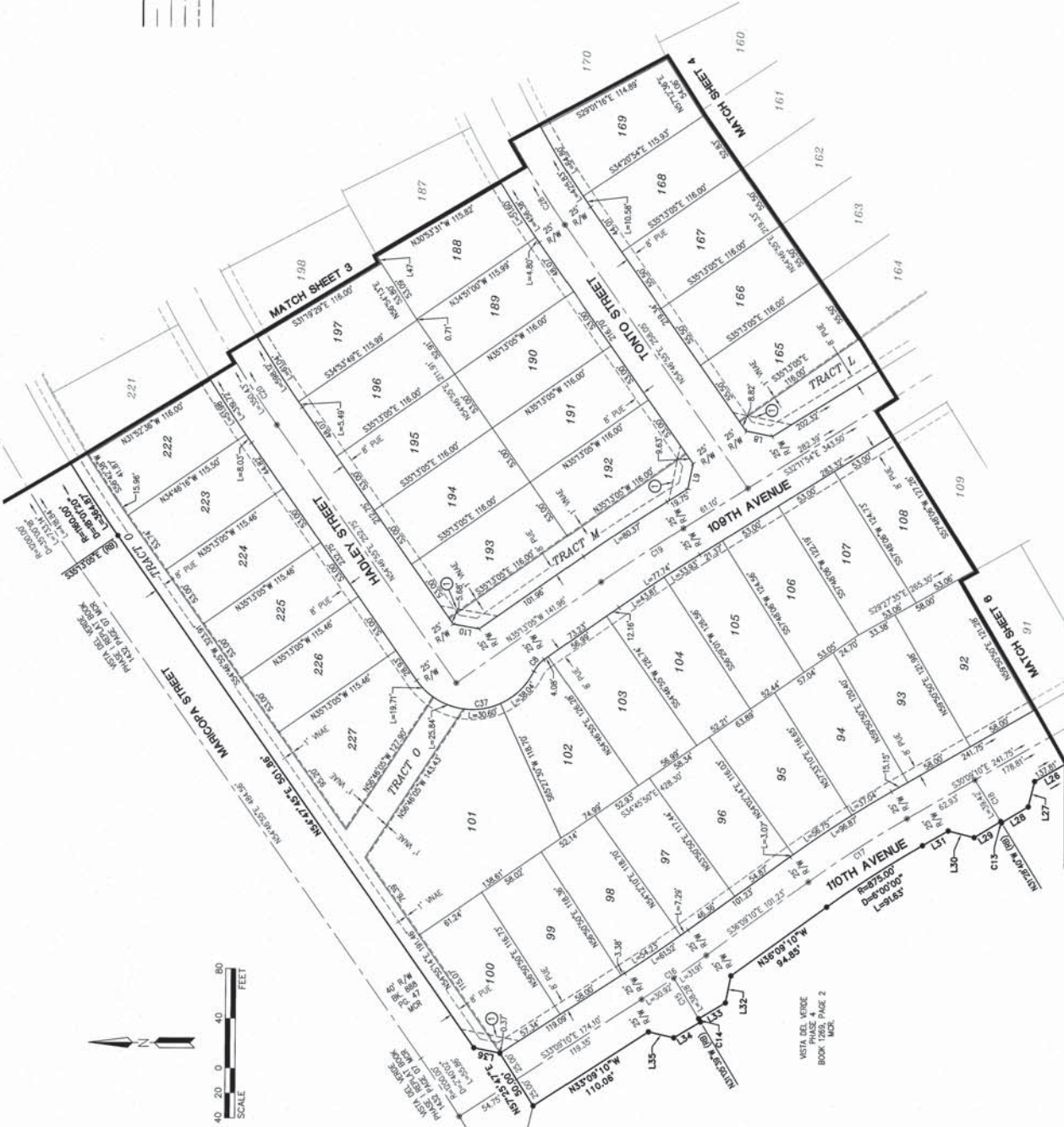




- LEGEND**
- FOUND MONUMENT OR AS NOTED
 - FOUND BRASS CAP IN HAND HOLE
 - FOUND BRASS CAP FLUSH
 - FOUND BRASS CAP FLUSH PER MAG
 - STD. DIL. 120-1 TYPE "B"
 - SET 1/2" REBAR W/CAP
 - RES. 1504, OR AS NOTED
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - RIGHT-OF-WAY
 - EASEMENT
 - RADIAL BEARING
 - PARCEL LINE
 - RIGHT-OF-WAY
 - PUBLIC UTILITY EASEMENT
 - VEHICLE NON-ACCESS EASEMENT
 - MARICOPA COUNTY RECORDS
 - REGISTERED LAND SURVEYOR
 - ASSESSOR PARCEL NUMBER
 - 33'X33' SIGHT VISIBILITY TRIANGLE

LINE NO.	DIRECTION	LENGTH
L8	S117°20'W	21.76'
L9	N78°42'30"W	20.65'
L10	N09°46'55"E	21.21'
L28	N30°09'10"W	106.43'
L27	N75°52'24"W	20.92'
L28	N37°28'40"W	25.00'
L29	N37°31'03"W	25.00'
L30	N14°02'11"E	21.51'
L31	N33°09'10"W	23.91'
L32	N78°44'25"W	22.08'
L33	N37°05'39"W	25.00'
L34	N37°05'07"W	25.00'
L35	N12°47'01"E	20.86'
L36	N17°23'55"E	21.38'
L47	N60°27'41"E	6.52'

CURVE NO.	RADIUS	DELTA	LENGTH
C8	25.00'	285°57'18"	12.83'
C13	1665.00'	0°02'23"	1.17'
C14	1405.00'	0°07'32"	3.08'
C15	1405.00'	1°41'11"	41.36'
C16	1200.00'	3°00'00"	62.83'
C17	900.00'	6°00'00"	84.25'
C18	1695.00'	1°22'00"	40.60'
C19	1500.00'	3°01'11"	78.05'
C20	1004.00'	3°00'18"	61.40'
C28	722.00'	3°00'18"	44.11'
C37	55.00'	118°57'18"	114.18'

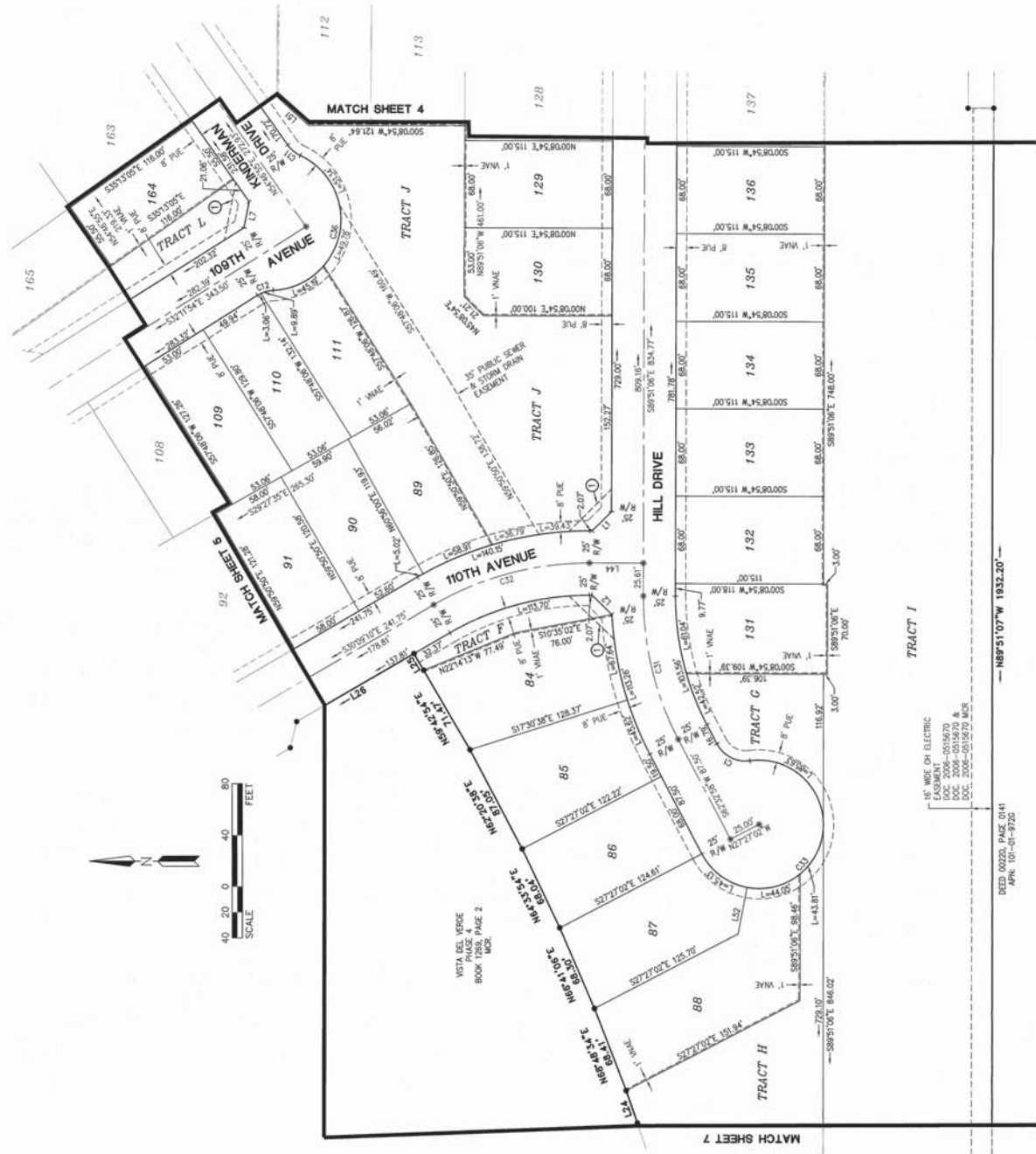


LEGEND

- FOUND MONUMENT OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP FLUSH PER MAG
- STD DIT. 120-1 TYPE "B"
- SET 1/2" REBAR W/CAP
- RLS 1504, OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- RIGHT OF WAY
- EASEMENT
- PARCEL LINE
- RADIAL BEARING
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- VEHICLE NON-ACCESS EASEMENT
- MARICOPA COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- ① 33°13'33" SHORT IRREGULAR TRIANGLE

LINE NO.	DIRECTION	LENGTH
L1	S44°51'08"E	21.20'
L2	S44°24'01"W	21.49'
L7	S78°42'30"E	20.65'
L24	N70°50'02"E	26.69'
L25	N89°50'50"E	15.00'
L26	N30°09'10"W	104.45'
L44	S00°08'54"W	42.07'
L51	S47°30'30"W	33.03'
L52	S79°04'47"E	36.83'

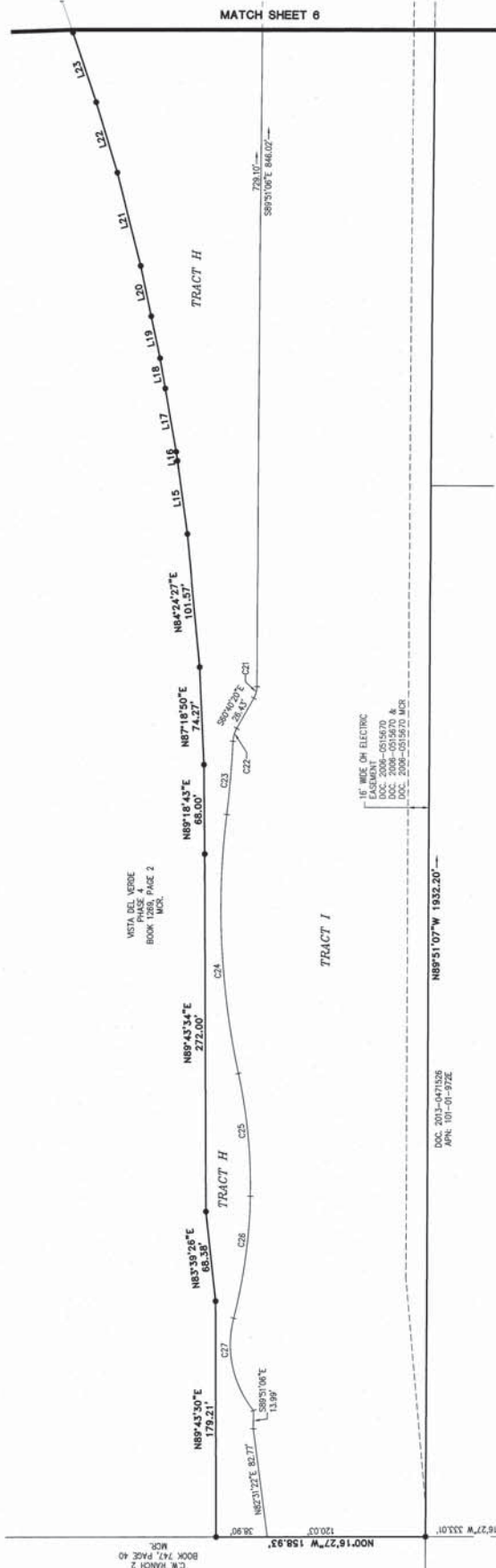
CURVE NO.	RADIUS	DELTA	LENGTH
C1	25.00'	70°31'44"	38.77'
C11	25.00'	29°41'41"	12.96'
C12	25.00'	29°41'41"	12.96'
C31	240.00'	27°35'57"	115.61'
C32	240.00'	30°18'54"	126.83'
C33	50.00'	29°31'45"	218.83'
C36	55.00'	15°24'33"	146.30'



15' WIDE ON ELECTRIC
EASEMENT
DOC. 2008-015670
DOC. 2008-015670 &
DOC. 2008-015670 M38

DEED 00020, PAGE 011
APN: 101-01-9715

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CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C21	18.00'	297°46'	9.17'
C22	22.00'	28°49'50"	10.30'
C23	734.15'	47°14"	55.68'
C24	594.00'	19°05'55"	198.00'
C25	406.00'	13°15'48"	93.99'
C26	406.00'	13°15'48"	93.99'
C27	80.00'	53°07'30"	74.95'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L15	N82°09'33"E	56.03'
L16	N82°00'52"E	7.27'
L17	N79°54'50"E	46.85'
L18	N79°56'43"E	23.38'
L19	N77°43'30"E	32.65'
L20	N77°49'41"E	39.22'
L21	N75°27'31"E	72.87'
L22	N73°01'37"E	56.64'
L23	N71°23'15"E	56.03'

LEGEND

- FOUND MONUMENT OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- BRASS CAP FLUSH IN HAND HOLE
- SET 1/2" REBAR W/ CAP
- RLS 11344, OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- EASEMENT
- PARCEL LINE
- BS BOUNDARY SURVEY
- R/W RIGHT-OF-WAY
- PE PUBLIC UTILITY EASEMENT
- VA VEHICLE NON-ACCESS EASEMENT
- MOR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSessor's PARCEL NUMBER
- ① 37X53' SIGHT VISIBILITY TRIANGLE

SOUTHEAST CORNER OF
SECTION 7, TOWNSHIP 1
NORTH, RANGE 1 EAST FOUND
BRASS CAP FLUSH
N89°43'30"E 179.21'
N89°43'30"E 179.21'
N89°43'30"E 179.21'
N89°43'30"E 179.21'

C.W. RANCH 2
BOOK 747, PAGE 40

VISTA DEL VERDE
PHASE 4
BOOK 1269, PAGE 2
MOR.

1/2" WIDE OH ELECTRIC
CABLE
DOC. 2008-0515670
DOC. 2008-0515670 &
DOC. 2008-0515670 MCR
DOC. 2008-0515670 MCR

N89°51'07"W 1932.20'
DOC. 2013-0471526
APN: 101-01-972E

TRACT I

MATCH SHEET 6

TRACT H

TRACT H

TRACT H

CITY COUNCIL REPORT

SUBJECT: Re-Plat of Vista del Verde Phase 4 - Application PL-18-0148

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Department Director

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request by Mr. Kirk Pangus, HILGARTWILSON, LLC., for approval of a Re-Plat for Vista del Verde Phase 4. Consistent with the Vista del Verde Preliminary Plat approved by City Council in December 2017, the proposed Re-Plat will reconfigure lot lines within the 15.8 net acre fourth phase of the 144.0 net acre Vista del Verde community located approximately 300 feet north of the northwest corner of 107th Avenue and Buckeye Road. A total of 75 single-family residential lots are currently platted in Phase 4; approval of the Re-Plat will increase the total to 83. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this phase as a separate agenda item. The Council will take appropriate action.

BACKGROUND:

Vista Del Verde Phase 4, approximately 15.8 net acres, is part of a larger 144-acre property that was annexed into the City in November 1985.

The property is designated by the General Plan 2030 Land Use Map as Medium Density Residential. The Medium Density Residential designation accommodates development of suburban detached single-family residential within a density range of 2.5 to 4.0 dwelling units per acre, with a target density of 2.5.

The site was rezoned from Agricultural (AG) to Planned Area Development (PAD) on December 15, 2003. The original PAD, called "Roy's Place", allowed for development of 442 single-family residential lots ranging in size from 7,245 square feet to 8,760 square feet. A Major Amendment to the PAD, incorporating a 1.8-acre exception parcel along the northern boundary of the site into the Roy's Place development plan, was approved by City Council on May 16, 2005. A Preliminary Plat for Roy's Place was approved by the City Council on April 21, 2005; the approved Preliminary Plat consisted of 436 single-family lots, 22 acres of open space, and a potential school site that could be developed with additional single-family lots if a school did not locate on the site. A Final Plat in conformance with the approved Preliminary Plat was approved by the City Council on November 6, 2006. An amendment to the approved Final Plat, changing the name of the community from Roy's Place to Vista del Verde and correcting minor errors on the previously approved Final Plat, was approved by City Council on April 11, 2016.

Work on the Roy's Place development commenced in 2007. Perimeter walls and underground utilities (e.g. water and sewer lines) were partially constructed when, due in large part to the weakened economy during the "Great Recession", the subdivision improvements were put on hold. The subdivision has remained in a partially completed state for over 10 years.

A Minor PAD Amendment was approved administratively on October 30, 2017. The approved Amendment reduced the total number of lots allowed in the PAD from 442 to 435 and revised the lot mix to include narrower lots, a combination of 275 53' wide, 6,095 square foot lots and 160 63' wide, 7,245 square foot lots. This Amendment also increased the open space from 22 acres to 27 acres (19 percent) and established a location for a 14-acre elementary school site.

A Preliminary Plat for Vista del Verde, consistent with the amended PAD, was approved by City Council on December 18, 2017. With approval of the Preliminary Plat, the recorded Final Plat for the community was no longer in conformance with preliminary approvals. Re-Plats are required to restore the conformance of the Final Plat with zoning and Preliminary Plat approvals.

The Vista del Verde site is divided into four phases. Phases 1 and 2 are located north of Maricopa Street and Phases 3 and 4 are located south of Maricopa Street. Re-Plats of Phases 1 and 2, revising lot lines to achieve conformance with the 2017 Preliminary Plat, were approved by City Council on July 2, 2018.

Construction of Vista del Verde's first phase is underway with homebuilder Richmond American slated to develop 120 new single-family residences. Construction in Phases 2, 3, and 4 is expected to follow sequentially upon completion of Phase 1.

The existing uses and zoning of the surrounding properties are as follows:

- **NORTH:** The Roosevelt Park Phase I subdivision, a completed 481-unit single-family residential subdivision developed at a density of 3.28 dwelling units/acre. Roosevelt Park is zoned PAD (Planned Area Development).
- **WEST:** The Starlight Trails subdivision, a completed 442-unit single-family residential subdivision developed at a density of 3.44 dwelling units/acre. Starlight Trails is zoned PAD (Planned Area Development).
- **EAST:** A series of warehouse and distribution facilities developed within the City of Tolleson. The properties feature Tolleson I-1 and I-2 Industrial zoning.
- **SOUTH:** Union Pacific Railroad (UPRR) right-of-way, located in the jurisdiction of Maricopa County. The UPRR property is zoned Maricopa County C-3 (Highway Commercial).

SUMMARY OF REQUEST:

The applicant is requesting approval of a Re-Plat of a 15.8 net acre portion of the Vista del Verde Final Plat for Phase 4 of the planned community.

The recorded Vista del Verde Final Plat, which reflects the original 2003 Roy's Place PAD, divides the Phase 4 site into 75 single-family residential lots. In 2017, however, the developer obtained approval of a PAD Amendment and Preliminary Plat which reduced lot widths and expanded and reconfigured open space to better suit current homebuyer preferences. The approved 2017 Vista del Verde Preliminary Plat divided the Phase 4 property into 83 single-family residential lots, an increase of 8 lots from the recorded Final Plat. The proposed Re-Plat (Exhibit D) is required to bring the property's Final Plat in conformance with the 2017 Preliminary Plat. The proposed Re-Plat will:

- Reconfigure existing lot lines, narrowing most lots from their currently recorded configuration. The resulting lot count equals 83 and is comprised of a mix of 53'x115' (6,095 square feet) and 63'x115' (7,245 square feet) minimum lots.

- Reconfigure common area open space tracts, providing for 8 tracts totaling 2.0 acres. Open Space within Phase 4 includes:
 - o Tract D, approximately 0.8 acres in area, will be developed as a neighborhood park featuring a ramada, barbeque grill, picnic table, and children's playset.
 - o Tracts B, G, and H, ranging in size between 0.1 and 0.7 acres in area, will be developed as north/south trail corridors providing pedestrian and bicycle connectivity through the neighborhood to the primary east/west trail running along the southern edge of Vista del Verde and connecting into Starlight Trails.
 - o Tracts A, C, E, and F, each approximately 0.1 acres in area, will function as landscaped areas that serve to beautify the community while also serving drainage and retention needs of the community.
 - o In addition to those amenities listed above, Phase 4 residents will also have access to open spaces completed in Phases 1, 2, and 3. These spaces include a 9.0-acre trail corridor that will connect to the existing Starlight Trails pedestrian trail, the community's 6.5-acre central park featuring a covered playground, full basketball court, volleyball court, ramadas, barbeque grills, a large turf field for active recreation, and shaded seating nodes.
 - o A Homeowner's Association, Vista Del Verde Community Association, will maintain all open space areas, landscape tracts, and right-of-way landscaping, including landscaped medians.

Access to Vista Del Verde Phase 4 will be provided from 107th Avenue via Maricopa Street. Right-of-way for Maricopa Street and all local streets providing access to individual lots was dedicated with the 2006 Roy's Place Final Plat; no additional right-of-way is needed to accommodate the proposed Vista del Verde Phase 4. Improvements to Maricopa Street and all local streets internal to Phase 4 will be constructed by the developer.

The City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for the community as a separate agenda item.

PUBLIC PARTICIPATION:

Public notification is not required for Re-Plat applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review Re-Plat applications.

ANALYSIS:

- The proposed Re-Plat has been reviewed by the City's contracted Registered Land Surveyor and the document has been confirmed as geometrically accurate and in conformance with Arizona Statutes governing the subdivision of real property.
- The proposed Re-Plat is in conformance with the City of Avondale Zoning Ordinance, the Vista del Verde Planned Area Development, and Avondale Subdivision Regulations.
- The proposed Re-Plat conforms to the approved Preliminary Plat for Vista del Verde. All conditions of Preliminary Plat approval specific to the Final Plat have been satisfied. Specifically, headlight intrusion on lots located at "T-Intersections" will be addressed by positioning the non-living (e.g. garage) side of the home where headlights are most likely to be directed.

- Final Civil and Final Landscape Plans for this project have been approved. The approved plans are consistent with the preliminary plans approved with the Preliminary Plat except that shade covers have been provided over play equipment, as stipulated by the City Council.
- All rights-of-way and easements required for this development has been previously dedicated with the 2006 Roy's Place Final Plat. No additional right-of-way or easements are needed with this Re-Plat.

DISCUSSION:

1. The proposed Re-Plat is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
2. The proposed Re-Plat is in conformance with the Vista del Verde PAD Development Plan, including conditions of approval.
3. The proposed Final Plat is in conformance with the approved Vista del Verde Preliminary Plat, including conditions of approval.
4. The conditions of approval are reasonable to ensure conformance with the provisions as outlined in the Avondale Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Staff recommends that City Council **APPROVE** application PL-18-0148 Vista del Verde Phase 4 with one (1) recommended condition of approval, as follows:

1. The recorded plat shall be in conformance with the Vista del Verde Phase 4 Re-Plat submitted on September 3, 2019.

PROPOSED MOTION:

I move that City Council **APPROVE** application PL-18-0148, a request for approval of a Re-Plat for Vista del Verde Phase 4, subject to one (1) recommended condition of approval.



Aerial Photograph

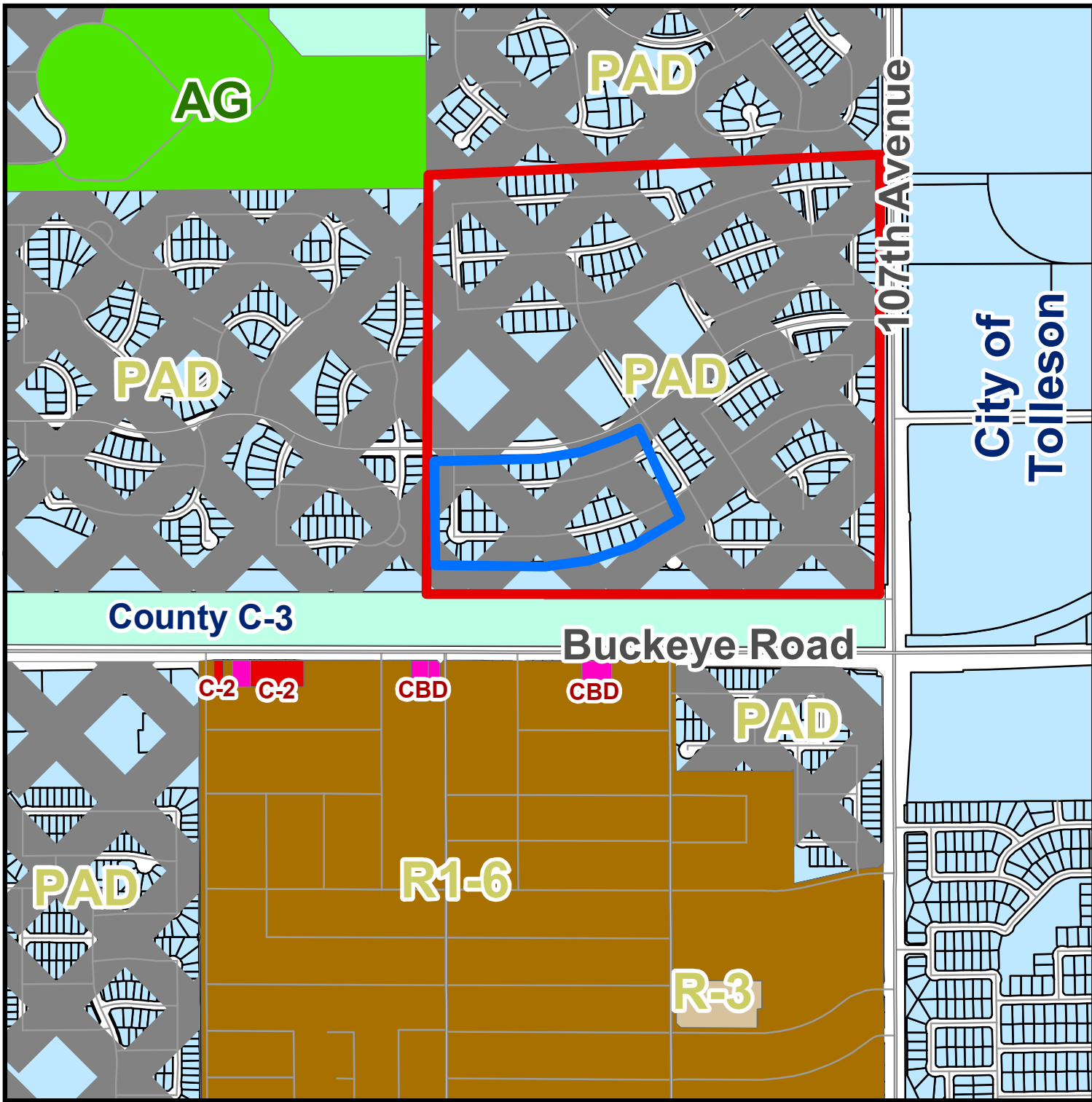


Vista Del Verde



Phase 4





Zoning Vicinity Map

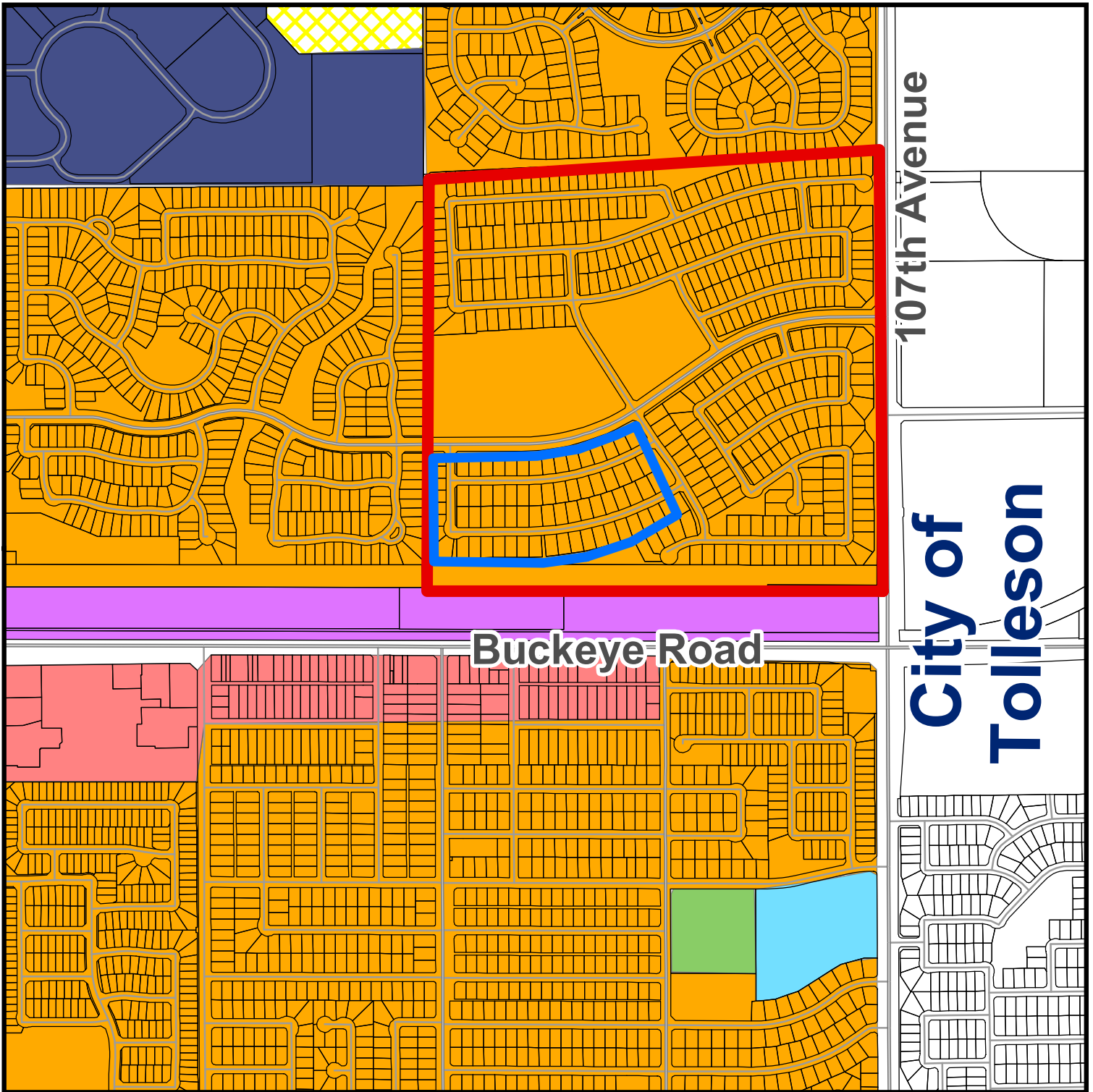


Vista Del Verde



Phase 4





General Plan Land Use Map



-  Medium Density Residential
-  Public/Civic
-  Open Space and Parks

-  Local Commercial
-  Education
-  Mixed Use

-  Vista Del Verde
-  Phase 4

Exhibit D

Proposed Re-Plat

Vista del Verde Phase 4

A PORTION OF VISTA DEL VERDE AMENDED FINAL PLAT AS FILED IN BOOK 1269 OF MAPS, PAGE 2 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING WITHIN A PORTION OF THE EAST HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

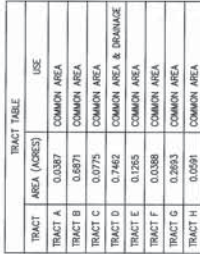
[illegible][illegible]

PHENIX SOUTH 1329°07' WEST, 20.06 FEET TO A POINT ON THE NORTH RIGHT OF WAY
PHENIX SOUTH 307°10' EAST, 23.00 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID
LOT 10.
PHENIX SOUTH 308°07' EAST, 23.00 FEET TO A POINT ON THE CENTURE OF SAID
VALEY STREET.
PHENIX SOUTH 315°03' EAST, 25.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY
OF PHENIX STREET.
PHENIX SOUTH 79°46'25" EAST, 22.00 FEET;
PHENIX SOUTH 307°10' EAST, 19.45 FEET TO THE BEGINNING OF A TANGENT CURVE
HAVING A RADIUS OF 100 FEET, BEARING S 87°10' E, 27.75 FEET TO A POINT ON THE
CENTURE OF VALEY STREET, BEARING S 87°10' E, 27.75 FEET TO A CENTRAL ANGLE OF
90°00'00", AN ARC LENGTH OF 91.63 FEET TO A TANGENT LINE.
PHENIX SOUTH 307°09'10" EAST, 23.91 FEET;

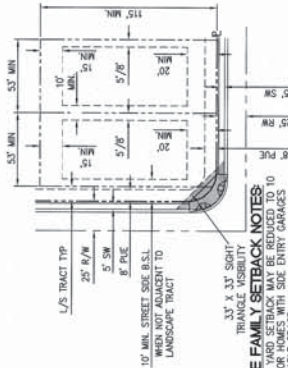
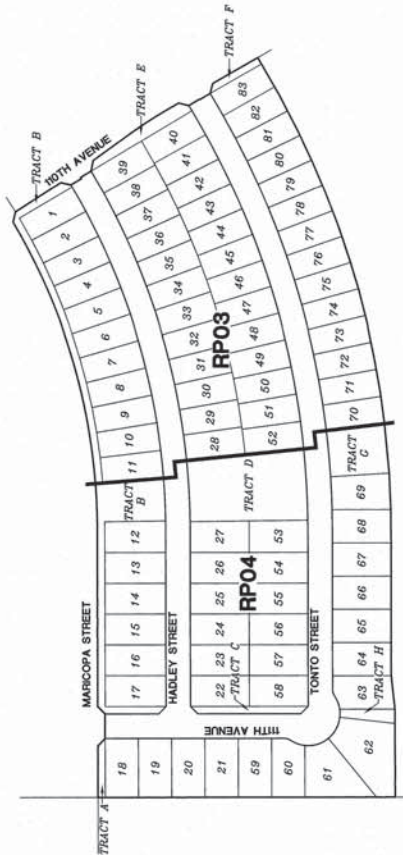
[illegible][illegible]

1. FRONT YARD SETBACK MAY BE REDUCED TO 11 FEET FOR HOMES WITH SIDE ENTRY GARAGES OR LIVABLE SPACE.
2. MINIMUM LOT DEPTH MAY BE REDUCED TO 110 FEET FOR LOTS ON KNUCKLES OR CUL-DE-SACS.
3. MAXIMUM LOT COVERAGE 50% FOR TWO STORY HOME.
4. MAXIMUM LOT COVERAGE 55% FOR ONE STORY HOME.

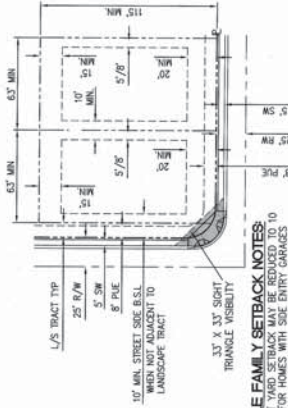
1. FRONT YARD SETBACK MAY BE REDUCED TO 10 FEET FOR HOMES WITH SIDE ENTRY GARAGES OR LIVABLE SPACE.
2. MINIMUM LOT DEPTH MAY BE REDUCED TO 110' FOR LOTS ON KNUCKLES OR CUL-DE-SACS.
3. MAXIMUM LOT COVERAGE 50% FOR TWO STORY HOME.
4. MAXIMUM LOT COVERAGE 55% FOR ONE STORY HOME.



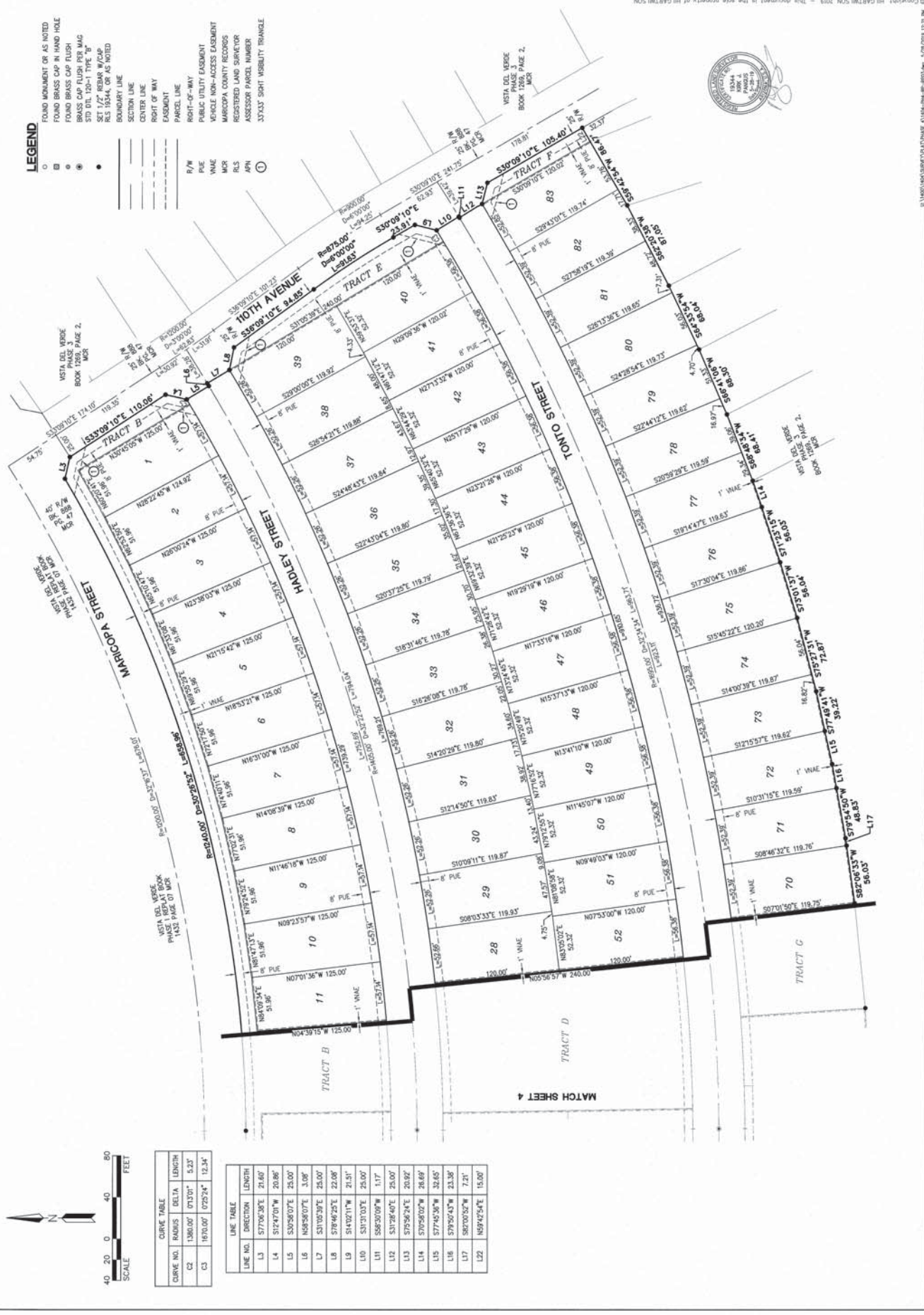
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.
3. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAN ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.



1. FRONT YARD SETBACK MAY BE REDUCED TO 11 FEET FOR HOMES WITH SIDE ENTRY GARAGES OR LIVABLE SPACE.
2. MINIMUM LOT DEPTH MAY BE REDUCED TO 110 FEET FOR LOTS ON KNUCKLES OR CUL-DE-SACS.
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4. MAXIMUM LOT COVERAGE 55% FOR ONE STORY HOME.



LEGEND

- FOUND MONUMENT OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- BRASS CAP FLUSH PER MAG
- BRASS CAP FLUSH PER MAG
- SET 1" OF BRASS W/ CAP
- RE 1/4" OF AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- ROOT OF WAY
- EASEMENT
- PARCEL LINE
- ROOT-OF-WAY
- PUE
- VUE
- MAJOR COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- 30'X30' SORT VISIBILITY TRIANGLE

SCALE

0 20 40 80
FEET

CURVE TABLE

CURVE NO.	DIRECTION	RADIUS	DELTA	LENGTH
C2	S138°00'00"E	070.00'	5.33'	12.34'
C3	S167°00'00"E	075.24'	12.34'	

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L3	S77°00'30"E	21.60'
L4	S124°00'00"E	20.86'
L5	S30°58'00"E	25.00'
L6	N88°58'00"E	3.08'
L7	S31°05'39"E	25.00'
L8	S78°46'25"E	22.08'
L9	S42°02'11"W	21.51'
L10	S31°31'03"E	25.00'
L11	S58°20'09"W	1.17'
L12	S31°28'40"E	25.00'
L13	S75°56'24"E	20.82'
L14	S70°58'00"W	28.69'
L15	S77°45'35"W	32.65'
L16	S78°50'43"W	23.88'
L17	S87°00'32"W	7.21'
L22	N59°42'54"E	15.00'



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LEGEND

- FOUND MONUMENT OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- 3/8" DIA. 120-1 TYPE "B" MONUMENT
- 1/2" DIA. 120-1 TYPE "B" MONUMENT
- 1/4" DIA. 120-1 TYPE "B" MONUMENT
- 1/8" DIA. 120-1 TYPE "B" MONUMENT
- 1/16" DIA. 120-1 TYPE "B" MONUMENT
- 1/32" DIA. 120-1 TYPE "B" MONUMENT
- 1/64" DIA. 120-1 TYPE "B" MONUMENT
- 1/128" DIA. 120-1 TYPE "B" MONUMENT
- 1/256" DIA. 120-1 TYPE "B" MONUMENT
- 1/512" DIA. 120-1 TYPE "B" MONUMENT
- 1/1024" DIA. 120-1 TYPE "B" MONUMENT
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CITY COUNCIL REPORT

SUBJECT: Resolutions 1004-0120 and 1005-0120 – Vista del Verde Phase 3 Maintenance Improvement District

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Department Director

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request to approve the Petition for Formation, adopt Resolution 1004-0120 declaring its intention to form the City of Avondale Maintenance Improvement District No. 16, Vista del Verde Phase 3, providing for the assessment, and adopt Resolution 1005-0120 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

BACKGROUND:

Under provisions of the City Code and Zoning Ordinance, developers are responsible for landscaping development projects prior to issuance of a Certificate of Occupancy. In particular, subdivisions are required to provide landscaping along certain arterial and collector streets and in other locations as provided in the zoning requirements, approval conditions, engineering requests or subdivision requirements. In addition, developers are often required to provide paths, trails, and other usable amenities in common open space areas within a community.

The purpose of the Maintenance Improvement District is to provide for the operations, maintenance, repair and improvements to landscaping and open space adjacent to designated public roadways and parkways within the proposed district, as well as drainage and retention within each proposed district in the event a Homeowner's Association fails. Until such time as the Homeowner's Association fails, and the Council directs City Staff to assume maintenance responsibility, a line item of \$0.00 will display on the homeowners' property tax bills. Pursuant to the provision of A.R.S. 48-574, et. seq., the Mayor and Council are empowered to adopt a Resolution ordering the formation of a Maintenance Improvement District.

A Resolution of Intention for formation of City of Avondale Maintenance Improvement District No. 16, Vista del Verde Phase 3, north of the northwest corner of 107th Avenue and Buckeye Road, is also attached. In the case in which all of the property owners have consented to MID formation, the ordinary publication and protest period are not required by law; the Council may then adopt a Resolution ordering the improvements when necessary once the Resolution of Intention is first adopted. The Resolution ordering the improvements finalizes the formation of the Maintenance Improvement District process. In accordance with State statute, an assessment diagram and map, listing each parcel of property within the district has been prepared.

PUBLIC PARTICIPATION:

Public notification is not required for MID applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review MID applications.

ANALYSIS:

The acceptance of this Maintenance Improvement District will allow any additional charges associated with the maintenance responsibilities, should the Homeowner's Association fail, to be assessed on the property tax bill for the properties located within the District.

The Maintenance Improvement District has been approved through the Development and Engineering Services Department, which recommends that City Council formally approve the Maintenance Improvement District to allow for the taxing district to be recorded and in place in the event the Homeowner's Association fails.

It should be noted that not approving the Maintenance Improvement District will prevent any charges from being assessed on the property tax bills for those properties located within the District in the event that the Homeowner's Association fails.

DISCUSSION:

The proposed MID has been reviewed by the City Attorney and is in conformance with the City of Avondale's Subdivision Regulations and State statute governing Maintenance Improvement District formation.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

BUDGET IMPACT:

There is no direct budgetary impact to the City to approve the Maintenance Improvement District. However, the City would incur the additional charges associated with the maintenance responsibilities should the taxing district not be approved and recorded, and the Homeowner's Association fails.

RECOMMENDATION:

Staff recommends Council **ADOPT** a Resolution declaring its intention to create and adopt plans for the City of Avondale Maintenance Improvement District No. 16, Vista del Verde Phase 3, providing for the assessment, and a second Resolution declaring its intention to order the improvements within the newly established Maintenance Improvement District, providing for the assessment and declaring an emergency, subject to the following conditions:

1. The final plat for the subdivision must be approved by City Council and recorded with the Maricopa County Recorder's Office prior to recordation of the Maintenance Improvement District; and
2. The developer must provide a fully executed Petition, Waiver and Consent to Formation of a Municipal Improvement District.

PROPOSED MOTION:

I move that City Council **ADOPT** the necessary resolutions approving City of Avondale Maintenance Improvement District No. 16, Vista del Verde Phase 3, subject to two (2) recommended conditions of approval.

RESOLUTION 1004-0120

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO MAINTAIN LANDSCAPING INCLUDED WITHIN, NEAR AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE CITY OF AVONDALE AS DESCRIBED HEREIN; ADOPTING PLANS FOR CITY OF AVONDALE MAINTENANCE IMPROVEMENT DISTRICT NO. 16 – VISTA DEL VERDE III, AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT; PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Avondale (the “City”) has been presented with a Petition for Formation of a Maintenance Improvement District purporting to be signed by all of the real property owners within the proposed district and, according to ARIZ. REV. STAT. § 48-574(C), the City finds that such ownership has been verified; and

WHEREAS, the Council of the City of Avondale (the “City Council”) desires to declare its intent to form the City of Avondale Maintenance Improvement District No. 16 – Vista Del Verde III (the “Assessment District”) over the area described and depicted on Exhibit A, attached hereto and incorporated herein by reference and including those lots, pieces or parcels of land lying within the Assessment District as shown in more detail on the duplicate diagrams made by or at the direction of the City Engineer showing each separate lot numbered consecutively, the area in square feet of each lot, the area of any building or buildings located on each lot, and the location of the lot in relation to the work proposed to be done (the “Assessment Diagram”) attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, the City Council declares that the maintenance of the landscaping included within, near and adjacent to a parkway and related facilities in the Assessment District to be of more than local or ordinary public benefit, and further that the cost of said maintenance shall be assessed on the Assessment District; and

WHEREAS, the City Council declares that the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities in the Assessment District is incidental to the maintenance and preservation of the parkway and related facilities, has aesthetic value, and maintains and increases the value of property within the Assessment District; and

WHEREAS, the City Council declares that the maintenance of landscaping included within and adjacent to a parkway and related facilities preserves and promotes the health, safety, and welfare of those citizens of the City living within the Assessment District as well as preservation of the streets and parkways which may be adversely impacted by drainage and other water formations; and

WHEREAS, the City Council declares that the maintenance of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens of the City living within the Assessment District; and

WHEREAS, the City Council declares that maintenance of landscaped drainage and other water control facilities and features within, near or adjacent to a parkway and related facilities tends to preserve the structural integrity of the parkway and mitigates flooding of adjacent areas and the parkway by draining water to and from the parkway in furtherance of the health, safety and welfare of those citizens of the City living within the Assessment District.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City of Avondale, Arizona, to order the following work (hereinafter the “Work”) to be performed: The maintenance of all landscaping, including replacement of landscape materials, within the Assessment District in the areas shown on the Assessment Diagram.

SECTION 3. The City Council designates as parkways those streets and rights-of-way areas set forth on the Assessment Diagram in accordance with Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and specifically including those portions of pedestrian facilities, retention, detention and storm water management facilities included within or adjacent to the Assessment District. The public interest and convenience require, and it is the intention of the City Council to order the Work adjacent to the designated parkways to be performed as stated herein. All items of the Work shall be performed as prescribed by the plans showing the engineer’s estimate for the City of Avondale Maintenance Improvement District No. 16 – Vista Del Verde III, filed with the City Clerk prior to the adoption of this Resolution (the “Plans and Specifications”), which are hereby approved and adopted by the City Council and which shall remain on file in the Office of the City Engineer; no assessment for any lot shall exceed its proportion of the estimate. The estimate of the cost and expenses of the work or improvements on file in the offices of the Superintendent of Streets (the City Engineer) and the City Clerk are hereby approved and adopted by the City Council. In addition to the requirements of law, the procedures set forth in the City

Code will be followed regarding acceptance of bids and setting tax levies. For purposes of this Resolution and of all resolutions, ordinances and notices pertaining to this Resolution, the improvement as herein described is hereby designated City of Avondale Maintenance Improvement District No. 16 – Vista Del Verde III.

SECTION 4. In the opinion of the City Council, the Work is of more than local or ordinary public benefit. The City Council hereby orders that all amounts due or to become due with respect to the Work shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

SECTION 5. The City Engineer is hereby authorized and directed to prepare duplicate Assessment Diagrams of the property contained within the Assessment District.

SECTION 6. Any public street or alley within the boundaries of the Assessment District is hereby omitted from the assessment hereafter to be made. Any lot belonging to the United States, the State, a county, city, school district or any political subdivision or institution of the State or county, which is included within the Assessment District shall be omitted from the assessment hereafter made.

SECTION 7. In no event will the City or any officer thereof be liable for any portion of the cost of said Assessment District or for any delinquency of persons or property assessed.

SECTION 8. The City Council shall make annual statements and estimates of the expenses of the Assessment District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property in the Assessment District as provided in ARIZ. REV. STAT. § 48-574 and amendments thereto.

SECTION 9. The Work and all proceedings pertaining thereto shall be performed under the provisions of Title 48, Article 2, specifically Section 48-574, and all amendments thereto and pursuant to Article I, Section 3 and Article XII, Section 8 of the Avondale City Charter.

SECTION 10. The City Engineer is hereby authorized to fill in any blanks and to make any minor corrections necessary to complete the Plans and Specifications.

SECTION 11. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute and submit all documents and any other necessary or desirable instruments and to take all steps necessary to carry out the purpose and intent of this Resolution.

SECTION 12. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the City Council as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
January 21, 2020.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 1004-0120

[Legal Description and Assessment Diagram]

See following pages.

EXHIBIT "A"
VISTA DEL VERDE
MAINTENANCE IMPROVEMENT DISTRICT – PHASE 3
LEGAL DESCRIPTION

A portion of the Vista Del Verde Amended Final Plat as filed in Book 1269, Page 2 records of Maricopa County, Arizona being within a portion of the East Half of Section 7, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap in hand hole accepted as the East Quarter corner of said Section 7 from which a found brass cap in hand hole accepted as the Southeast corner of said Section 7 thereof bears South 00°12'47" East, 2623.73 feet;

Thence South 00°12'47" East, 755.42 feet along the east line of the Southeast Quarter of said Section 7 to the centerline of Maricopa Street as shown on the Final Plat for Roy's Place recorded as Book 888, Page 47 records of Maricopa County, Arizona to the **POINT OF BEGINNING**;

Thence continuing along said east line, South 00°12'47" East, 1515.30 feet;

Thence leaving said east line, North 89°51'07" West, 676.13 feet;

Thence South 00°17'00" East, 20.00 feet;

Thence North 89°51'07" West, 1932.20 feet;

Thence North 00°16'27" West, 158.93 feet;

Thence North 89°43'30" East, 179.21 feet;

Thence North 83°39'26" East, 68.38 feet;

Thence North 89°43'34" East, 272.00 feet;

Thence North 89°18'43" East, 68.00 feet;

Thence North 87°18'50" East, 74.27 feet;

Thence North 84°24'27" East, 101.57 feet;

Thence North 82°06'33" East, 56.03 feet;

Thence North 82°00'52" East, 7.21 feet;

Thence North 79°54'50" East, 48.83 feet;
 Thence North 79°50'43" East, 23.38 feet;
 Thence North 77°45'36" East, 32.65 feet;
 Thence North 77°49'41" East, 39.22 feet;
 Thence North 75°27'31" East, 72.87 feet;
 Thence North 73°01'37" East, 56.04 feet;
 Thence North 71°23'15" East, 56.03 feet;
 Thence North 70°58'02" East, 26.69 feet;
 Thence North 68°48'34" East, 68.41 feet;
 Thence North 66°41'06" East, 68.30 feet;
 Thence North 64°33'54" East, 68.04 feet;
 Thence North 62°20'38" East, 87.05 feet;
 Thence North 59°42'54" East, 71.47 feet;
 Thence North 59°50'50" East, 15.00 feet;
 Thence North 30°09'10" West, 105.43 feet;
 Thence North 75°56'24" West, 20.92 feet;
 Thence North 31°28'40" West, 25.00 feet to a non-tangent curve, concave
 northwesterly, having a radius of 1695.00 feet, the center of which bears
 North 31°28'40" West;
 Thence northeasterly along said curve, through a central angle of 00°02'23", an
 arc length of 1.17 feet to a non-tangent line;
 Thence North 31°31'03" West, 25.00 feet;
 Thence North 14°02'11" East, 21.51 feet;
 Thence North 30°09'10" West, 23.91 feet to the beginning of a tangent curve
 concave southwesterly, having a radius of 875.00 feet;

Thence northwesterly along said curve, through a central angle of 06°00'00", an arc length of 91.63 feet to a tangent line;

Thence North 36°09'10" West, 94.85 feet;

Thence North 78°46'25" West, 22.08 feet;

Thence North 31°05'39" West, 25.00 feet to a non-tangent curve, concave northwesterly, having a radius of 1405.00 feet, the center of which bears North 31°05'39" West;

Thence southwesterly along said curve, through a central angle of 00°07'32", an arc length of 3.08 feet to a non-tangent line;

Thence North 30°58'07" West, 25.00 feet;

Thence North 12°47'01" East, 20.86 feet;

Thence North 33°09'10" West, 110.06 feet;

Thence North 57°25'47" East, 25.00 feet to the centerline of 110TH Avenue of said plat;

Thence North 33°09'10" West, 54.75 feet along said centerline to a non-tangent curve, concave northwesterly, having a radius of 1200.00 feet, the center of which bears North 32°33'03" West;

Thence leaving said centerline and northeasterly along said curve, through a central angle of 02°40'02", an arc length of 55.86 feet to a tangent line said line being the centerline of Maricopa Street of said plat;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID CENTERLINE;

Thence North 54°46'55" East, 484.56 feet to the beginning of a tangent curve concave southeasterly, having a radius of 1200.00 feet;

Thence northeasterly along said curve, through a central angle of 35°00'18", an arc length of 733.14 feet to a tangent line;

Thence North 89°47'13" East, 290.62 feet to the aforesaid east line of the Southeast Quarter of said Section 7 being the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,064,967 sq. ft. (47.4051 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

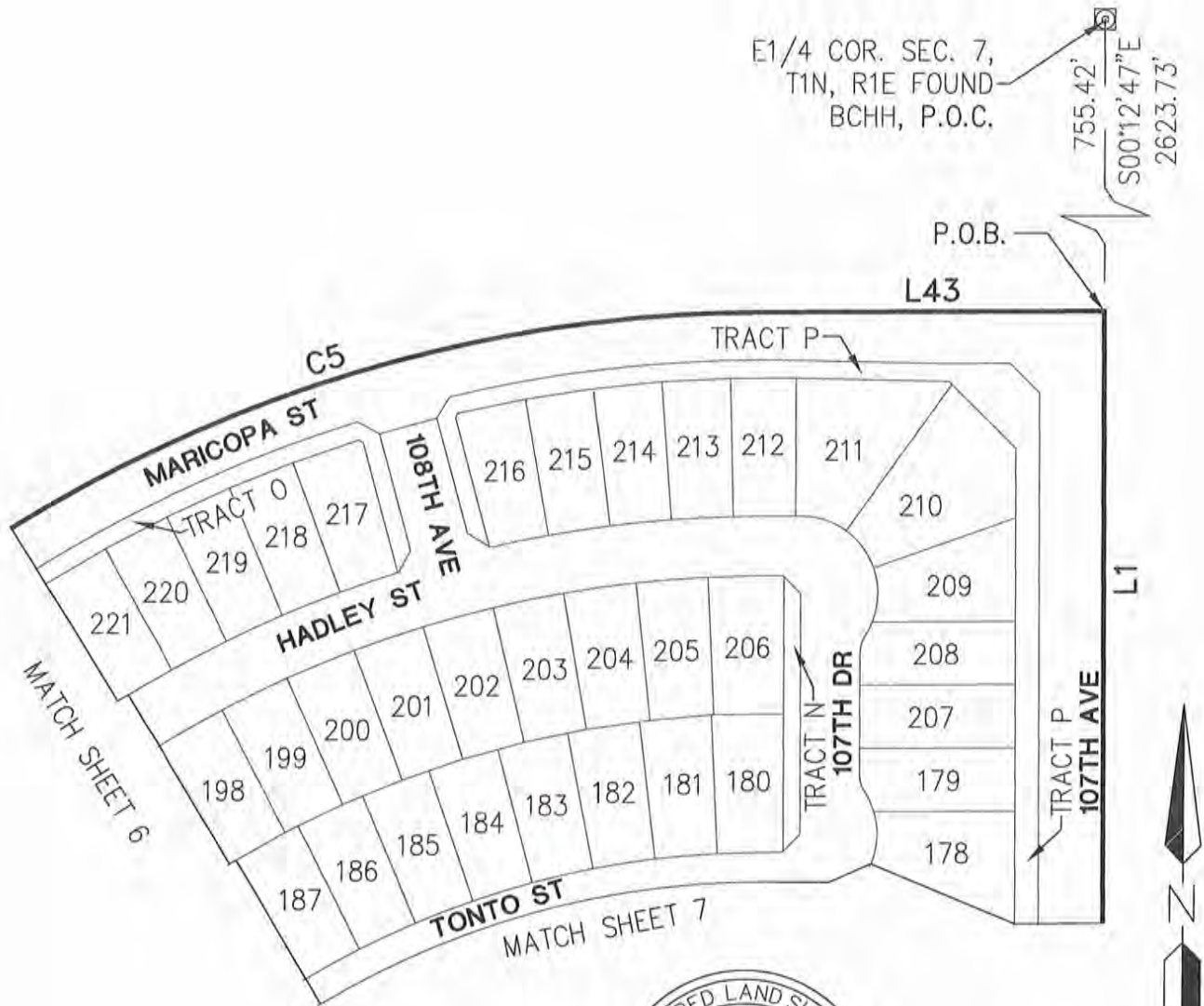
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1404
Date: May 2018



"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT



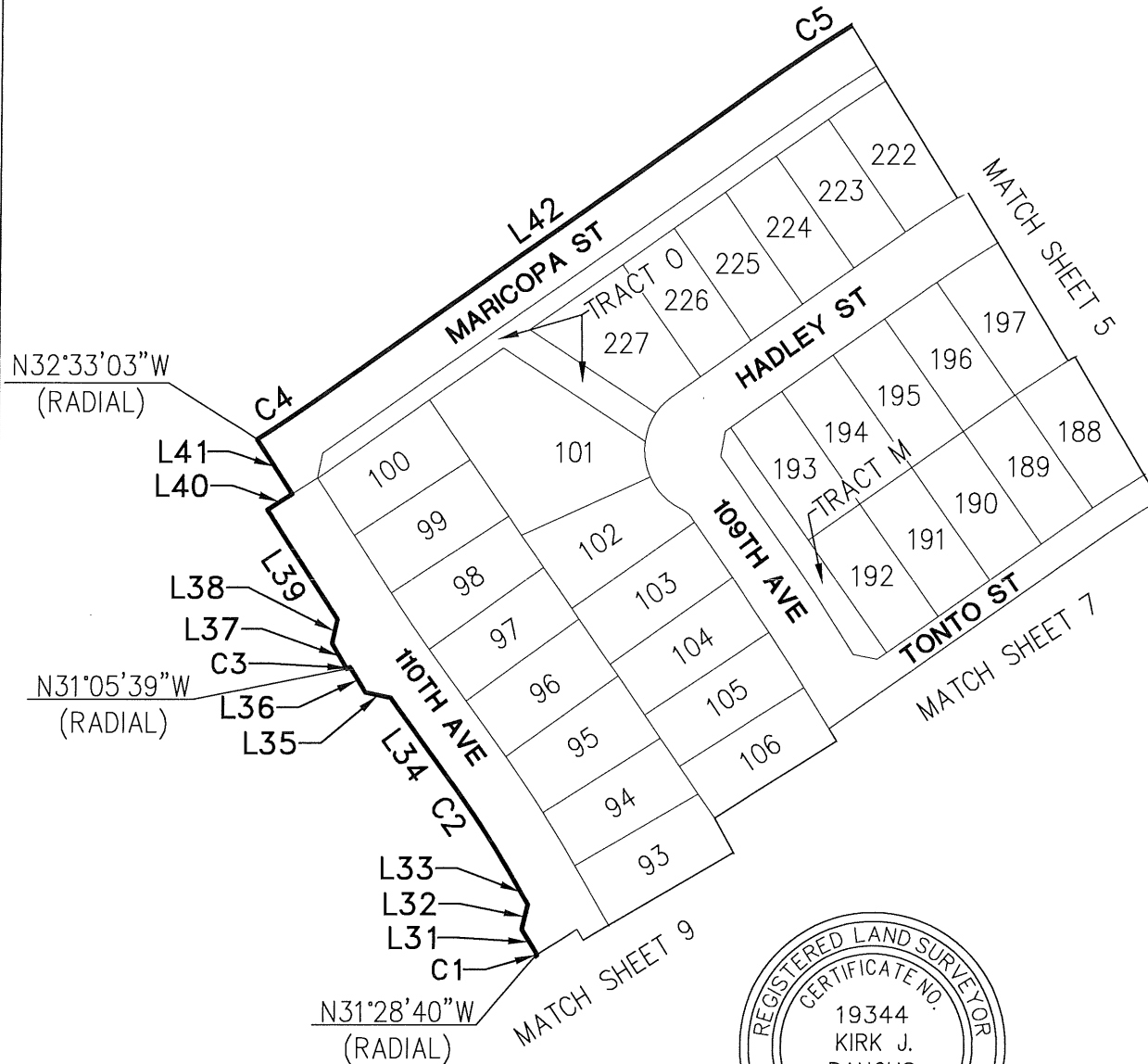
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SHEET 5 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP	PHASE 3 MID DIAGRAM	
CHECKED BY: RAJ	EXHIBIT "B"	

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 "ASSESSMENT DIAGRAM"
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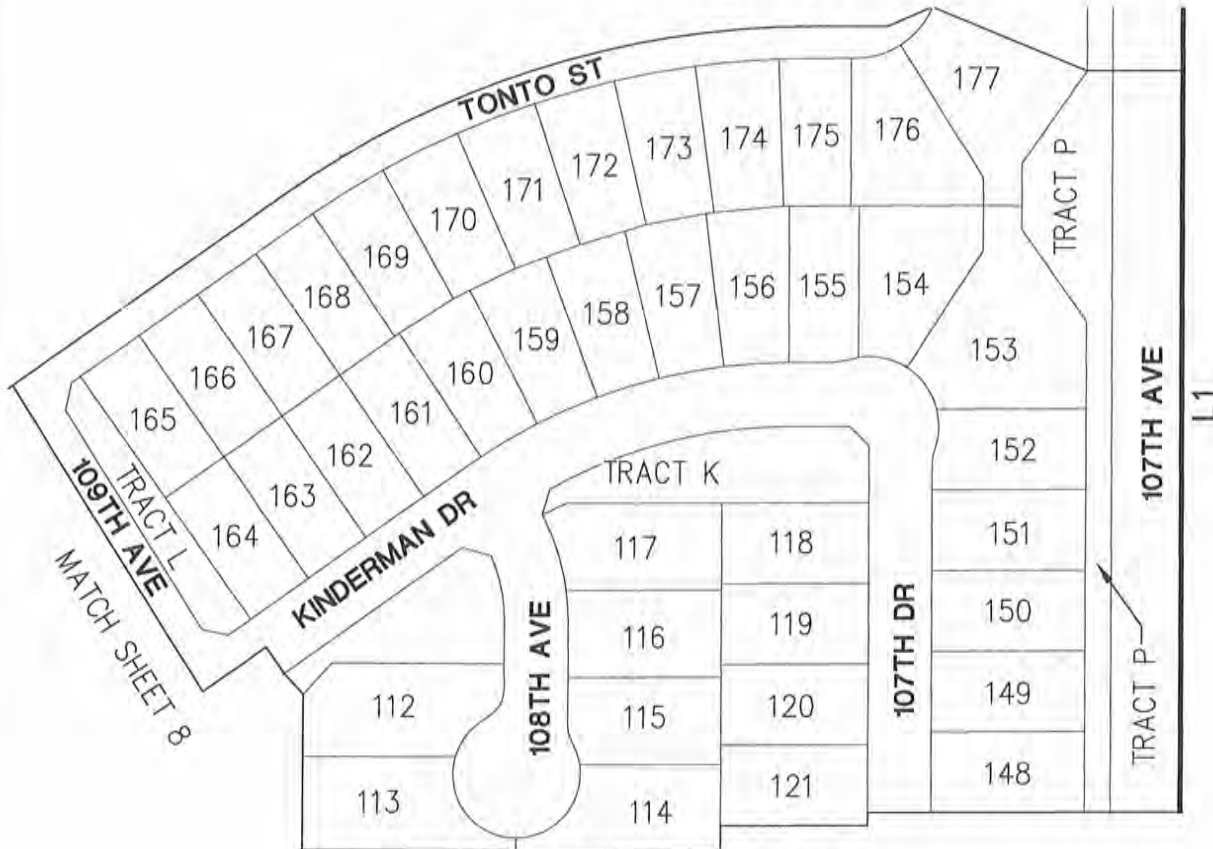
SHEET 6 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP	EXHIBIT "B"	
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MATCH SHEET 5



MATCH SHEET 8



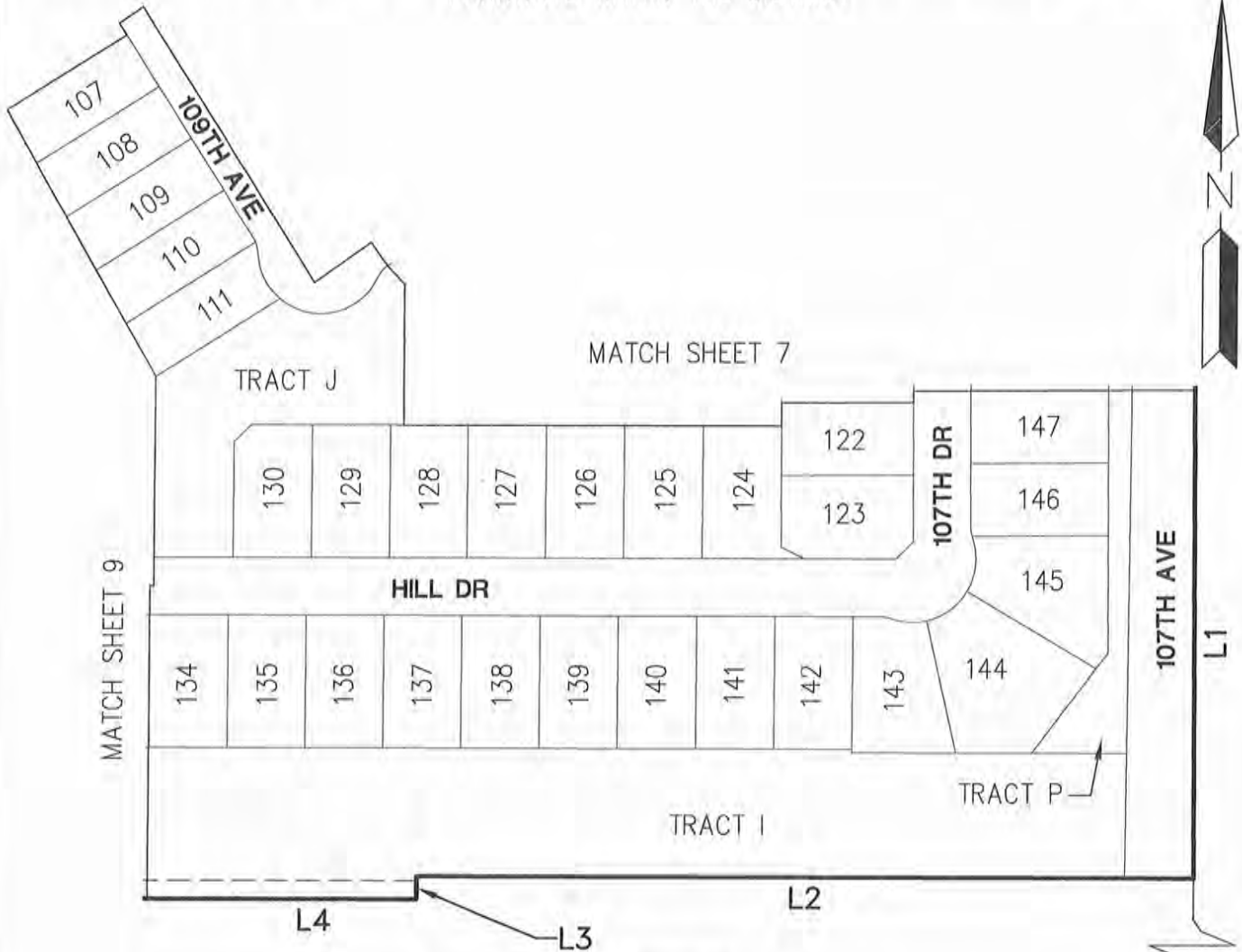
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SHEET 7 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602 490 0535 / F: 602 368 2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP	PHASE 3 MID DIAGRAM	
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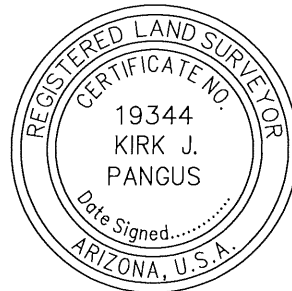
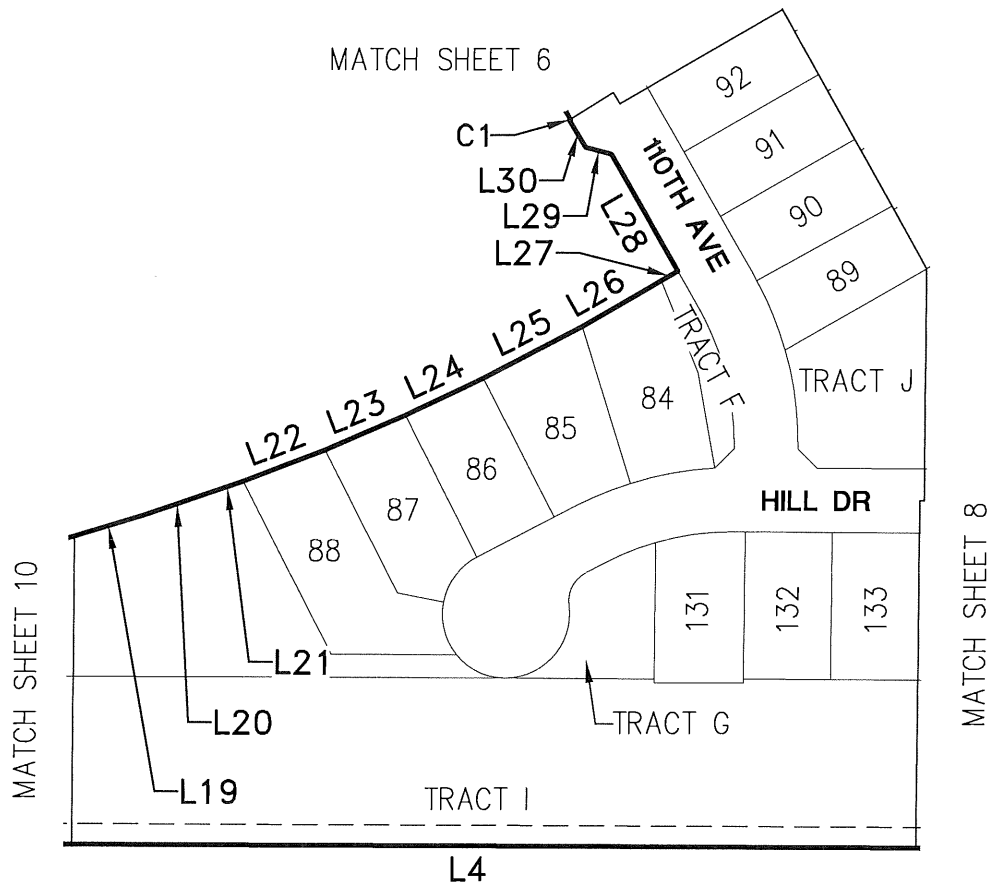
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SHEET 8 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
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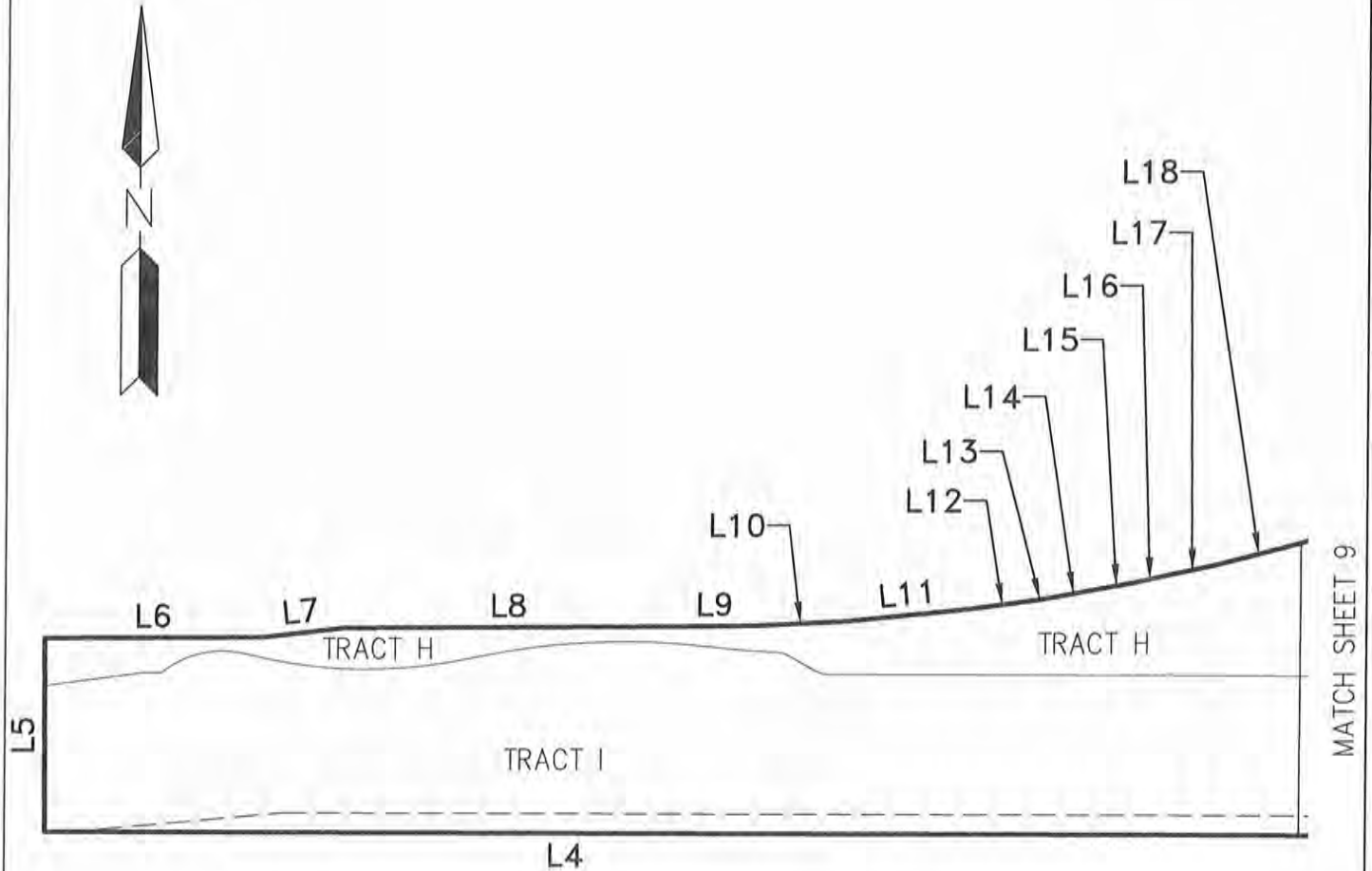
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SHEET 9 OF 15

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 P.O.B – POINT OF BEGINNING

SHEET 10 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP		
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°12'47"E	1515.30'
L2	N89°51'07"W	676.13'
L3	S00°17'00"E	20.00'
L4	N89°51'07"W	1932.20'
L5	N00°16'27"W	158.93'
L6	N89°43'30"E	179.21'
L7	N83°39'26"E	68.38'
L8	N89°43'34"E	272.00'
L9	N89°18'43"E	68.00'
L10	N87°18'50"E	74.27'
L11	N84°24'27"E	101.57'
L12	N82°06'33"E	56.03'
L13	N82°00'52"E	7.21'
L14	N79°54'50"E	48.83'
L15	N79°50'43"E	23.38'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L16	N77°45'36"E	32.65'
L17	N77°49'41"E	39.22'
L18	N75°27'31"E	72.87'
L19	N73°01'37"E	56.04'
L20	N71°23'15"E	56.03'
L21	N70°58'02"E	26.69'
L22	N68°48'34"E	68.41'
L23	N66°41'06"E	68.30'
L24	N64°33'54"E	68.04'
L25	N62°20'38"E	87.05'
L26	N59°42'54"E	71.47'
L27	N59°50'50"E	15.00'
L28	N30°09'10"W	105.43'
L29	N75°56'24"W	20.92'
L30	N31°28'40"W	25.00'



SHEET 11 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
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"MAINTENANCE IMPROVEMENT DISTRICT"
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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L31	N31°31'03"W	25.00'
L32	N14°02'11"E	21.51'
L33	N30°09'10"W	23.91'
L34	N36°09'10"W	94.85'
L35	N78°46'25"W	22.08'
L36	N31°05'39"W	25.00'
L37	N30°58'07"W	25.00'
L38	N12°47'01"E	20.86'
L39	N33°09'10"W	110.06'
L40	N57°25'47"E	25.00'
L41	N33°09'10"W	54.75'
L42	N54°46'55"E	484.56'
L43	N89°47'13"E	290.62'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	1695.00'	0°02'23"	1.17'
C2	875.00'	6°00'00"	91.63'
C3	1405.00'	0°07'32"	3.08'
C4	1200.00'	2°40'02"	55.86'
C5	1200.00'	35°00'18"	733.14'



SHEET 12 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP	EXHIBIT "B"	
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LOT	SQ.FT.	ACRES
LOT : 84	10091.85	0.2317
LOT : 85	9397.74	0.2157
LOT : 86	8392.08	0.1927
LOT : 87	9102.22	0.209
LOT : 88	12382.85	0.2843
LOT : 89	6992.06	0.1605
LOT : 90	7064.21	0.1622
LOT : 91	7014.08	0.161
LOT : 92	7054.78	0.162
LOT : 93	7067.35	0.1622
LOT : 94	6455.44	0.1482
LOT : 95	6997.25	0.1606
LOT : 96	6785.21	0.1558
LOT : 97	6291.82	0.1444
LOT : 98	6516.23	0.1496
LOT : 99	6817.51	0.1565
LOT : 100	6869.91	0.1577
LOT : 101	15790.17	0.3625
LOT : 102	7648.50	0.1756
LOT : 103	7209.76	0.1655
LOT : 104	6857.94	0.1574
LOT : 105	6767.94	0.1554
LOT : 106	6539.00	0.1501
LOT : 107	6543.26	0.1502
LOT : 108	6677.64	0.1533
LOT : 109	6812.02	0.1564
LOT : 110	6946.20	0.1595
LOT : 111	6686.56	0.1535
LOT : 112	10269.14	0.2357
LOT : 113	9661.11	0.2218
LOT : 114	8478.39	0.1946
LOT : 115	8022.13	0.1842
LOT : 116	8171.88	0.1876

LOT	SQ.FT.	ACRES
LOT : 117	8795.93	0.2019
LOT : 118	7245.00	0.1663
LOT : 119	7245.00	0.1663
LOT : 120	7245.00	0.1663
LOT : 121	7245.00	0.1663
LOT : 122	7245.00	0.1663
LOT : 123	8108.36	0.1861
LOT : 124	7963.00	0.1828
LOT : 125	7820.00	0.1795
LOT : 126	7820.00	0.1795
LOT : 127	7820.00	0.1795
LOT : 128	7820.00	0.1795
LOT : 129	7820.00	0.1795
LOT : 130	7707.50	0.1769
LOT : 131	8088.61	0.1857
LOT : 132	7820.00	0.1795
LOT : 133	7820.00	0.1795
LOT : 134	7820.00	0.1795
LOT : 135	7820.00	0.1795
LOT : 136	7820.00	0.1795
LOT : 137	7820.00	0.1795
LOT : 138	7820.00	0.1795
LOT : 139	7820.00	0.1795
LOT : 140	7820.00	0.1795
LOT : 141	7820.00	0.1795
LOT : 142	7820.00	0.1795
LOT : 143	8944.94	0.2053
LOT : 144	12851.49	0.295
LOT : 145	10010.66	0.2298
LOT : 146	7556.25	0.1735
LOT : 147	7560.00	0.1736
LOT : 148	7560.00	0.1736
LOT : 149	7560.00	0.1736



SHEET 13 OF 15

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"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LOT	SQ.FT.	ACRES
LOT : 150	7560.00	0.1736
LOT : 151	7560.00	0.1736
LOT : 152	7422.16	0.1704
LOT : 153	14195.01	0.3259
LOT : 154	9389.79	0.2156
LOT : 155	6611.35	0.1518
LOT : 156	7038.51	0.1616
LOT : 157	6925.84	0.159
LOT : 158	6800.07	0.1561
LOT : 159	6780.52	0.1557
LOT : 160	6744.91	0.1548
LOT : 161	6462.15	0.1484
LOT : 162	6438.00	0.1478
LOT : 163	6438.00	0.1478
LOT : 164	6438.00	0.1478
LOT : 165	6438.00	0.1478
LOT : 166	6438.00	0.1478
LOT : 167	6438.00	0.1478
LOT : 168	6230.70	0.143
LOT : 169	6882.54	0.158
LOT : 170	6860.43	0.1575
LOT : 171	6890.44	0.1582
LOT : 172	6886.12	0.1581
LOT : 173	6859.96	0.1575
LOT : 174	6918.48	0.1588
LOT : 175	6285.57	0.1443
LOT : 176	9399.77	0.2158
LOT : 177	10874.02	0.2496
LOT : 178	8214.99	0.1886
LOT : 179	6777.35	0.1556
LOT : 180	6720.91	0.1543
LOT : 181	6569.91	0.1508
LOT : 182	6554.53	0.1505

LOT	SQ.FT.	ACRES
LOT : 183	6553.92	0.1505
LOT : 184	6553.70	0.1505
LOT : 185	6433.40	0.1477
LOT : 186	6433.75	0.1477
LOT : 187	6434.32	0.1477
LOT : 188	6435.47	0.1477
LOT : 189	6176.34	0.1418
LOT : 190	6148.00	0.1411
LOT : 191	6148.00	0.1411
LOT : 192	6148.00	0.1411
LOT : 193	6148.00	0.1411
LOT : 194	6148.00	0.1411
LOT : 195	6148.00	0.1411
LOT : 196	6175.28	0.1418
LOT : 197	6675.63	0.1533
LOT : 198	6675.99	0.1533
LOT : 199	6675.99	0.1533
LOT : 200	6675.99	0.1533
LOT : 201	6675.99	0.1533
LOT : 202	6675.99	0.1533
LOT : 203	6675.99	0.1533
LOT : 204	6675.99	0.1533
LOT : 205	6660.38	0.1529
LOT : 206	7092.07	0.1628
LOT : 207	6943.00	0.1594
LOT : 208	6834.82	0.1569
LOT : 209	7797.82	0.179
LOT : 210	12144.69	0.2788
LOT : 211	10783.36	0.2476
LOT : 212	6225.98	0.1429
LOT : 213	6355.66	0.1459
LOT : 214	6355.66	0.1459
LOT : 215	6355.66	0.1459

LOT	SQ.FT.	ACRES
LOT : 216	6514.27	0.1495
LOT : 217	6514.77	0.1496
LOT : 218	6355.66	0.1459
LOT : 219	6355.66	0.1459
LOT : 220	6355.66	0.1459
LOT : 221	6355.66	0.1459
LOT : 222	6352.38	0.1458
LOT : 223	6153.61	0.1413
LOT : 224	6119.52	0.1405
LOT : 225	6119.52	0.1405
LOT : 226	6119.52	0.1405
LOT : 227	8384.49	0.1925



SHEET 14 OF 15

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"MAINTENANCE IMPROVEMENT DISTRICT"
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 PARKWAYS WITHIN THE DISTRICT

TRACT	SQ.FT.	ACRES
TRACT F	2992.58	0.0687
TRACT G	6715.81	0.1542
TRACT H	67276.84	1.5445
TRACT I	328438.69	7.5399
TRACT J	49661.20	1.1401
TRACT K	11925.12	0.2738
TRACT L	6721.86	0.1543
TRACT M	4734.16	0.1087
TRACT N	3081.56	0.0707
TRACT O	18532.53	0.4254
TRACT P	46081.97	1.0579
ROW	450593.89	10.3442
LANDSCAPE	10676.556	0.2451



SHEET 15 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
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RESOLUTION 1005-0120

RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA DECLARING ITS INTENTION TO ORDER THE IMPROVEMENTS OF A CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE CITY AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF AVONDALE MAINTENANCE IMPROVEMENT DISTRICT NO. 16, VISTA DEL VERDE III; PROVIDING THAT THE COST OF THE MAINTENANCE OF THE LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, SHALL BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Avondale (the “City Council”) has adopted Resolution 1004-0120 declaring its intent to form the City of Avondale Maintenance Improvement District No. 16 – Vista Del Verde III; and

WHEREAS, pursuant to ARIZ. REV. STAT. § 48-574(C), as amended, the City Council has immediate jurisdiction to adopt a resolution ordering the improvements pursuant to ARIZ. REV. STAT. § 48-581, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The public interest or convenience require and it is the intention of the City Council to order the maintenance of landscaping within the proposed district and that the cost of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be assessed upon a certain improvement district to be known as Avondale Maintenance Improvement District No. 16 – Vista Del Verde III (the “District”) as described and depicted on Exhibit A, attached hereto and incorporated herein by reference.

SECTION 3. The estimate of the cost and expenses for the maintenance of the landscaping within the District on file with the Superintendent of Streets (City Engineer) and the City Clerk is approved and adopted by the City Council.

SECTION 4. The City Council determines maintenance of the landscaping within the District is of more than local or ordinary public benefit, and is of special benefit to the respective lots, pieces and parcels of land within the real property described herein. The City Council makes and orders the cost and expense for the maintenance of the landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be chargeable upon the District, the area of which is described and depicted as set forth on Exhibit A, and declare that the District benefited by the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures to be assessed, to pay the costs and expenses thereof in proportion to the benefits derived therefrom.

SECTION 5. The City shall not assess the costs and expenses for the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures, which are for the general public benefit against the respective lots, pieces and parcels of land located within the boundaries of the District and if a portion of the costs and expenses for the maintenance of landscaping is for the general public benefit, the City shall assess the boundaries of the District only that portion of such costs and expenses which benefits the lots, pieces and parcels of land located within the boundaries of the District.

SECTION 6. The costs and expense for the maintenance of landscaping shall be made and all proceedings therein taken; that the Superintendent of Streets of the City shall post or cause to be posted notices thereof; that the City Clerk shall certify to the passage of this Resolution of Intention; that the Engineer shall prepare duplicate diagrams of the District to be assessed to pay the costs and expenses thereof, under and in accordance with the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended.

SECTION 7. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the City Council as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
January 21, 2020.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 1005-0120

[Legal Description and Assessment Diagram]

See following pages.

EXHIBIT "A"
VISTA DEL VERDE
MAINTENANCE IMPROVEMENT DISTRICT – PHASE 3
LEGAL DESCRIPTION

A portion of the Vista Del Verde Amended Final Plat as filed in Book 1269, Page 2 records of Maricopa County, Arizona being within a portion of the East Half of Section 7, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap in hand hole accepted as the East Quarter corner of said Section 7 from which a found brass cap in hand hole accepted as the Southeast corner of said Section 7 thereof bears South 00°12'47" East, 2623.73 feet;

Thence South 00°12'47" East, 755.42 feet along the east line of the Southeast Quarter of said Section 7 to the centerline of Maricopa Street as shown on the Final Plat for Roy's Place recorded as Book 888, Page 47 records of Maricopa County, Arizona to the **POINT OF BEGINNING**;

Thence continuing along said east line, South 00°12'47" East, 1515.30 feet;

Thence leaving said east line, North 89°51'07" West, 676.13 feet;

Thence South 00°17'00" East, 20.00 feet;

Thence North 89°51'07" West, 1932.20 feet;

Thence North 00°16'27" West, 158.93 feet;

Thence North 89°43'30" East, 179.21 feet;

Thence North 83°39'26" East, 68.38 feet;

Thence North 89°43'34" East, 272.00 feet;

Thence North 89°18'43" East, 68.00 feet;

Thence North 87°18'50" East, 74.27 feet;

Thence North 84°24'27" East, 101.57 feet;

Thence North 82°06'33" East, 56.03 feet;

Thence North 82°00'52" East, 7.21 feet;

Thence North 79°54'50" East, 48.83 feet;
Thence North 79°50'43" East, 23.38 feet;
Thence North 77°45'36" East, 32.65 feet;
Thence North 77°49'41" East, 39.22 feet;
Thence North 75°27'31" East, 72.87 feet;
Thence North 73°01'37" East, 56.04 feet;
Thence North 71°23'15" East, 56.03 feet;
Thence North 70°58'02" East, 26.69 feet;
Thence North 68°48'34" East, 68.41 feet;
Thence North 66°41'06" East, 68.30 feet;
Thence North 64°33'54" East, 68.04 feet;
Thence North 62°20'38" East, 87.05 feet;
Thence North 59°42'54" East, 71.47 feet;
Thence North 59°50'50" East, 15.00 feet;
Thence North 30°09'10" West, 105.43 feet;
Thence North 75°56'24" West, 20.92 feet;
Thence North 31°28'40" West, 25.00 feet to a non-tangent curve, concave
northwesterly, having a radius of 1695.00 feet, the center of which bears
North 31°28'40" West;
Thence northeasterly along said curve, through a central angle of 00°02'23", an
arc length of 1.17 feet to a non-tangent line;
Thence North 31°31'03" West, 25.00 feet;
Thence North 14°02'11" East, 21.51 feet;
Thence North 30°09'10" West, 23.91 feet to the beginning of a tangent curve
concave southwesterly, having a radius of 875.00 feet;

Thence northwesterly along said curve, through a central angle of 06°00'00", an arc length of 91.63 feet to a tangent line;

Thence North 36°09'10" West, 94.85 feet;

Thence North 78°46'25" West, 22.08 feet;

Thence North 31°05'39" West, 25.00 feet to a non-tangent curve, concave northwesterly, having a radius of 1405.00 feet, the center of which bears North 31°05'39" West;

Thence southwesterly along said curve, through a central angle of 00°07'32", an arc length of 3.08 feet to a non-tangent line;

Thence North 30°58'07" West, 25.00 feet;

Thence North 12°47'01" East, 20.86 feet;

Thence North 33°09'10" West, 110.06 feet;

Thence North 57°25'47" East, 25.00 feet to the centerline of 110TH Avenue of said plat;

Thence North 33°09'10" West, 54.75 feet along said centerline to a non-tangent curve, concave northwesterly, having a radius of 1200.00 feet, the center of which bears North 32°33'03" West;

Thence leaving said centerline and northeasterly along said curve, through a central angle of 02°40'02", an arc length of 55.86 feet to a tangent line said line being the centerline of Maricopa Street of said plat;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID CENTERLINE;

Thence North 54°46'55" East, 484.56 feet to the beginning of a tangent curve concave southeasterly, having a radius of 1200.00 feet;

Thence northeasterly along said curve, through a central angle of 35°00'18", an arc length of 733.14 feet to a tangent line;

Thence North 89°47'13" East, 290.62 feet to the aforesaid east line of the Southeast Quarter of said Section 7 being the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,064,967 sq. ft. (47.4051 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

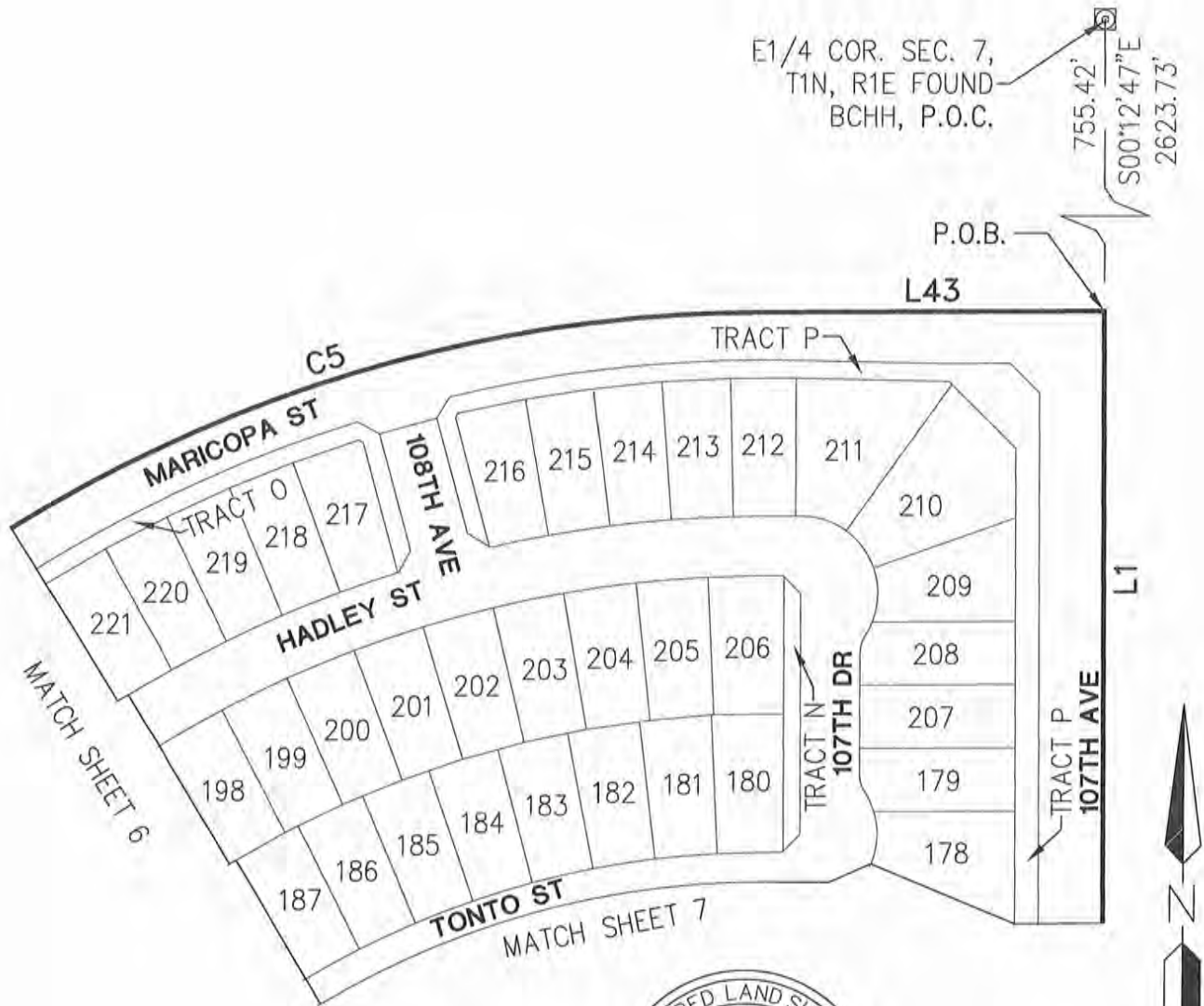
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1404
Date: May 2018



"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT



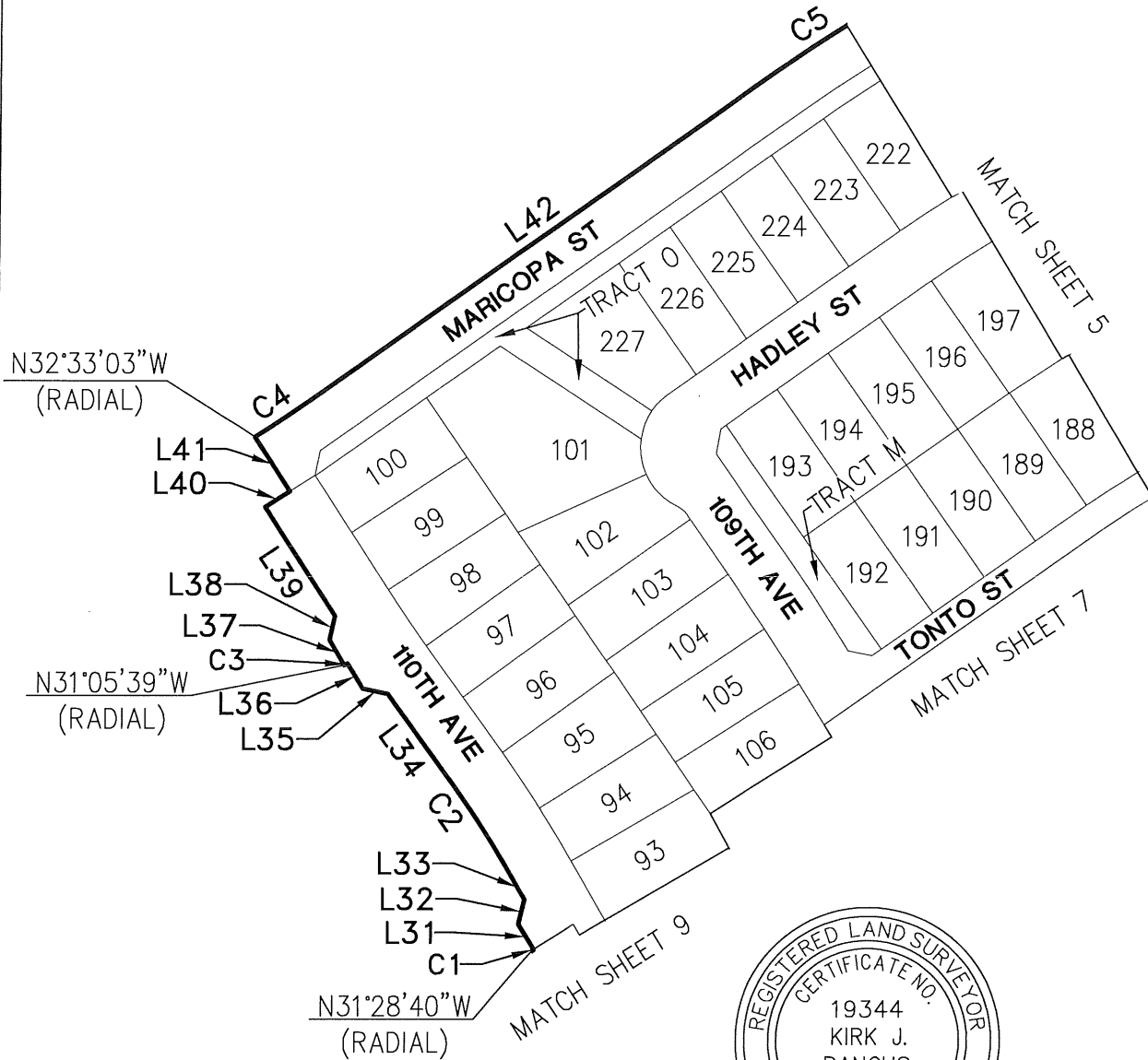
P.O.C – POINT OF COMMENCING
 P.O.B – POINT OF BEGINNING

SHEET 5 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
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 OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT



P.O.C – POINT OF COMMENCING
 P.O.B – POINT OF BEGINNING

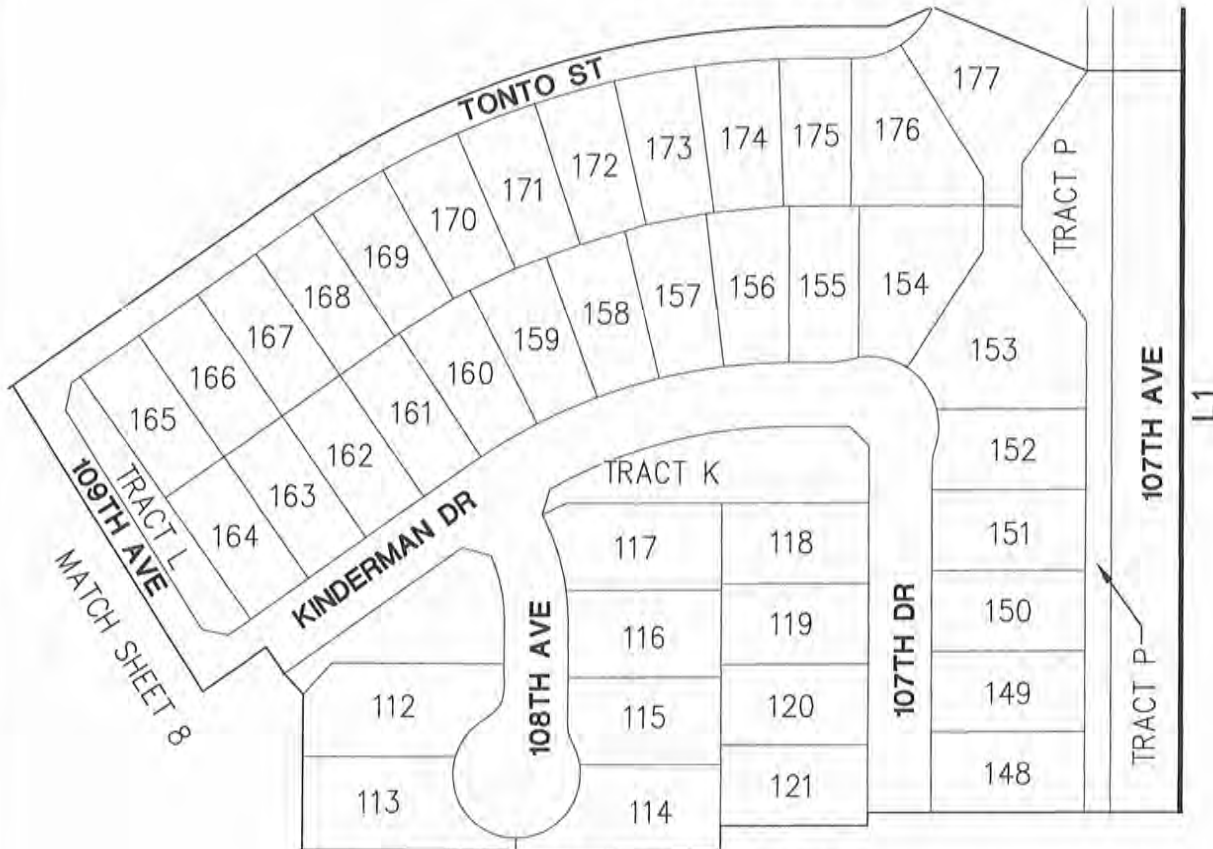
SHEET 6 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP	EXHIBIT "B"	
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

MATCH SHEET 5



MATCH SHEET 8



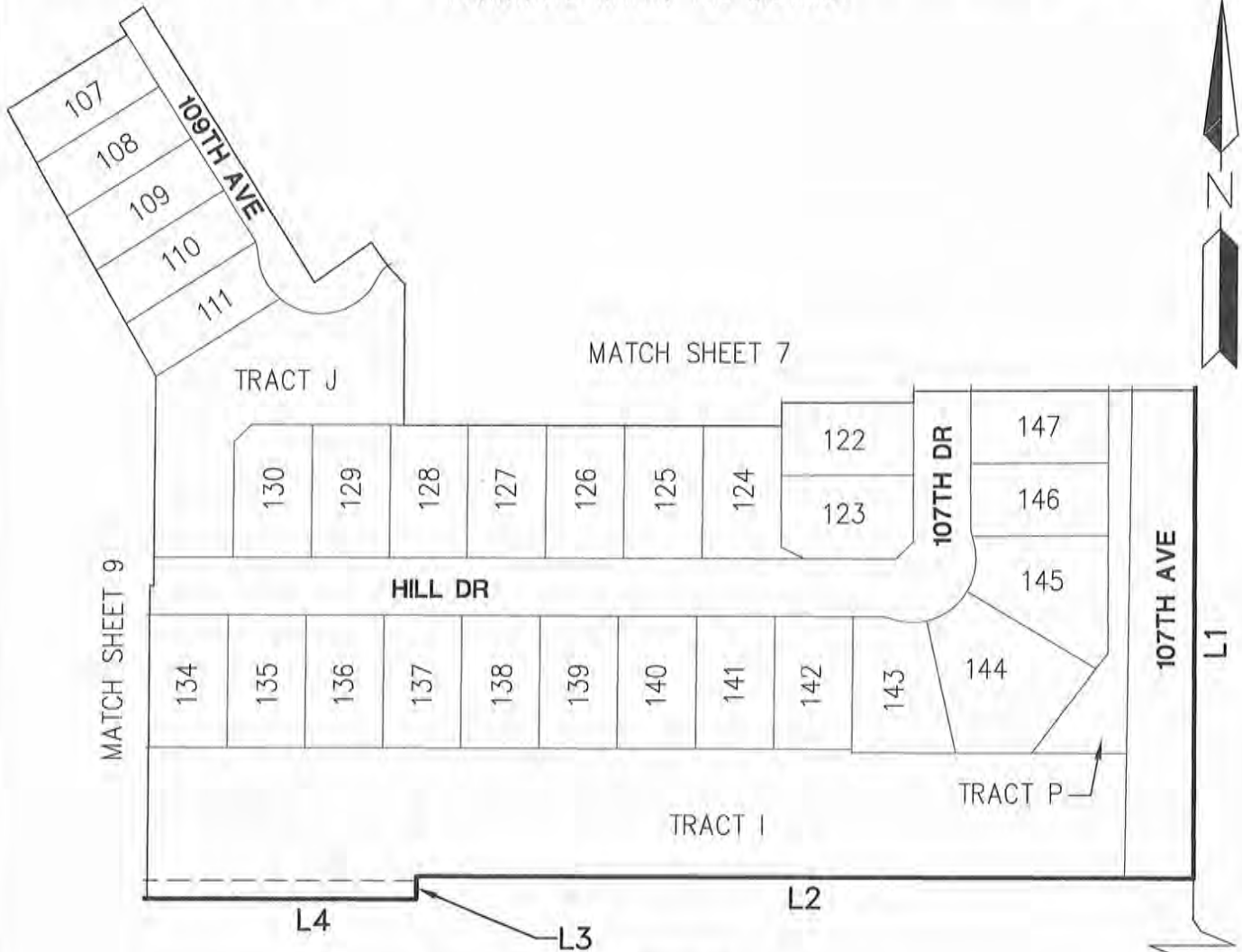
P.O.C – POINT OF COMMENCING
 P.O.B – POINT OF BEGINNING

SHEET 7 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602 490 0535 / F: 602 368 2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP	PHASE 3 MID DIAGRAM	
CHECKED BY: RAJ	EXHIBIT "B"	

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT



SE COR. OF SEC,
 7, T1N, R1E,
 FOUND BCHH

353.01'

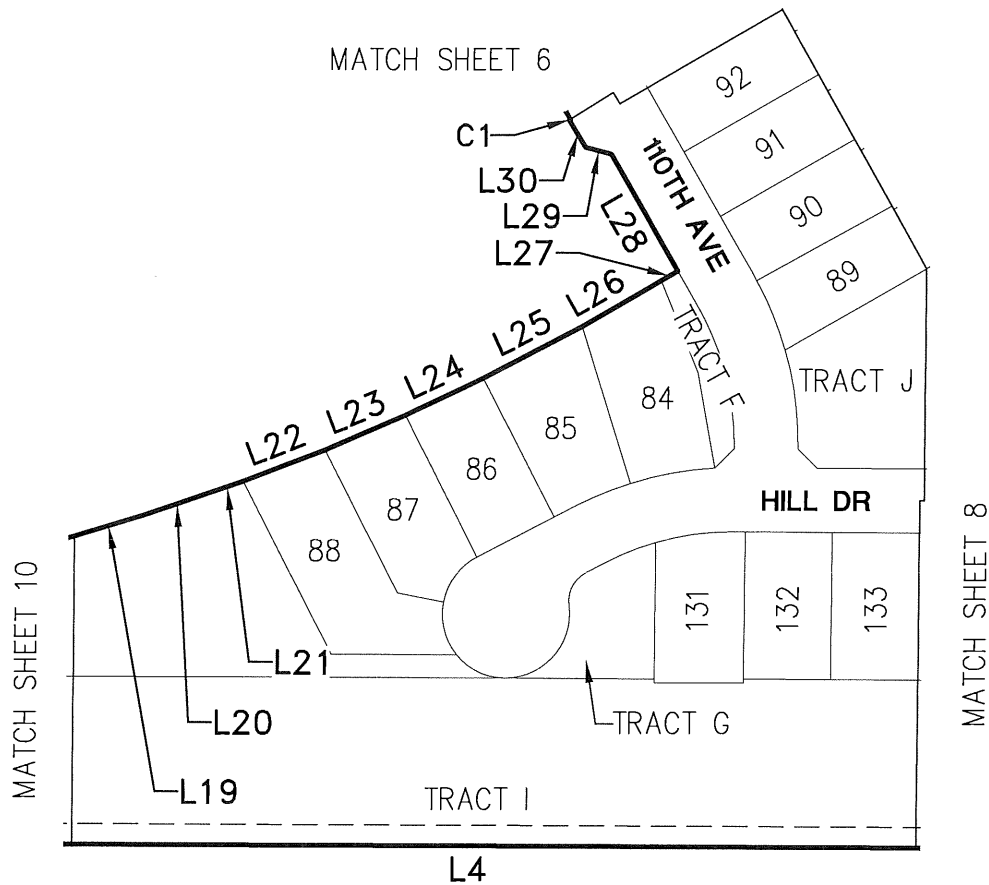
P.O.C – POINT OF COMMENCING
 P.O.B – POINT OF BEGINNING

SHEET 8 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP		
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT



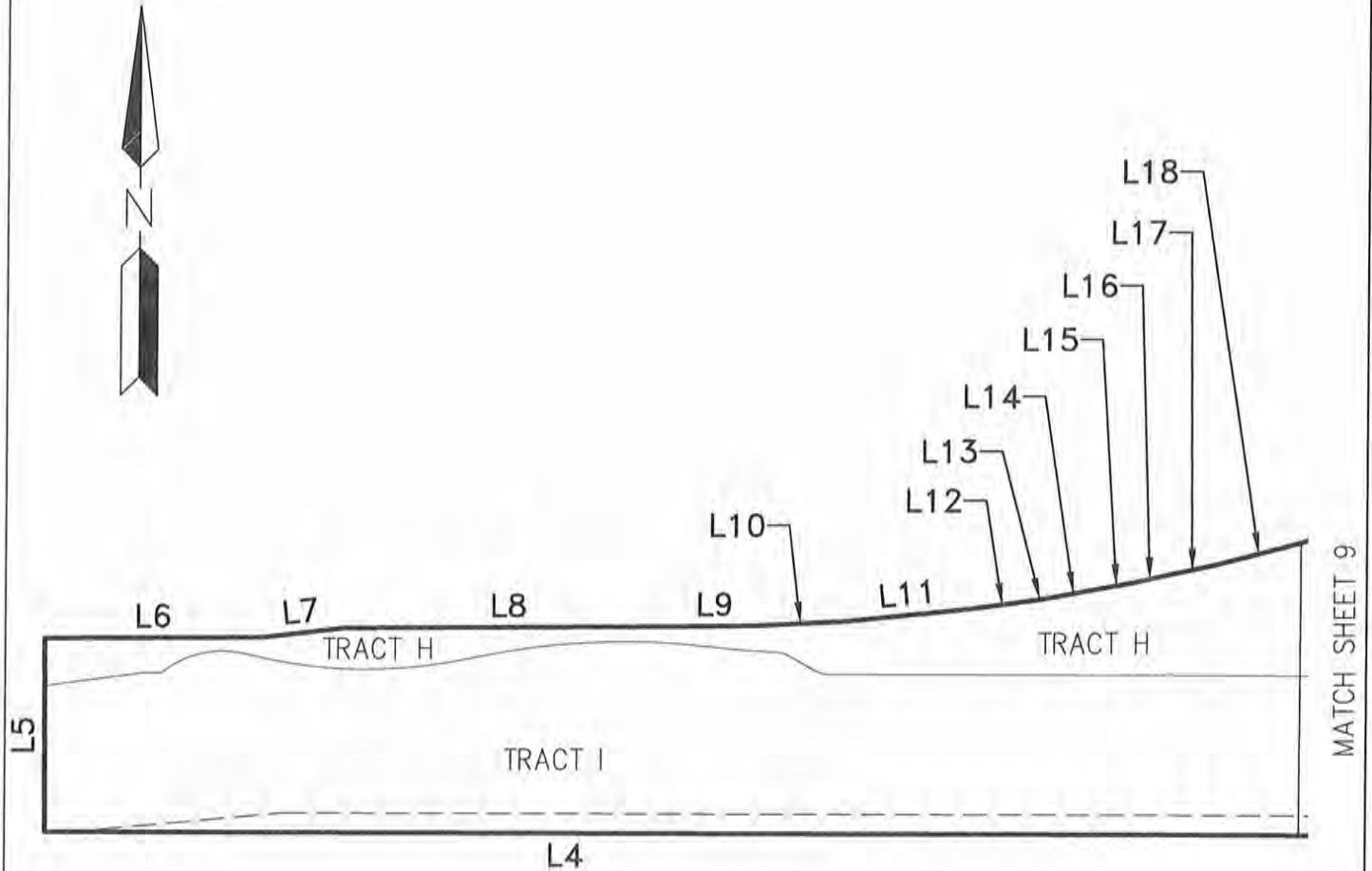
P.O.C – POINT OF COMMENCING
 P.O.B – POINT OF BEGINNING

SHEET 9 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP	EXHIBIT "B"	
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT



P.O.C – POINT OF COMMENCING
 P.O.B – POINT OF BEGINNING

SHEET 10 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP	EXHIBIT "B"	
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE
MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE
FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND
PARKWAYS WITHIN THE DISTRICT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°12'47"E	1515.30'
L2	N89°51'07"W	676.13'
L3	S00°17'00"E	20.00'
L4	N89°51'07"W	1932.20'
L5	N00°16'27"W	158.93'
L6	N89°43'30"E	179.21'
L7	N83°39'26"E	68.38'
L8	N89°43'34"E	272.00'
L9	N89°18'43"E	68.00'
L10	N87°18'50"E	74.27'
L11	N84°24'27"E	101.57'
L12	N82°06'33"E	56.03'
L13	N82°00'52"E	7.21'
L14	N79°54'50"E	48.83'
L15	N79°50'43"E	23.38'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L16	N77°45'36"E	32.65'
L17	N77°49'41"E	39.22'
L18	N75°27'31"E	72.87'
L19	N73°01'37"E	56.04'
L20	N71°23'15"E	56.03'
L21	N70°58'02"E	26.69'
L22	N68°48'34"E	68.41'
L23	N66°41'06"E	68.30'
L24	N64°33'54"E	68.04'
L25	N62°20'38"E	87.05'
L26	N59°42'54"E	71.47'
L27	N59°50'50"E	15.00'
L28	N30°09'10"W	105.43'
L29	N75°56'24"W	20.92'
L30	N31°28'40"W	25.00'



SHEET 11 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP	EXHIBIT "B"	
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L31	N31°31'03"W	25.00'
L32	N14°02'11"E	21.51'
L33	N30°09'10"W	23.91'
L34	N36°09'10"W	94.85'
L35	N78°46'25"W	22.08'
L36	N31°05'39"W	25.00'
L37	N30°58'07"W	25.00'
L38	N12°47'01"E	20.86'
L39	N33°09'10"W	110.06'
L40	N57°25'47"E	25.00'
L41	N33°09'10"W	54.75'
L42	N54°46'55"E	484.56'
L43	N89°47'13"E	290.62'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	1695.00'	0°02'23"	1.17'
C2	875.00'	6°00'00"	91.63'
C3	1405.00'	0°07'32"	3.08'
C4	1200.00'	2°40'02"	55.86'
C5	1200.00'	35°00'18"	733.14'



SHEET 12 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP		
CHECKED BY: RAJ	EXHIBIT "B"	

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LOT	SQ.FT.	ACRES
LOT : 84	10091.85	0.2317
LOT : 85	9397.74	0.2157
LOT : 86	8392.08	0.1927
LOT : 87	9102.22	0.209
LOT : 88	12382.85	0.2843
LOT : 89	6992.06	0.1605
LOT : 90	7064.21	0.1622
LOT : 91	7014.08	0.161
LOT : 92	7054.78	0.162
LOT : 93	7067.35	0.1622
LOT : 94	6455.44	0.1482
LOT : 95	6997.25	0.1606
LOT : 96	6785.21	0.1558
LOT : 97	6291.82	0.1444
LOT : 98	6516.23	0.1496
LOT : 99	6817.51	0.1565
LOT : 100	6869.91	0.1577
LOT : 101	15790.17	0.3625
LOT : 102	7648.50	0.1756
LOT : 103	7209.76	0.1655
LOT : 104	6857.94	0.1574
LOT : 105	6767.94	0.1554
LOT : 106	6539.00	0.1501
LOT : 107	6543.26	0.1502
LOT : 108	6677.64	0.1533
LOT : 109	6812.02	0.1564
LOT : 110	6946.20	0.1595
LOT : 111	6686.56	0.1535
LOT : 112	10269.14	0.2357
LOT : 113	9661.11	0.2218
LOT : 114	8478.39	0.1946
LOT : 115	8022.13	0.1842
LOT : 116	8171.88	0.1876

LOT	SQ.FT.	ACRES
LOT : 117	8795.93	0.2019
LOT : 118	7245.00	0.1663
LOT : 119	7245.00	0.1663
LOT : 120	7245.00	0.1663
LOT : 121	7245.00	0.1663
LOT : 122	7245.00	0.1663
LOT : 123	8108.36	0.1861
LOT : 124	7963.00	0.1828
LOT : 125	7820.00	0.1795
LOT : 126	7820.00	0.1795
LOT : 127	7820.00	0.1795
LOT : 128	7820.00	0.1795
LOT : 129	7820.00	0.1795
LOT : 130	7707.50	0.1769
LOT : 131	8088.61	0.1857
LOT : 132	7820.00	0.1795
LOT : 133	7820.00	0.1795
LOT : 134	7820.00	0.1795
LOT : 135	7820.00	0.1795
LOT : 136	7820.00	0.1795
LOT : 137	7820.00	0.1795
LOT : 138	7820.00	0.1795
LOT : 139	7820.00	0.1795
LOT : 140	7820.00	0.1795
LOT : 141	7820.00	0.1795
LOT : 142	7820.00	0.1795
LOT : 143	8944.94	0.2053
LOT : 144	12851.49	0.295
LOT : 145	10010.66	0.2298
LOT : 146	7556.25	0.1735
LOT : 147	7560.00	0.1736
LOT : 148	7560.00	0.1736
LOT : 149	7560.00	0.1736



SHEET 13 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP		
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"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 3

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LOT	SQ.FT.	ACRES
LOT : 150	7560.00	0.1736
LOT : 151	7560.00	0.1736
LOT : 152	7422.16	0.1704
LOT : 153	14195.01	0.3259
LOT : 154	9389.79	0.2156
LOT : 155	6611.35	0.1518
LOT : 156	7038.51	0.1616
LOT : 157	6925.84	0.159
LOT : 158	6800.07	0.1561
LOT : 159	6780.52	0.1557
LOT : 160	6744.91	0.1548
LOT : 161	6462.15	0.1484
LOT : 162	6438.00	0.1478
LOT : 163	6438.00	0.1478
LOT : 164	6438.00	0.1478
LOT : 165	6438.00	0.1478
LOT : 166	6438.00	0.1478
LOT : 167	6438.00	0.1478
LOT : 168	6230.70	0.143
LOT : 169	6882.54	0.158
LOT : 170	6860.43	0.1575
LOT : 171	6890.44	0.1582
LOT : 172	6886.12	0.1581
LOT : 173	6859.96	0.1575
LOT : 174	6918.48	0.1588
LOT : 175	6285.57	0.1443
LOT : 176	9399.77	0.2158
LOT : 177	10874.02	0.2496
LOT : 178	8214.99	0.1886
LOT : 179	6777.35	0.1556
LOT : 180	6720.91	0.1543
LOT : 181	6569.91	0.1508
LOT : 182	6554.53	0.1505

LOT	SQ.FT.	ACRES
LOT : 183	6553.92	0.1505
LOT : 184	6553.70	0.1505
LOT : 185	6433.40	0.1477
LOT : 186	6433.75	0.1477
LOT : 187	6434.32	0.1477
LOT : 188	6435.47	0.1477
LOT : 189	6176.34	0.1418
LOT : 190	6148.00	0.1411
LOT : 191	6148.00	0.1411
LOT : 192	6148.00	0.1411
LOT : 193	6148.00	0.1411
LOT : 194	6148.00	0.1411
LOT : 195	6148.00	0.1411
LOT : 196	6175.28	0.1418
LOT : 197	6675.63	0.1533
LOT : 198	6675.99	0.1533
LOT : 199	6675.99	0.1533
LOT : 200	6675.99	0.1533
LOT : 201	6675.99	0.1533
LOT : 202	6675.99	0.1533
LOT : 203	6675.99	0.1533
LOT : 204	6675.99	0.1533
LOT : 205	6660.38	0.1529
LOT : 206	7092.07	0.1628
LOT : 207	6943.00	0.1594
LOT : 208	6834.82	0.1569
LOT : 209	7797.82	0.179
LOT : 210	12144.69	0.2788
LOT : 211	10783.36	0.2476
LOT : 212	6225.98	0.1429
LOT : 213	6355.66	0.1459
LOT : 214	6355.66	0.1459
LOT : 215	6355.66	0.1459

LOT	SQ.FT.	ACRES
LOT : 216	6514.27	0.1495
LOT : 217	6514.77	0.1496
LOT : 218	6355.66	0.1459
LOT : 219	6355.66	0.1459
LOT : 220	6355.66	0.1459
LOT : 221	6355.66	0.1459
LOT : 222	6352.38	0.1458
LOT : 223	6153.61	0.1413
LOT : 224	6119.52	0.1405
LOT : 225	6119.52	0.1405
LOT : 226	6119.52	0.1405
LOT : 227	8384.49	0.1925



SHEET 14 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
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CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 3

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 FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND
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TRACT	SQ.FT.	ACRES
TRACT F	2992.58	0.0687
TRACT G	6715.81	0.1542
TRACT H	67276.84	1.5445
TRACT I	328438.69	7.5399
TRACT J	49661.20	1.1401
TRACT K	11925.12	0.2738
TRACT L	6721.86	0.1543
TRACT M	4734.16	0.1087
TRACT N	3081.56	0.0707
TRACT O	18532.53	0.4254
TRACT P	46081.97	1.0579
ROW	450593.89	10.3442
LANDSCAPE	10676.556	0.2451



SHEET 15 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
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CHECKED BY: RAJ	EXHIBIT "B"	

**PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF AVONDALE**

**Maintenance Improvement District No. 16
(Vista Del Verde III)**

To: Honorable Mayor and Council
City of Avondale, Arizona

Pursuant to ARIZ. REV. STAT. § 48-574(C), the undersigned property owners respectfully petition the Council of the City of Avondale, Arizona (the "City Council") to order the formation of a Municipal Improvement District (the "District") under ARIZ. REV. STAT. § 48-574, *et seq.* In support of this petition, the undersigned agree to waive certain rights under Arizona Law and to consent to the formation and completion of the District.

1. Area of District. The proposed District is described by a diagram and by a legal description on Exhibit A, attached hereto and incorporated herein by reference. The proposed District consists of ±47.40 acres and is entirely within the corporate boundaries of the City of Avondale.
2. Ownership. The undersigned are the sole owners of the real property within the proposed District.
3. Purpose. The District is proposed to be formed for the purpose of the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways, and parkways within the proposed District.
4. Public Convenience and Necessity. The necessity for the proposed District is for the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed District by the levying of special assessments in the proposed District.
5. Waiver and Consent. The petitioners, with full knowledge of their rights being waived hereunder, hereby expressly waive all of the following:
 - a. Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work relating to the District.
 - b. All protest rights whatsoever under ARIZ. REV. STAT. §§ 48-579(A) and (B), as amended.
 - c. All objections to the filing of and adoption by the City of the plans and specifications, the Engineer's Estimate and the Assessment Diagram, all of which provide for the completion of the District.

Further, the improvements described above are of more than local or ordinary public benefit. The Engineer's Estimate of the costs and expenses of the improvements are attached as part of Exhibit A.

IN WITNESS WHEREOF, the parties have executed this Petition and Waiver Agreement as of _____, 2020.

"Property Owner"

Entity Name: VDV RECOVERY ACQUISITION, LLC

a Delaware limited liability company

Property Tax Parcel Numbers: MCR # 1269-02

By: 

Name: Jonathan Shumaker

Authorized Signatory

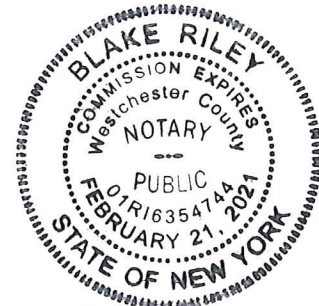
Title: _____

Address: 1166 Avenue of the Americas
New York, NY 10036

Date: 1/14/20

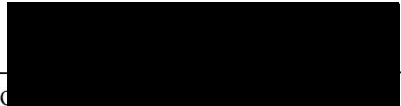
(ACKNOWLEDGMENT)

STATE OF New York)
) ss.
COUNTY OF Westchester)



On, January 14 2020, before me personally appeared Jon Shumaker, the Authorized Signatory of VDV RECOVERY ACQUISITION, LLC, a Delaware limited liability company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the above document on behalf of the Property Owner.

Notary Public, State of New York
Blake Riley
No. 01RI6354744
Qualified in Westchester County
Appointment Expires February 21, 2021


Notary Public

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

"Property Owner"

Entity Name: VISTA DEL VERDE Community Master Association
an Arizona non-profit corporation
Property Tax Parcel Numbers: _____

By: _____

Name: Austin Whitefield

Title: Secretary

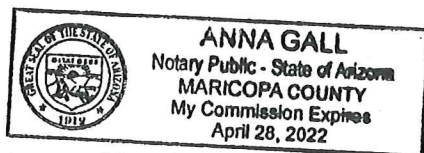
Address: 4350 E. Camelback Rd Ste A250
Phx, AZ 85018

Date: January 16, 2020

(ACKNOWLEDGMENT)

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On, January 16, 2020, before me personally appeared AUSTIN WHITEFIELD, the SECRETARY of VISTA DEL VERDE Community Master Association, an Arizona non-profit corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the above document on behalf of the NON-PROFIT CORPORATION.



(Affix notary seal here)

Notar _____

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

ACCEPTED AND APPROVED BY:

“City”

CITY OF AVONDALE,
an Arizona municipal corporation

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

(ACKNOWLEDGMENT)

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On _____, 2020, before me personally appeared Kenneth N. Weise, the Mayor of the CITY OF AVONDALE, an Arizona municipal corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above document, on behalf of the City of Avondale.

Notary Public

(Affix notary seal here)

**EXHIBIT A
TO
PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF AVONDALE**

**Maintenance Improvement District No. 16
(Vista Del Verde III)**

[Assessment Diagram, Legal Description and Engineer's Estimate]

See following pages.

EXHIBIT "A"
VISTA DEL VERDE
MAINTENANCE IMPROVEMENT DISTRICT – PHASE 3
LEGAL DESCRIPTION

A portion of the Vista Del Verde Amended Final Plat as filed in Book 1269, Page 2 records of Maricopa County, Arizona being within a portion of the East Half of Section 7, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap in hand hole accepted as the East Quarter corner of said Section 7 from which a found brass cap in hand hole accepted as the Southeast corner of said Section 7 thereof bears South 00°12'47" East, 2623.73 feet;

Thence South 00°12'47" East, 755.42 feet along the east line of the Southeast Quarter of said Section 7 to the centerline of Maricopa Street as shown on the Final Plat for Roy's Place recorded as Book 888, Page 47 records of Maricopa County, Arizona to the **POINT OF BEGINNING**;

Thence continuing along said east line, South 00°12'47" East, 1515.30 feet;

Thence leaving said east line, North 89°51'07" West, 676.13 feet;

Thence South 00°17'00" East, 20.00 feet;

Thence North 89°51'07" West, 1932.20 feet;

Thence North 00°16'27" West, 158.93 feet;

Thence North 89°43'30" East, 179.21 feet;

Thence North 83°39'26" East, 68.38 feet;

Thence North 89°43'34" East, 272.00 feet;

Thence North 89°18'43" East, 68.00 feet;

Thence North 87°18'50" East, 74.27 feet;

Thence North 84°24'27" East, 101.57 feet;

Thence North 82°06'33" East, 56.03 feet;

Thence North 82°00'52" East, 7.21 feet;

Thence North 79°54'50" East, 48.83 feet;

Thence North 79°50'43" East, 23.38 feet;

Thence North 77°45'36" East, 32.65 feet;

Thence North 77°49'41" East, 39.22 feet;

Thence North 75°27'31" East, 72.87 feet;

Thence North 73°01'37" East, 56.04 feet;

Thence North 71°23'15" East, 56.03 feet;

Thence North 70°58'02" East, 26.69 feet;

Thence North 68°48'34" East, 68.41 feet;

Thence North 66°41'06" East, 68.30 feet;

Thence North 64°33'54" East, 68.04 feet;

Thence North 62°20'38" East, 87.05 feet;

Thence North 59°42'54" East, 71.47 feet;

Thence North 59°50'50" East, 15.00 feet;

Thence North 30°09'10" West, 105.43 feet;

Thence North 75°56'24" West, 20.92 feet;

Thence North 31°28'40" West, 25.00 feet to a non-tangent curve, concave northwesterly, having a radius of 1695.00 feet, the center of which bears North 31°28'40" West;

Thence northeasterly along said curve, through a central angle of 00°02'23", an arc length of 1.17 feet to a non-tangent line;

Thence North 31°31'03" West, 25.00 feet;

Thence North 14°02'11" East, 21.51 feet;

Thence North 30°09'10" West, 23.91 feet to the beginning of a tangent curve concave southwesterly, having a radius of 875.00 feet;

Thence northwesterly along said curve, through a central angle of $06^{\circ}00'00''$, an arc length of 91.63 feet to a tangent line;

Thence North $36^{\circ}09'10''$ West, 94.85 feet;

Thence North $78^{\circ}46'25''$ West, 22.08 feet;

Thence North $31^{\circ}05'39''$ West, 25.00 feet to a non-tangent curve, concave northwesterly, having a radius of 1405.00 feet, the center of which bears North $31^{\circ}05'39''$ West;

Thence southwesterly along said curve, through a central angle of $00^{\circ}07'32''$, an arc length of 3.08 feet to a non-tangent line;

Thence North $30^{\circ}58'07''$ West, 25.00 feet;

Thence North $12^{\circ}47'01''$ East, 20.86 feet;

Thence North $33^{\circ}09'10''$ West, 110.06 feet;

Thence North $57^{\circ}25'47''$ East, 25.00 feet to the centerline of 110TH Avenue of said plat;

Thence North $33^{\circ}09'10''$ West, 54.75 feet along said centerline to a non-tangent curve, concave northwesterly, having a radius of 1200.00 feet, the center of which bears North $32^{\circ}33'03''$ West;

Thence leaving said centerline and northeasterly along said curve, through a central angle of $02^{\circ}40'02''$, an arc length of 55.86 feet to a tangent line said line being the centerline of Maricopa Street of said plat;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID CENTERLINE;

Thence North $54^{\circ}46'55''$ East, 484.56 feet to the beginning of a tangent curve concave southeasterly, having a radius of 1200.00 feet;

Thence northeasterly along said curve, through a central angle of $35^{\circ}00'18''$, an arc length of 733.14 feet to a tangent line;

Thence North $89^{\circ}47'13''$ East, 290.62 feet to the aforesaid east line of the Southeast Quarter of said Section 7 being the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,064,967 sq. ft. (47.4051 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

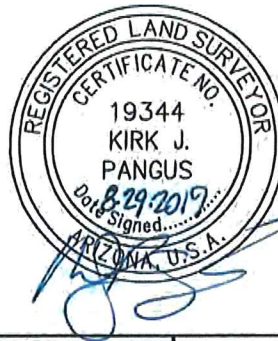
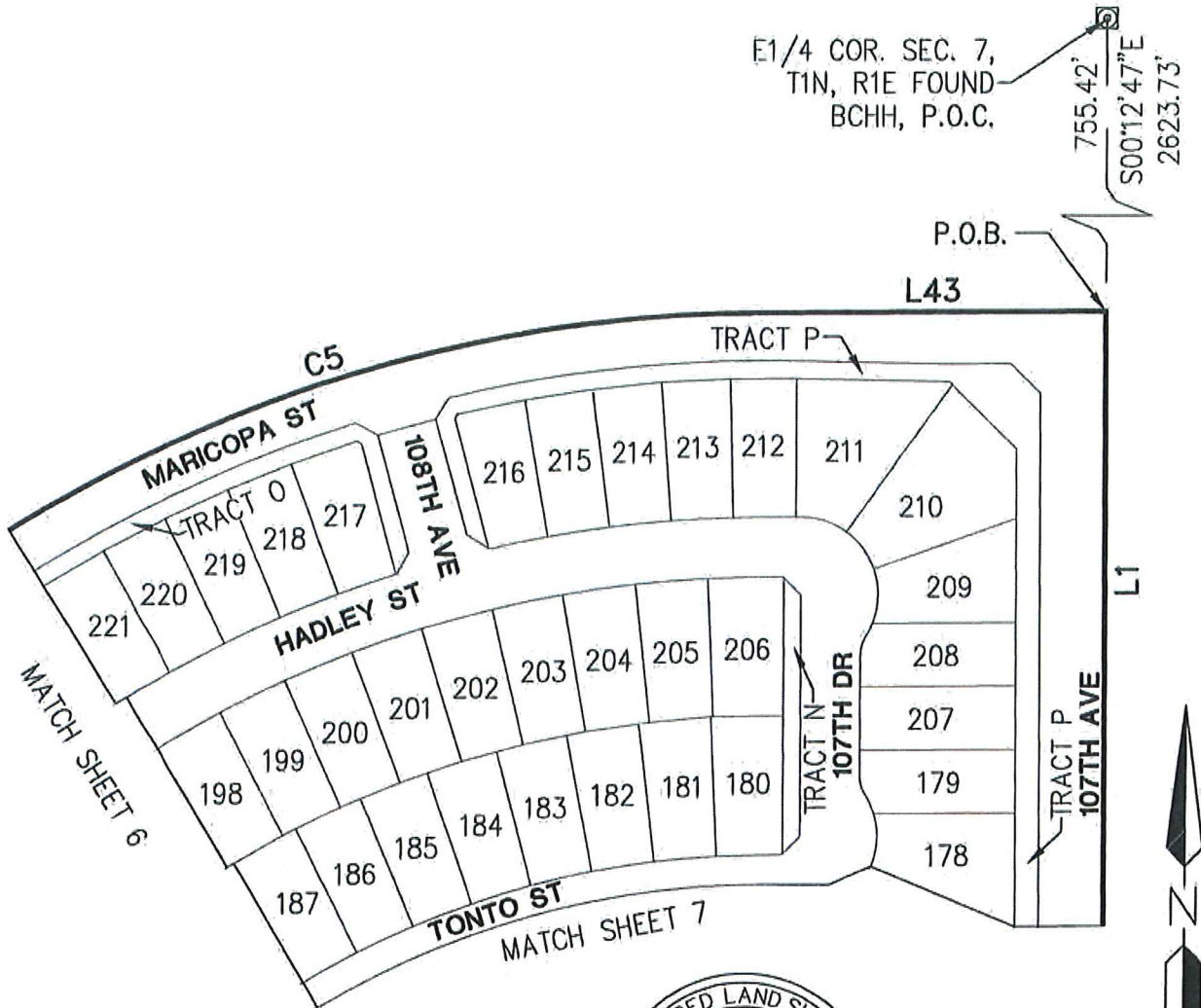
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1404
Date: May 2018



"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT



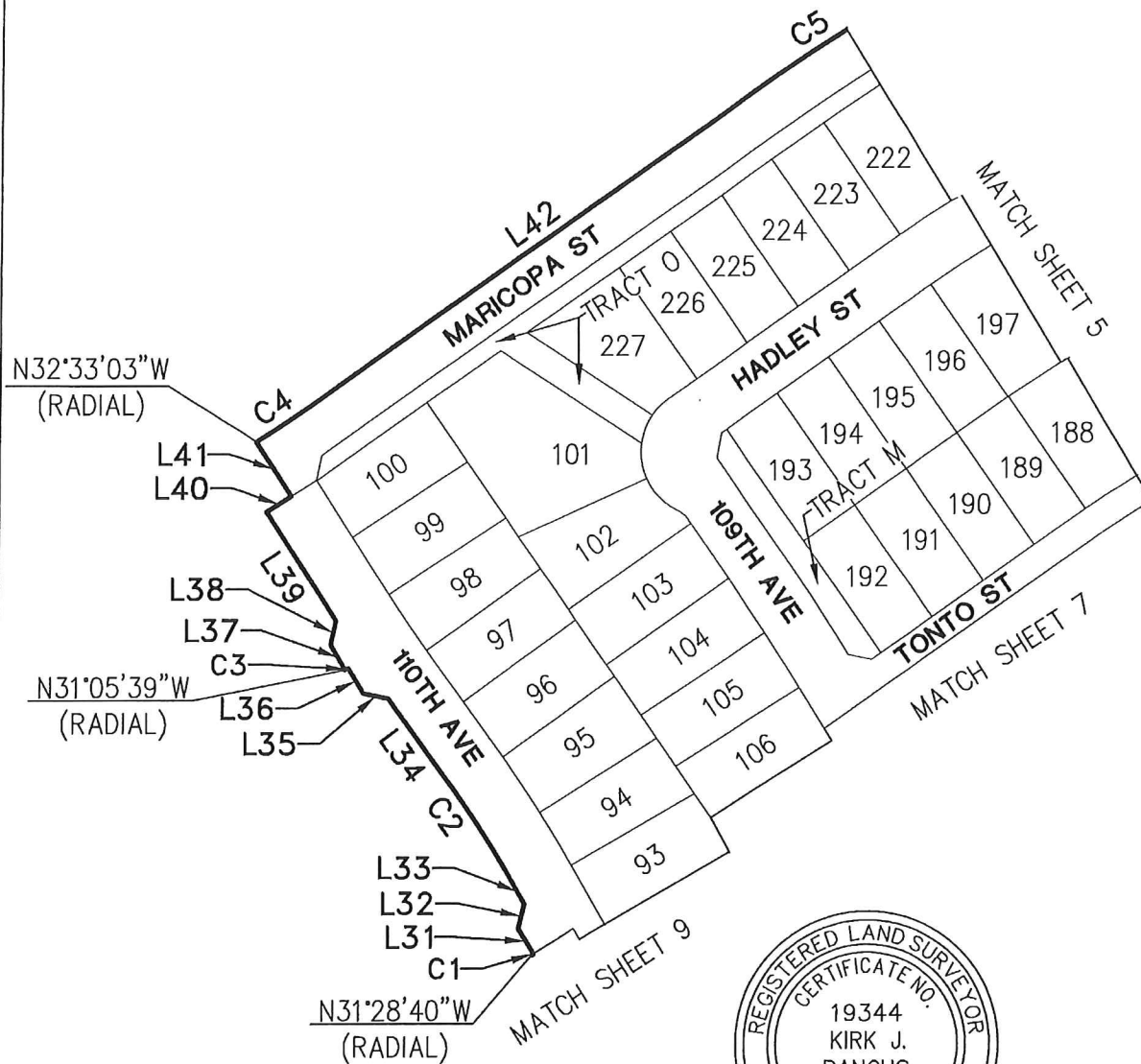
P.O.C - POINT OF COMMENCING
P.O.B - POINT OF BEGINNING

SHEET 5 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / E: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP	EXHIBIT "B"	
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
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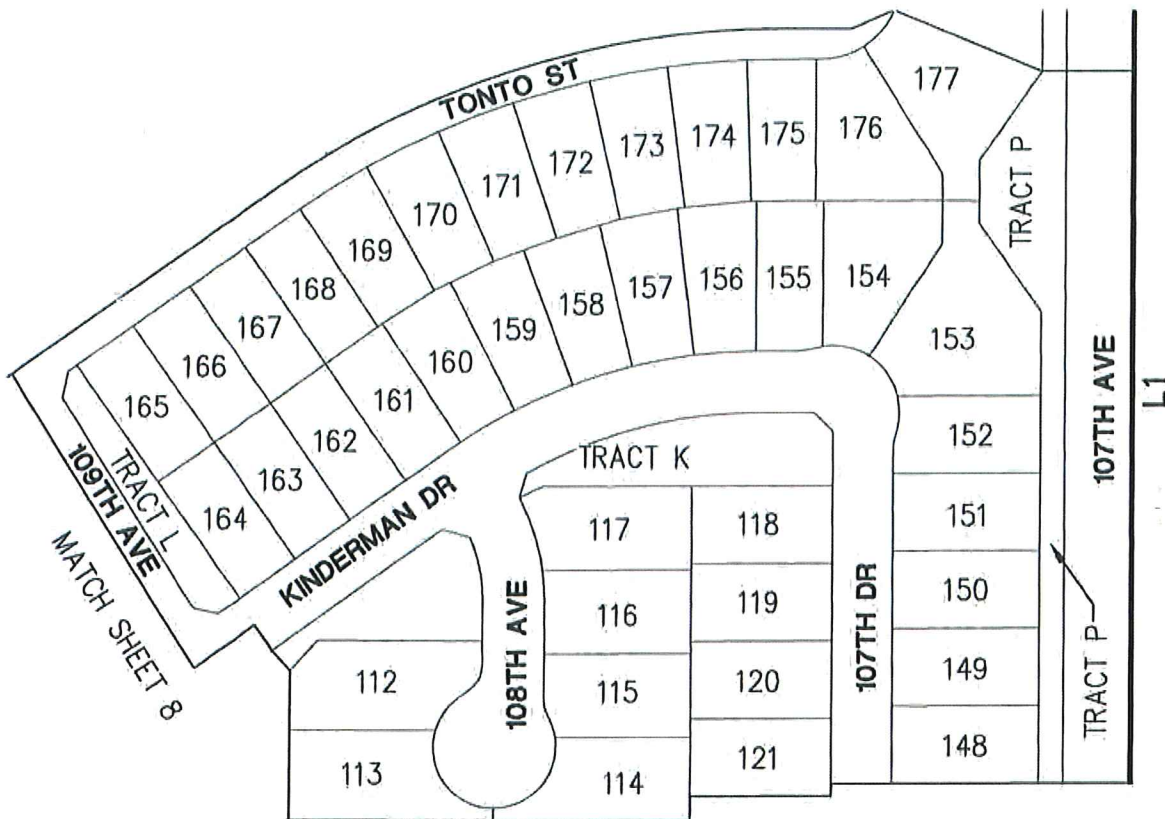
SHEET 6 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
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MATCH SHEET 5



MATCH SHEET 8



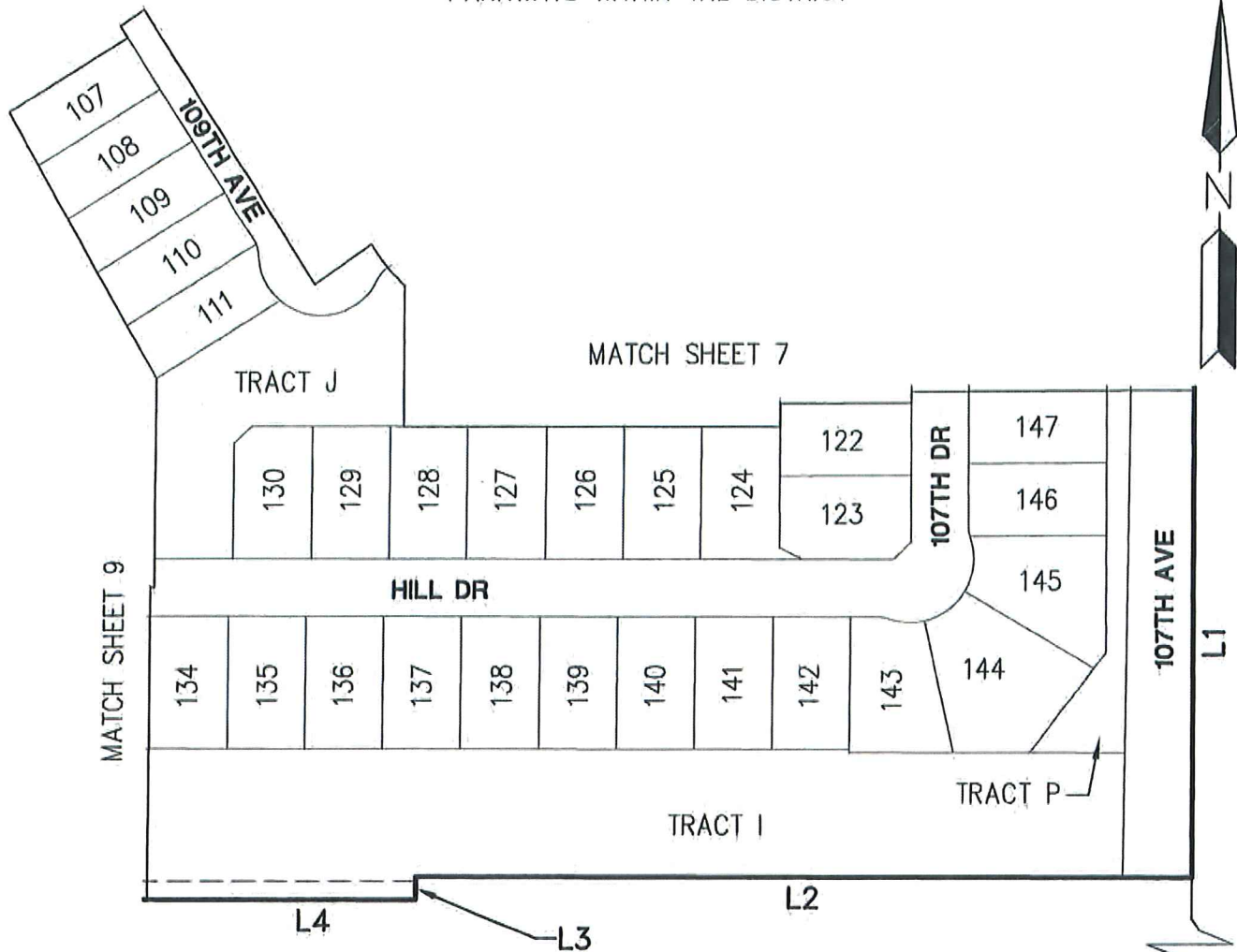
P.O.C - POINT OF COMMENCING
P.O.B - POINT OF BEGINNING

SHEET 7 OF 15

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DATE: MAY 2018		
SCALE: NTS		
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SE COR. OF SEC,
7, T1N, R1E,
FOUND BCHH

353.01'

P.O.C - POINT OF COMMENCING
P.O.B - POINT OF BEGINNING

SHEET 8 OF 15

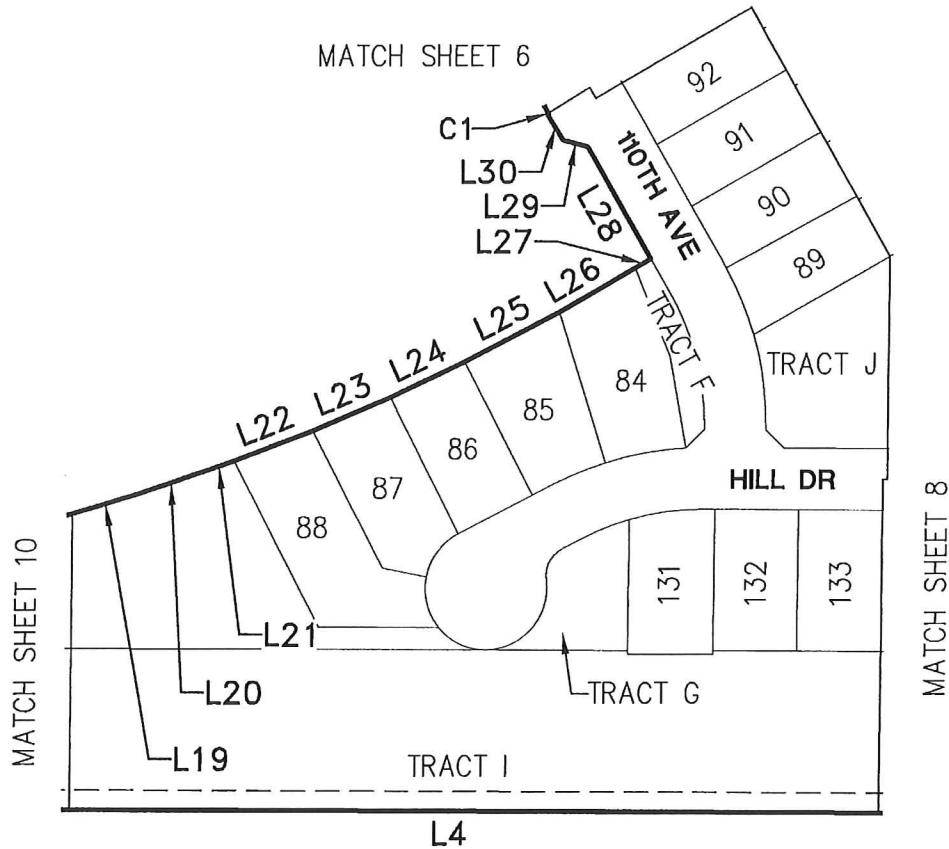
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DATE:	MAY 2018
SCALE:	NTS
DRAWN BY:	DSP
CHECKED BY:	RAJ

VISTA DEL VERDE
PHASE 3
MID DIAGRAM
EXHIBIT "B"

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
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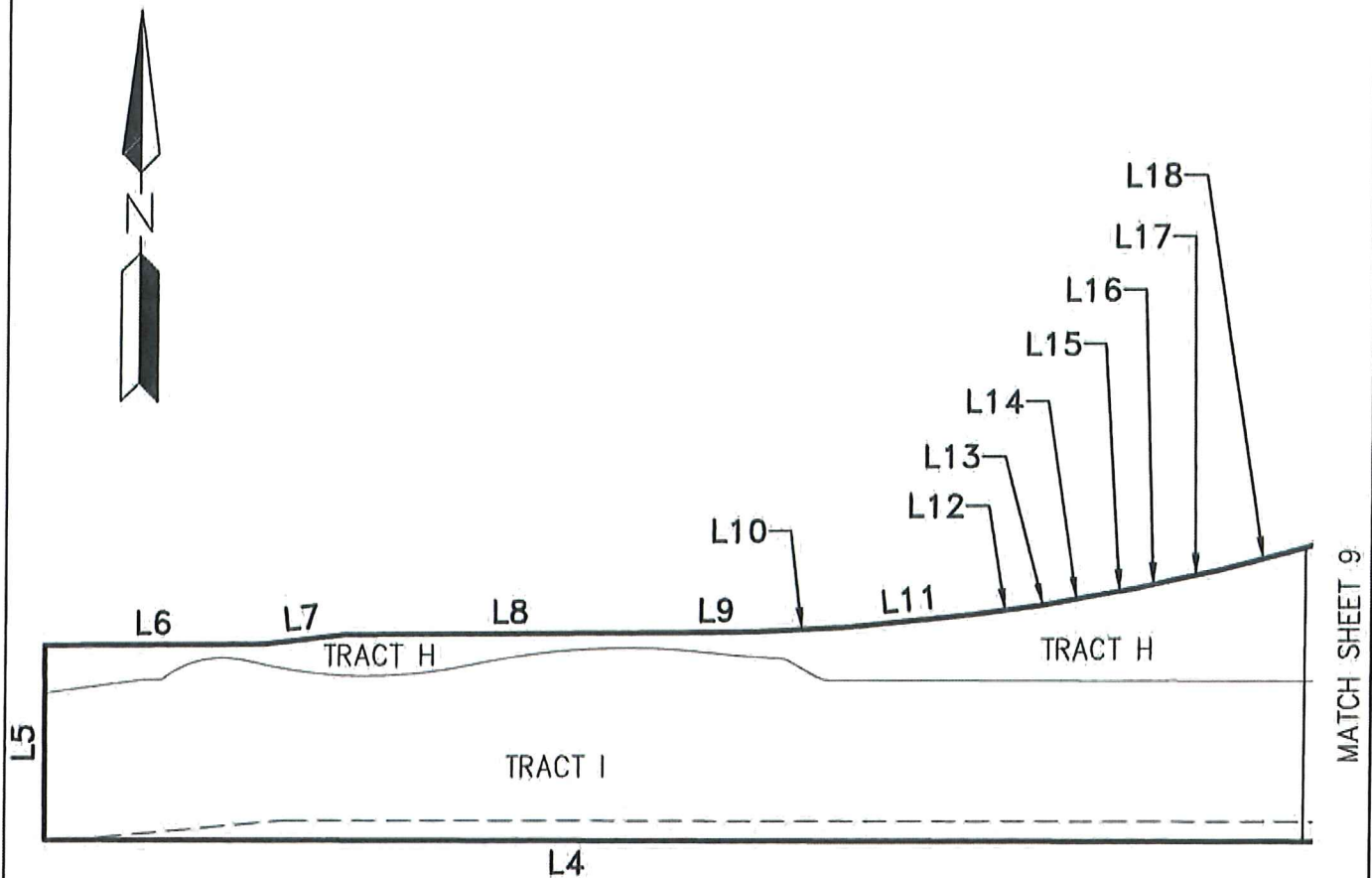
P.O.C - POINT OF COMMENCING
 P.O.B - POINT OF BEGINNING

SHEET 9 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
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 P.O.B - POINT OF BEGINNING

SHEET 10 OF 15

PROJ.NO.: 1404
 DATE: MAY 2018
 SCALE: NTS
 DRAWN BY: DSP
 CHECKED BY: RAJ

VISTA DEL VERDE
 PHASE 3
 MID DIAGRAM
EXHIBIT "B"

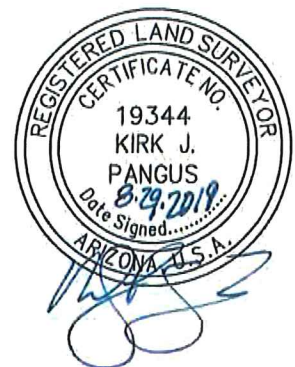
HILGARTWILSON
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 PHOENIX, AZ 85016
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"MAINTENANCE IMPROVEMENT DISTRICT"
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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°12'47"E	1515.30'
L2	N89°51'07"W	676.13'
L3	S00°17'00"E	20.00'
L4	N89°51'07"W	1932.20'
L5	N00°16'27"W	158.93'
L6	N89°43'30"E	179.21'
L7	N83°39'26"E	68.38'
L8	N89°43'34"E	272.00'
L9	N89°18'43"E	68.00'
L10	N87°18'50"E	74.27'
L11	N84°24'27"E	101.57'
L12	N82°06'33"E	56.03'
L13	N82°00'52"E	7.21'
L14	N79°54'50"E	48.83'
L15	N79°50'43"E	23.38'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L16	N77°45'36"E	32.65'
L17	N77°49'41"E	39.22'
L18	N75°27'31"E	72.87'
L19	N73°01'37"E	56.04'
L20	N71°23'15"E	56.03'
L21	N70°58'02"E	26.69'
L22	N68°48'34"E	68.41'
L23	N66°41'06"E	68.30'
L24	N64°33'54"E	68.04'
L25	N62°20'38"E	87.05'
L26	N59°42'54"E	71.47'
L27	N59°50'50"E	15.00'
L28	N30°09'10"W	105.43'
L29	N75°56'24"W	20.92'
L30	N31°28'40"W	25.00'



SHEET 11 OF 15

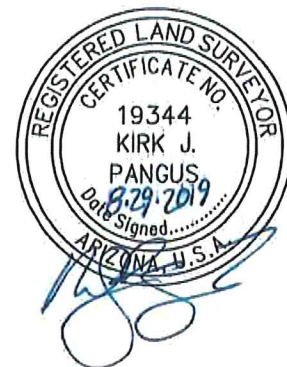
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DATE: MAY 2018		
SCALE: NTS		
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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L31	N31°31'03"W	25.00'
L32	N14°02'11"E	21.51'
L33	N30°09'10"W	23.91'
L34	N36°09'10"W	94.85'
L35	N78°46'25"W	22.08'
L36	N31°05'39"W	25.00'
L37	N30°58'07"W	25.00'
L38	N12°47'01"E	20.86'
L39	N33°09'10"W	110.06'
L40	N57°25'47"E	25.00'
L41	N33°09'10"W	54.75'
L42	N54°46'55"E	484.56'
L43	N89°47'13"E	290.62'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	1695.00'	0°02'23"	1.17'
C2	875.00'	6°00'00"	91.63'
C3	1405.00'	0°07'32"	3.08'
C4	1200.00'	2°40'02"	55.86'
C5	1200.00'	35°00'18"	733.14'



SHEET 12 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
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LOT	SQ.FT.	ACRES
LOT : 84	10091.85	0.2317
LOT : 85	9397.74	0.2157
LOT : 86	8392.08	0.1927
LOT : 87	9102.22	0.209
LOT : 88	12382.85	0.2843
LOT : 89	6992.06	0.1605
LOT : 90	7064.21	0.1622
LOT : 91	7014.08	0.161
LOT : 92	7054.78	0.162
LOT : 93	7067.35	0.1622
LOT : 94	6455.44	0.1482
LOT : 95	6997.25	0.1606
LOT : 96	6785.21	0.1558
LOT : 97	6291.82	0.1444
LOT : 98	6516.23	0.1496
LOT : 99	6817.51	0.1565
LOT : 100	6869.91	0.1577
LOT : 101	15790.17	0.3625
LOT : 102	7648.50	0.1756
LOT : 103	7209.76	0.1655
LOT : 104	6857.94	0.1574
LOT : 105	6767.94	0.1554
LOT : 106	6539.00	0.1501
LOT : 107	6543.26	0.1502
LOT : 108	6677.64	0.1533
LOT : 109	6812.02	0.1564
LOT : 110	6946.20	0.1595
LOT : 111	6686.56	0.1535
LOT : 112	10269.14	0.2357
LOT : 113	9661.11	0.2218
LOT : 114	8478.39	0.1946
LOT : 115	8022.13	0.1842
LOT : 116	8171.88	0.1876

LOT	SQ.FT.	ACRES
LOT : 117	8795.93	0.2019
LOT : 118	7245.00	0.1663
LOT : 119	7245.00	0.1663
LOT : 120	7245.00	0.1663
LOT : 121	7245.00	0.1663
LOT : 122	7245.00	0.1663
LOT : 123	8108.36	0.1861
LOT : 124	7963.00	0.1828
LOT : 125	7820.00	0.1795
LOT : 126	7820.00	0.1795
LOT : 127	7820.00	0.1795
LOT : 128	7820.00	0.1795
LOT : 129	7820.00	0.1795
LOT : 130	7707.50	0.1769
LOT : 131	8088.61	0.1857
LOT : 132	7820.00	0.1795
LOT : 133	7820.00	0.1795
LOT : 134	7820.00	0.1795
LOT : 135	7820.00	0.1795
LOT : 136	7820.00	0.1795
LOT : 137	7820.00	0.1795
LOT : 138	7820.00	0.1795
LOT : 139	7820.00	0.1795
LOT : 140	7820.00	0.1795
LOT : 141	7820.00	0.1795
LOT : 142	7820.00	0.1795
LOT : 143	8944.94	0.2053
LOT : 144	12851.49	0.295
LOT : 145	10010.66	0.2298
LOT : 146	7556.25	0.1735
LOT : 147	7560.00	0.1736
LOT : 148	7560.00	0.1736
LOT : 149	7560.00	0.1736



SHEET 13 OF 15

PROJ.NO.: 1404
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VISTA DEL VERDE
PHASE 3
MID DIAGRAM
EXHIBIT "B"

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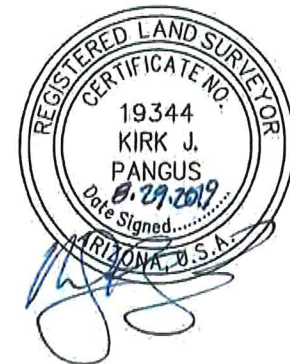
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LOT	SQ.FT.	ACRES
LOT : 150	7560.00	0.1736
LOT : 151	7560.00	0.1736
LOT : 152	7422.16	0.1704
LOT : 153	14195.01	0.3259
LOT : 154	9389.79	0.2156
LOT : 155	6611.35	0.1518
LOT : 156	7038.51	0.1616
LOT : 157	6925.84	0.159
LOT : 158	6800.07	0.1561
LOT : 159	6780.52	0.1557
LOT : 160	6744.91	0.1548
LOT : 161	6462.15	0.1484
LOT : 162	6438.00	0.1478
LOT : 163	6438.00	0.1478
LOT : 164	6438.00	0.1478
LOT : 165	6438.00	0.1478
LOT : 166	6438.00	0.1478
LOT : 167	6438.00	0.1478
LOT : 168	6230.70	0.143
LOT : 169	6882.54	0.158
LOT : 170	6860.43	0.1575
LOT : 171	6890.44	0.1582
LOT : 172	6886.12	0.1581
LOT : 173	6859.96	0.1575
LOT : 174	6918.48	0.1588
LOT : 175	6285.57	0.1443
LOT : 176	9399.77	0.2158
LOT : 177	10874.02	0.2496
LOT : 178	8214.99	0.1886
LOT : 179	6777.35	0.1556
LOT : 180	6720.91	0.1543
LOT : 181	6569.91	0.1508
LOT : 182	6554.53	0.1505

LOT	SQ.FT.	ACRES
LOT : 183	6553.92	0.1505
LOT : 184	6553.70	0.1505
LOT : 185	6433.40	0.1477
LOT : 186	6433.75	0.1477
LOT : 187	6434.32	0.1477
LOT : 188	6435.47	0.1477
LOT : 189	6176.34	0.1418
LOT : 190	6148.00	0.1411
LOT : 191	6148.00	0.1411
LOT : 192	6148.00	0.1411
LOT : 193	6148.00	0.1411
LOT : 194	6148.00	0.1411
LOT : 195	6148.00	0.1411
LOT : 196	6175.28	0.1418
LOT : 197	6675.63	0.1533
LOT : 198	6675.99	0.1533
LOT : 199	6675.99	0.1533
LOT : 200	6675.99	0.1533
LOT : 201	6675.99	0.1533
LOT : 202	6675.99	0.1533
LOT : 203	6675.99	0.1533
LOT : 204	6675.99	0.1533
LOT : 205	6660.38	0.1529
LOT : 206	7092.07	0.1628
LOT : 207	6943.00	0.1594
LOT : 208	6834.82	0.1569
LOT : 209	7797.82	0.179
LOT : 210	12144.69	0.2788
LOT : 211	10783.36	0.2476
LOT : 212	6225.98	0.1429
LOT : 213	6355.66	0.1459
LOT : 214	6355.66	0.1459
LOT : 215	6355.66	0.1459

LOT	SQ.FT.	ACRES
LOT : 216	6514.27	0.1495
LOT : 217	6514.77	0.1496
LOT : 218	6355.66	0.1459
LOT : 219	6355.66	0.1459
LOT : 220	6355.66	0.1459
LOT : 221	6355.66	0.1459
LOT : 222	6352.38	0.1458
LOT : 223	6153.61	0.1413
LOT : 224	6119.52	0.1405
LOT : 225	6119.52	0.1405
LOT : 226	6119.52	0.1405
LOT : 227	8384.49	0.1925



SHEET 14 OF 15

PROJ.NO.: 1404
 DATE: MAY 2018
 SCALE: NTS
 DRAWN BY: DSP
 CHECKED BY: RAJ

VISTA DEL VERDE
 PHASE 3
 MID DIAGRAM
EXHIBIT "B"

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 3

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE
 MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE
 FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND
 PARKWAYS WITHIN THE DISTRICT

TRACT	SQ.FT.	ACRES
TRACT F	2992.58	0.0687
TRACT G	6715.81	0.1542
TRACT H	67276.84	1.5445
TRACT I	328438.69	7.5399
TRACT J	49661.20	1.1401
TRACT K	11925.12	0.2738
TRACT L	6721.86	0.1543
TRACT M	4734.16	0.1087
TRACT N	3081.56	0.0707
TRACT O	18532.53	0.4254
TRACT P	46081.97	1.0579
ROW	450593.89	10.3442
LANDSCAPE	10676.556	0.2451



SHEET 15 OF 15

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 3 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: DSP		
CHECKED BY: RAJ		

CITY OF AVONDALE
MAINTENANCE IMPROVEMENT DISTRICT NO. 16
"VISTA DEL VERDE - PHASE 3" TRACTS F THROUGH P



ENGINEERS ESTIMATE

In compliance with the provisions of A.R.S. Title 48, Chapter 4, Article 2, Section §48-574, and all amendments and supplements thereto, we hereby estimate the costs and expenses of said improvements to be as follows:

AREA

Right-of-way: 0.2451 AC
Tract Area: 12.538 AC

ANNUAL MAINTENANCE FEE

Right-of-way:	0.2451	X	\$2,000 AC	=	\$490.20
Tract Area:	12.538	X	\$10,500 AC	=	<u>\$131,649.00</u>
					\$132,139.20

ANNUAL ADMINISTRATIVE FEE

\$132,139.20	X	5%	=	\$6,606.96
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TOTAL ANNUAL COST

\$132,139.20	+	\$6,606.96	=	\$138,746.16
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TOTAL COST PER MONTH

\$138,746.16	/	12 MONTHS	=	\$11,562.18
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DATED

9/16/2019

CITY OF AVONDALE
DEVELOPMENT & ENGINEERING SERVICES
ENGINEERING DIVISION

By: David A Janover, P.E., F.NSPE, CFM

CITY COUNCIL REPORT

SUBJECT: Resolutions 1006-0120 and 1007-0120 – Vista del Verde Phase 4 Maintenance Improvement District

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Department Director

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request to approve the Petition for Formation, adopt Resolution 1006-0120 declaring its intention to form the City of Avondale Maintenance Improvement District No. 17, Vista del Verde Phase 4, providing for the assessment, and adopt Resolution 1007-0120 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

BACKGROUND:

Under provisions of the City Code and Zoning Ordinance, developers are responsible for landscaping development projects prior to issuance of a Certificate of Occupancy. In particular, subdivisions are required to provide landscaping along certain arterial and collector streets and in other locations as provided in the zoning requirements, approval conditions, engineering requests or subdivision requirements. In addition, developers are often required to provide paths, trails, and other usable amenities in common open space areas within a community.

The purpose of the Maintenance Improvement District is to provide for the operations, maintenance, repair and improvements to landscaping and open space adjacent to designated public roadways and parkways within the proposed district, as well as drainage and retention within each proposed district in the event a Homeowner's Association fails. Until such time as the Homeowner's Association fails, and the Council directs City Staff to assume maintenance responsibility, a line item of \$0.00 will display on the homeowners' property tax bills. Pursuant to the provision of A.R.S. 48-574, et. seq., the Mayor and Council are empowered to adopt a Resolution ordering the formation of a Maintenance Improvement District.

A Resolution of Intention for formation of City of Avondale Maintenance Improvement District No. 17, Vista del Verde Phase 4, north of the northwest corner of 107th Avenue and Buckeye Road, is also attached. In the case in which all of the property owners have consented to MID formation, the ordinary publication and protest period are not required by law; the Council may then adopt a Resolution ordering the improvements when necessary once the Resolution of Intention is first adopted. The Resolution ordering the improvements finalizes the formation of the Maintenance Improvement District process. In accordance with State statute, an assessment diagram and map, listing each parcel of property within the district has been prepared.

PUBLIC PARTICIPATION:

Public notification is not required for MID applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review MID applications.

ANALYSIS:

The acceptance of this Maintenance Improvement District will allow any additional charges associated with the maintenance responsibilities, should the Homeowner's Association fail, to be assessed on the property tax bill for the properties located within the District.

The Maintenance Improvement District has been approved through the Development and Engineering Services Department, which recommends that City Council formally approve the Maintenance Improvement District to allow for the taxing district to be recorded and in place in the event the Homeowner's Association fails.

It should be noted that not approving the Maintenance Improvement District will prevent any charges from being assessed on the property tax bills for those properties located within the District in the event that the Homeowner's Association fails.

DISCUSSION:

The proposed MID has been reviewed by the City Attorney and is in conformance with the City of Avondale's Subdivision Regulations and State statute governing Maintenance Improvement District formation.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

BUDGET IMPACT:

There is no direct budgetary impact to the City to approve the Maintenance Improvement District. However, the City would incur the additional charges associated with the maintenance responsibilities should the taxing district not be approved and recorded, and the Homeowner's Association fails.

RECOMMENDATION:

Staff recommends Council **ADOPT** a Resolution declaring its intention to create and adopt plans for the City of Avondale Maintenance Improvement District No. 17, Vista del Verde Phase 4, providing for the assessment, and a second Resolution declaring its intention to order the improvements within the newly established Maintenance Improvement District, providing for the assessment and declaring an emergency, subject to the following conditions:

1. The final plat for the subdivision must be approved by City Council and recorded with the Maricopa County Recorder's Office prior to recordation of the Maintenance Improvement District; and
2. The developer must provide a fully executed Petition, Waiver and Consent to Formation of a Municipal Improvement District.

PROPOSED MOTION:

I move that City Council **ADOPT** the necessary resolutions approving City of Avondale Maintenance Improvement District No. 17, Vista del Verde Phase 4, subject to two (2) recommended conditions of approval.

RESOLUTION 1006-0120

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO MAINTAIN LANDSCAPING INCLUDED WITHIN, NEAR AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE CITY OF AVONDALE AS DESCRIBED HEREIN; ADOPTING PLANS FOR CITY OF AVONDALE MAINTENANCE IMPROVEMENT DISTRICT NO. 17 – VISTA DEL VERDE IV, AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT; PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Avondale (the “City”) has been presented with a Petition for Formation of a Maintenance Improvement District purporting to be signed by all of the real property owners within the proposed district and, according to ARIZ. REV. STAT. § 48-574(C), the City finds that such ownership has been verified; and

WHEREAS, the Council of the City of Avondale (the “City Council”) desires to declare its intent to form the City of Avondale Maintenance Improvement District No. 17 – Vista Del Verde IV (the “Assessment District”) over the area described and depicted on Exhibit A, attached hereto and incorporated herein by reference and including those lots, pieces or parcels of land lying within the Assessment District as shown in more detail on the duplicate diagrams made by or at the direction of the City Engineer showing each separate lot numbered consecutively, the area in square feet of each lot, the area of any building or buildings located on each lot, and the location of the lot in relation to the work proposed to be done (the “Assessment Diagram”) attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, the City Council declares that the maintenance of the landscaping included within, near and adjacent to a parkway and related facilities in the Assessment District to be of more than local or ordinary public benefit, and further that the cost of said maintenance shall be assessed on the Assessment District; and

WHEREAS, the City Council declares that the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities in the Assessment District is incidental to the maintenance and preservation of the parkway and related facilities, has aesthetic value, and maintains and increases the value of property within the Assessment District; and

WHEREAS, the City Council declares that the maintenance of landscaping included within and adjacent to a parkway and related facilities preserves and promotes the health, safety, and welfare of those citizens of the City living within the Assessment District as well as preservation of the streets and parkways which may be adversely impacted by drainage and other water formations; and

WHEREAS, the City Council declares that the maintenance of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens of the City living within the Assessment District; and

WHEREAS, the City Council declares that maintenance of landscaped drainage and other water control facilities and features within, near or adjacent to a parkway and related facilities tends to preserve the structural integrity of the parkway and mitigates flooding of adjacent areas and the parkway by draining water to and from the parkway in furtherance of the health, safety and welfare of those citizens of the City living within the Assessment District.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City of Avondale, Arizona, to order the following work (hereinafter the “Work”) to be performed: The maintenance of all landscaping, including replacement of landscape materials, within the Assessment District in the areas shown on the Assessment Diagram.

SECTION 3. The City Council designates as parkways those streets and rights-of-way areas set forth on the Assessment Diagram in accordance with Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and specifically including those portions of pedestrian facilities, retention, detention and storm water management facilities included within or adjacent to the Assessment District. The public interest and convenience require, and it is the intention of the City Council to order the Work adjacent to the designated parkways to be performed as stated herein. All items of the Work shall be performed as prescribed by the plans showing the engineer’s estimate for the City of Avondale Maintenance Improvement District No. 17 – Vista Del Verde IV, filed with the City Clerk prior to the adoption of this Resolution (the “Plans and Specifications”), which are hereby approved and adopted by the City Council and which shall remain on file in the Office of the City Engineer; no assessment for any lot shall exceed its proportion of the estimate. The estimate of the cost and expenses of the work or improvements on file in the offices of the Superintendent of Streets (the City Engineer) and the City Clerk are hereby approved and adopted by the City Council. In addition to the requirements of law, the procedures set forth in the City

Code will be followed regarding acceptance of bids and setting tax levies. For purposes of this Resolution and of all resolutions, ordinances and notices pertaining to this Resolution, the improvement as herein described is hereby designated City of Avondale Maintenance Improvement District No. 17 – Vista Del Verde IV.

SECTION 4. In the opinion of the City Council, the Work is of more than local or ordinary public benefit. The City Council hereby orders that all amounts due or to become due with respect to the Work shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

SECTION 5. The City Engineer is hereby authorized and directed to prepare duplicate Assessment Diagrams of the property contained within the Assessment District.

SECTION 6. Any public street or alley within the boundaries of the Assessment District is hereby omitted from the assessment hereafter to be made. Any lot belonging to the United States, the State, a county, city, school district or any political subdivision or institution of the State or county, which is included within the Assessment District shall be omitted from the assessment hereafter made.

SECTION 7. In no event will the City or any officer thereof be liable for any portion of the cost of said Assessment District or for any delinquency of persons or property assessed.

SECTION 8. The City Council shall make annual statements and estimates of the expenses of the Assessment District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property in the Assessment District as provided in ARIZ. REV. STAT. § 48-574 and amendments thereto.

SECTION 9. The Work and all proceedings pertaining thereto shall be performed under the provisions of Title 48, Article 2, specifically Section 48-574, and all amendments thereto and pursuant to Article I, Section 3 and Article XII, Section 8 of the Avondale City Charter.

SECTION 10. The City Engineer is hereby authorized to fill in any blanks and to make any minor corrections necessary to complete the Plans and Specifications.

SECTION 11. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute and submit all documents and any other necessary or desirable instruments and to take all steps necessary to carry out the purpose and intent of this Resolution.

SECTION 12. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the City Council as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
January 21, 2020.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 1006-0120

[Legal Description and Assessment Diagram]

See following pages.

EXHIBIT "A"
VISTA DEL VERDE
MAINTENANCE IMPROVEMENT DISTRICT – PHASE 4
LEGAL DESCRIPTION

A portion of the Vista Del Verde Amended Final Plat as filed in Book 1269, Page 2 records of Maricopa County, Arizona being within a portion of the East Half of Section 7, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap in hand hole accepted as the East Quarter corner of said Section 7 from which a found brass cap in hand hole accepted as the Southeast corner of said Section 7 thereof bears North 00°12'47" West, 2623.73 feet;

Thence North 00°12'47" West, 789.48 feet along the east line of the Southeast Quarter of said Section 7;

Thence leaving said east line, South 89°47'13" West, 1098.74 feet to the **POINT OF BEGINNING**;

Thence South 59°50'50" West, 25.00 feet;

Thence South 59°42'54" West, 86.47 feet;

Thence South 62°20'38" West, 87.05 feet;

Thence South 64°33'54" West, 68.04 feet;

Thence South 66°41'06" West, 68.30 feet;

Thence South 68°48'34" West, 68.41 feet;

Thence South 70°58'02" West, 26.69 feet;

Thence South 71°23'15" West, 56.03 feet;

Thence South 73°01'37" West, 56.04 feet;

Thence South 75°27'31" West, 72.87 feet;

Thence South 77°49'41" West, 39.22 feet;

Thence South 77°45'36" West, 32.65 feet;

Thence South 79°50'43" West, 23.38 feet;

Thence South 79°54'50" West, 48.83 feet;

Thence South 82°00'52" West, 7.21 feet;

Thence South 82°06'33" West, 56.03 feet;

Thence South 84°24'27" West, 101.57 feet;

Thence South 87°18'50" West, 74.27 feet;

Thence South 89°18'43" West, 68.00 feet;

Thence South 89°43'34" West, 272.00 feet;

Thence South 83°39'26" West, 68.38 feet;

Thence South 89°43'30" West, 179.21 feet;

Thence North 00°16'27" West, 647.23 feet to the centerline of Maricopa Street of said plat;

Thence North 89°43'34" East, 546.10 feet along said centerline to the beginning of a tangent curve concave northwesterly, having a radius of 1200.00 feet;

Thence continuing along said centerline and northeasterly along said curve, through a central angle of 32°16'37", an arc length of 676.01 feet to a non-tangent line;

Thence leaving said centerline, South 33°09'10" East, 54.75 feet;

Thence South 57°25'47" West, 25.00 feet;

Thence South 33°09'10" East, 110.06 feet;

Thence South 12°47'01" West, 20.86 feet;

Thence South 30°58'07" East, 25.00 feet to a non-tangent curve, concave northwesterly, having a radius of 1405.00 feet, the center of which bears North 30°58'07" West;

Thence northeasterly along said curve, through a central angle of 00°07'32", an arc length of 3.08 feet to a non-tangent line;

Thence South 31°05'39" East, 25.00 feet;

Thence South 78°46'25" East, 22.08 feet;

Thence South 36°09'10" East, 94.85 feet to the beginning of a tangent curve concave southwesterly, having a radius of 875.00 feet;

Thence southeasterly along said curve, through a central angle of 06°00'00", an arc length of 91.63 feet to a tangent line;

Thence South 30°09'10" East, 23.91 feet;

Thence South 14°02'11" West, 21.51 feet;

Thence South 31°31'03" East, 25.00 feet to a non-tangent curve, concave northwesterly, having a radius of 1695.00 feet, the center of which bears North 31°31'03" West;

Thence southwesterly along said curve, through a central angle of 00°02'23", an arc length of 1.17 feet to a non-tangent line;

Thence South 31°28'40" East, 25.00 feet;

Thence South 75°56'24" East, 20.92 feet;

Thence South 30°09'10" East, 105.43 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 885,811 sq. ft. (20.335 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

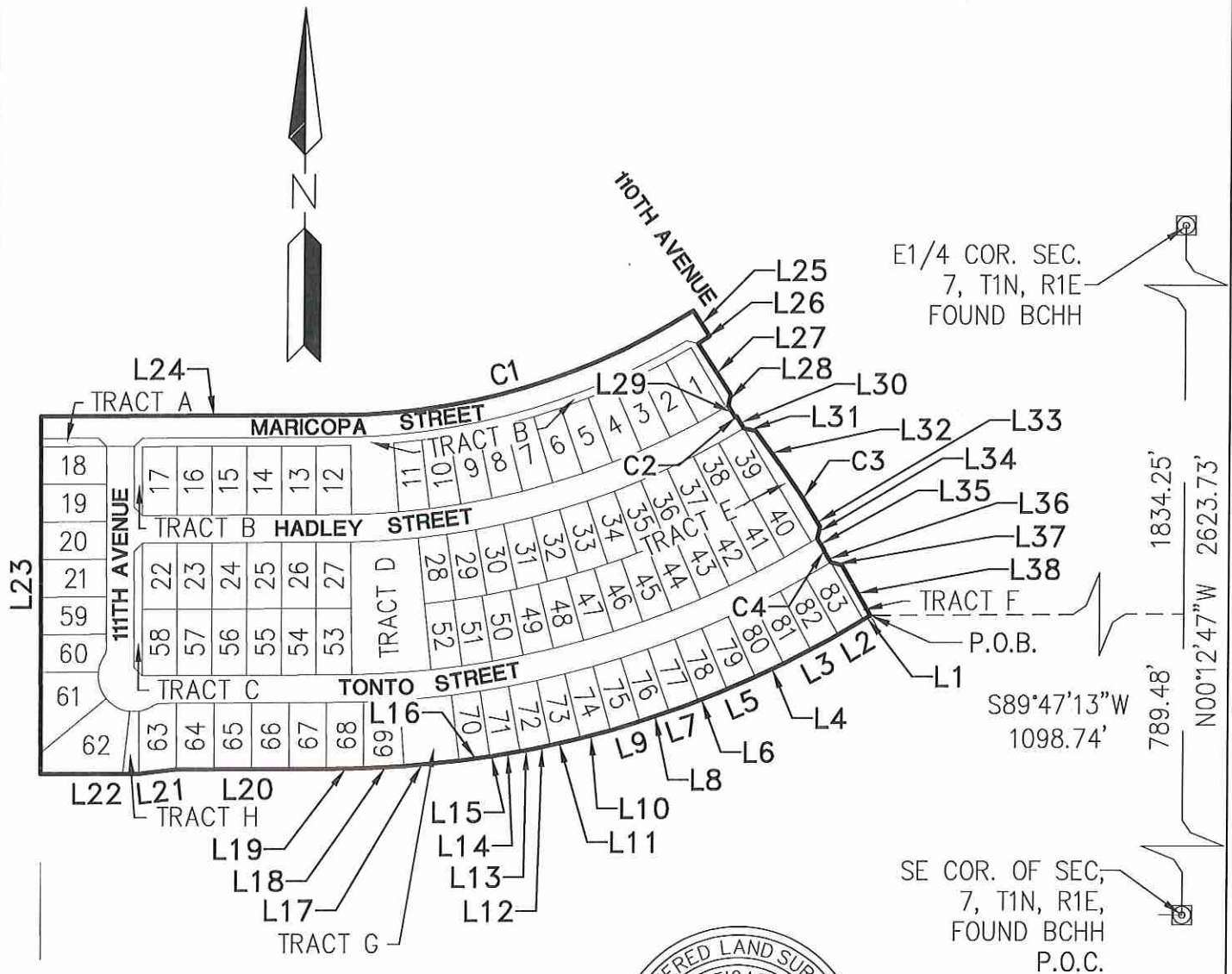
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1404
Date: May 2018



"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 4

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT



P.O.C – POINT OF COMMENCING
 P.O.B – POINT OF BEGINNING

SHEET 4 OF 7

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 4 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: GS	EXHIBIT "B"	
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 4

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE
MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE
FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND
PARKWAYS WITHIN THE DISTRICT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S59°50'50"W	15.00'
L2	S59°42'54"W	71.47'
L3	S62°20'38"W	87.05'
L4	S64°33'54"W	68.04'
L5	S66°41'06"W	68.30'
L6	S68°48'34"W	68.41'
L7	S70°58'02"W	26.69'
L8	S71°23'15"W	56.03'
L9	S73°01'37"W	56.04'
L10	S75°27'31"W	72.87'
L11	S77°49'41"W	39.22'
L12	S77°45'36"W	32.65'
L13	S79°50'43"W	23.38'
L14	S79°54'50"W	48.83'
L15	S82°00'52"W	7.21'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L16	S82°06'33"W	56.03'
L17	S84°24'27"W	101.57'
L18	S87°18'50"W	74.27'
L19	S89°18'43"W	68.00'
L20	S89°43'34"W	272.00'
L21	S83°39'26"W	68.38'
L22	S89°43'30"W	179.21'
L23	N00°16'27"W	647.23'
L24	N89°43'34"E	546.10'
L25	S33°09'10"E	54.75'
L26	S57°25'47"W	25.00'
L27	S33°09'10"E	110.06'
L28	S12°47'01"W	20.86'
L29	S30°58'07"E	25.00'
L30	S31°05'39"E	25.00'



SHEET 5 OF 7

PROJ.NO.: 1404
DATE: MAY 2018
SCALE: NONE
DRAWN BY: GS
CHECKED BY: RAJ

VISTA DEL VERDE
PHASE 4
MID DIAGRAM
EXHIBIT "B"


HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 4

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L31	S78°46'25"E	22.08'
L32	S36°09'10"E	94.85'
L33	S30°09'10"E	23.91'
L34	S14°02'11"W	21.51'
L35	S31°31'03"E	25.00'
L36	S31°28'40"E	25.00'
L37	S75°56'24"E	20.92'
L38	S30°09'10"E	105.43'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	1200.00'	32°16'37"	676.01'
C2	1405.00'	0°07'32"	3.08'
C3	875.00'	6°00'00"	91.63'
C4	1695.00'	0°02'23"	1.17'

TRACT	SQ.FT.	ACRES
TRACT A	1687.82	0.0387
TRACT B	29929.56	0.6871
TRACT C	3375.50	0.0775
TRACT D	32503.90	0.7462
TRACT E	5509.16	0.1265
TRACT F	1690.70	0.0388
TRACT G	11732.76	0.2693
TRACT H	2574.20	0.0591
ROW	214180.37	4.9169
LANDSCAPE	9831.49	0.2257



SHEET 6 OF 7

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 4 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NONE		
DRAWN BY: GS		
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 4

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES
LOT : 1	6826.50	0.1567	LOT : 34	6526.28	0.1498	LOT : 67	8160.00	0.1873
LOT : 2	6826.50	0.1567	LOT : 35	6526.33	0.1498	LOT : 68	8150.03	0.1871
LOT : 3	6828.62	0.1568	LOT : 36	6526.44	0.1498	LOT : 69	8441.73	0.1938
LOT : 4	6828.62	0.1568	LOT : 37	6526.60	0.1498	LOT : 70	6483.93	0.1489
LOT : 5	6828.62	0.1568	LOT : 38	6526.40	0.1498	LOT : 71	6486.11	0.1489
LOT : 6	6828.62	0.1568	LOT : 39	6526.50	0.1498	LOT : 72	6489.59	0.149
LOT : 7	6828.62	0.1568	LOT : 40	6530.37	0.1499	LOT : 73	6496.98	0.1492
LOT : 8	6828.62	0.1568	LOT : 41	6530.37	0.1499	LOT : 74	6499.71	0.1492
LOT : 9	6828.62	0.1568	LOT : 42	6529.88	0.1499	LOT : 75	6499.64	0.1492
LOT : 10	6828.62	0.1568	LOT : 43	6529.88	0.1499	LOT : 76	6483.66	0.1488
LOT : 11	6828.62	0.1568	LOT : 44	6529.88	0.1499	LOT : 77	6490.67	0.149
LOT : 12	7921.00	0.1818	LOT : 45	6529.88	0.1499	LOT : 78	6487.83	0.1489
LOT : 13	7843.50	0.1801	LOT : 46	6529.88	0.1499	LOT : 79	6484.01	0.1489
LOT : 14	7843.50	0.1801	LOT : 47	6529.88	0.1499	LOT : 80	6480.52	0.1488
LOT : 15	7843.50	0.1801	LOT : 48	6529.88	0.1499	LOT : 81	6477.89	0.1487
LOT : 16	7843.50	0.1801	LOT : 49	6529.88	0.1499	LOT : 82	6489.03	0.149
LOT : 17	7843.59	0.1801	LOT : 50	6529.88	0.1499	LOT : 83	6382.41	0.1465
LOT : 18	8161.48	0.1874	LOT : 51	6529.88	0.1499			
LOT : 19	8161.55	0.1874	LOT : 52	6529.88	0.1499			
LOT : 20	8161.61	0.1874	LOT : 53	7782.64	0.1787			
LOT : 21	8161.68	0.1874	LOT : 54	7560.00	0.1736			
LOT : 22	7560.00	0.1736	LOT : 55	7560.00	0.1736			
LOT : 23	7560.00	0.1736	LOT : 56	7560.00	0.1736			
LOT : 24	7560.00	0.1736	LOT : 57	7560.00	0.1736			
LOT : 25	7560.00	0.1736	LOT : 58	7560.00	0.1736			
LOT : 26	7560.00	0.1736	LOT : 59	8161.74	0.1874			
LOT : 27	7617.43	0.1749	LOT : 60	7833.57	0.1798			
LOT : 28	6576.59	0.151	LOT : 61	11119.23	0.2553			
LOT : 29	6526.79	0.1498	LOT : 62	14890.97	0.3418			
LOT : 30	6526.58	0.1498	LOT : 63	8109.17	0.1862			
LOT : 31	6526.43	0.1498	LOT : 64	8160.00	0.1873			
LOT : 32	6526.33	0.1498	LOT : 65	8160.00	0.1873			
LOT : 33	6526.28	0.1498	LOT : 66	8160.00	0.1873			



SHEET 7 OF 7

PROJ.NO.: 1404
DATE: MAY 2018
SCALE: NONE
DRAWN BY: GS
CHECKED BY: RAJ

VISTA DEL VERDE
PHASE 4
MID DIAGRAM

EXHIBIT "B"


HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

RESOLUTION 1007-0120

RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA DECLARING ITS INTENTION TO ORDER THE IMPROVEMENTS OF A CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE CITY AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF AVONDALE MAINTENANCE IMPROVEMENT DISTRICT NO. 17, VISTA DEL VERDE IV; PROVIDING THAT THE COST OF THE MAINTENANCE OF THE LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, SHALL BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Avondale (the “City Council”) has adopted Resolution 1006-0120 declaring its intent to form the City of Avondale Maintenance Improvement District No. 17 – Vista Del Verde IV; and

WHEREAS, pursuant to ARIZ. REV. STAT. § 48-574(C), as amended, the City Council has immediate jurisdiction to adopt a resolution ordering the improvements pursuant to ARIZ. REV. STAT. § 48-581, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The public interest or convenience require and it is the intention of the City Council to order the maintenance of landscaping within the proposed district and that the cost of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be assessed upon a certain improvement district to be known as Avondale Maintenance Improvement District No. 17 – Vista Del Verde IV (the “District”) as described and depicted on Exhibit A, attached hereto and incorporated herein by reference.

SECTION 3. The estimate of the cost and expenses for the maintenance of the landscaping within the District on file with the Superintendent of Streets (City Engineer) and the City Clerk is approved and adopted by the City Council.

SECTION 4. The City Council determines maintenance of the landscaping within the District is of more than local or ordinary public benefit, and is of special benefit to the respective lots, pieces and parcels of land within the real property described herein. The City Council makes and orders the cost and expense for the maintenance of the landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be chargeable upon the District, the area of which is described and depicted as set forth on Exhibit A, and declare that the District benefited by the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures to be assessed, to pay the costs and expenses thereof in proportion to the benefits derived therefrom.

SECTION 5. The City shall not assess the costs and expenses for the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures, which are for the general public benefit against the respective lots, pieces and parcels of land located within the boundaries of the District and if a portion of the costs and expenses for the maintenance of landscaping is for the general public benefit, the City shall assess the boundaries of the District only that portion of such costs and expenses which benefits the lots, pieces and parcels of land located within the boundaries of the District.

SECTION 6. The costs and expense for the maintenance of landscaping shall be made and all proceedings therein taken; that the Superintendent of Streets of the City shall post or cause to be posted notices thereof; that the City Clerk shall certify to the passage of this Resolution of Intention; that the Engineer shall prepare duplicate diagrams of the District to be assessed to pay the costs and expenses thereof, under and in accordance with the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended.

SECTION 7. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the City Council as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
January 21, 2020.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 1007-0120

[Legal Description and Assessment Diagram]

See following pages.

EXHIBIT "A"
VISTA DEL VERDE
MAINTENANCE IMPROVEMENT DISTRICT – PHASE 4
LEGAL DESCRIPTION

A portion of the Vista Del Verde Amended Final Plat as filed in Book 1269, Page 2 records of Maricopa County, Arizona being within a portion of the East Half of Section 7, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap in hand hole accepted as the East Quarter corner of said Section 7 from which a found brass cap in hand hole accepted as the Southeast corner of said Section 7 thereof bears North 00°12'47" West, 2623.73 feet;

Thence North 00°12'47" West, 789.48 feet along the east line of the Southeast Quarter of said Section 7;

Thence leaving said east line, South 89°47'13" West, 1098.74 feet to the **POINT OF BEGINNING**;

Thence South 59°50'50" West, 25.00 feet;

Thence South 59°42'54" West, 86.47 feet;

Thence South 62°20'38" West, 87.05 feet;

Thence South 64°33'54" West, 68.04 feet;

Thence South 66°41'06" West, 68.30 feet;

Thence South 68°48'34" West, 68.41 feet;

Thence South 70°58'02" West, 26.69 feet;

Thence South 71°23'15" West, 56.03 feet;

Thence South 73°01'37" West, 56.04 feet;

Thence South 75°27'31" West, 72.87 feet;

Thence South 77°49'41" West, 39.22 feet;

Thence South 77°45'36" West, 32.65 feet;

Thence South 79°50'43" West, 23.38 feet;

Thence South 79°54'50" West, 48.83 feet;

Thence South 82°00'52" West, 7.21 feet;

Thence South 82°06'33" West, 56.03 feet;

Thence South 84°24'27" West, 101.57 feet;

Thence South 87°18'50" West, 74.27 feet;

Thence South 89°18'43" West, 68.00 feet;

Thence South 89°43'34" West, 272.00 feet;

Thence South 83°39'26" West, 68.38 feet;

Thence South 89°43'30" West, 179.21 feet;

Thence North 00°16'27" West, 647.23 feet to the centerline of Maricopa Street of said plat;

Thence North 89°43'34" East, 546.10 feet along said centerline to the beginning of a tangent curve concave northwesterly, having a radius of 1200.00 feet;

Thence continuing along said centerline and northeasterly along said curve, through a central angle of 32°16'37", an arc length of 676.01 feet to a non-tangent line;

Thence leaving said centerline, South 33°09'10" East, 54.75 feet;

Thence South 57°25'47" West, 25.00 feet;

Thence South 33°09'10" East, 110.06 feet;

Thence South 12°47'01" West, 20.86 feet;

Thence South 30°58'07" East, 25.00 feet to a non-tangent curve, concave northwesterly, having a radius of 1405.00 feet, the center of which bears North 30°58'07" West;

Thence northeasterly along said curve, through a central angle of 00°07'32", an arc length of 3.08 feet to a non-tangent line;

Thence South 31°05'39" East, 25.00 feet;

Thence South 78°46'25" East, 22.08 feet;

Thence South 36°09'10" East, 94.85 feet to the beginning of a tangent curve concave southwesterly, having a radius of 875.00 feet;

Thence southeasterly along said curve, through a central angle of 06°00'00", an arc length of 91.63 feet to a tangent line;

Thence South 30°09'10" East, 23.91 feet;

Thence South 14°02'11" West, 21.51 feet;

Thence South 31°31'03" East, 25.00 feet to a non-tangent curve, concave northwesterly, having a radius of 1695.00 feet, the center of which bears North 31°31'03" West;

Thence southwesterly along said curve, through a central angle of 00°02'23", an arc length of 1.17 feet to a non-tangent line;

Thence South 31°28'40" East, 25.00 feet;

Thence South 75°56'24" East, 20.92 feet;

Thence South 30°09'10" East, 105.43 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 885,811 sq. ft. (20.335 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

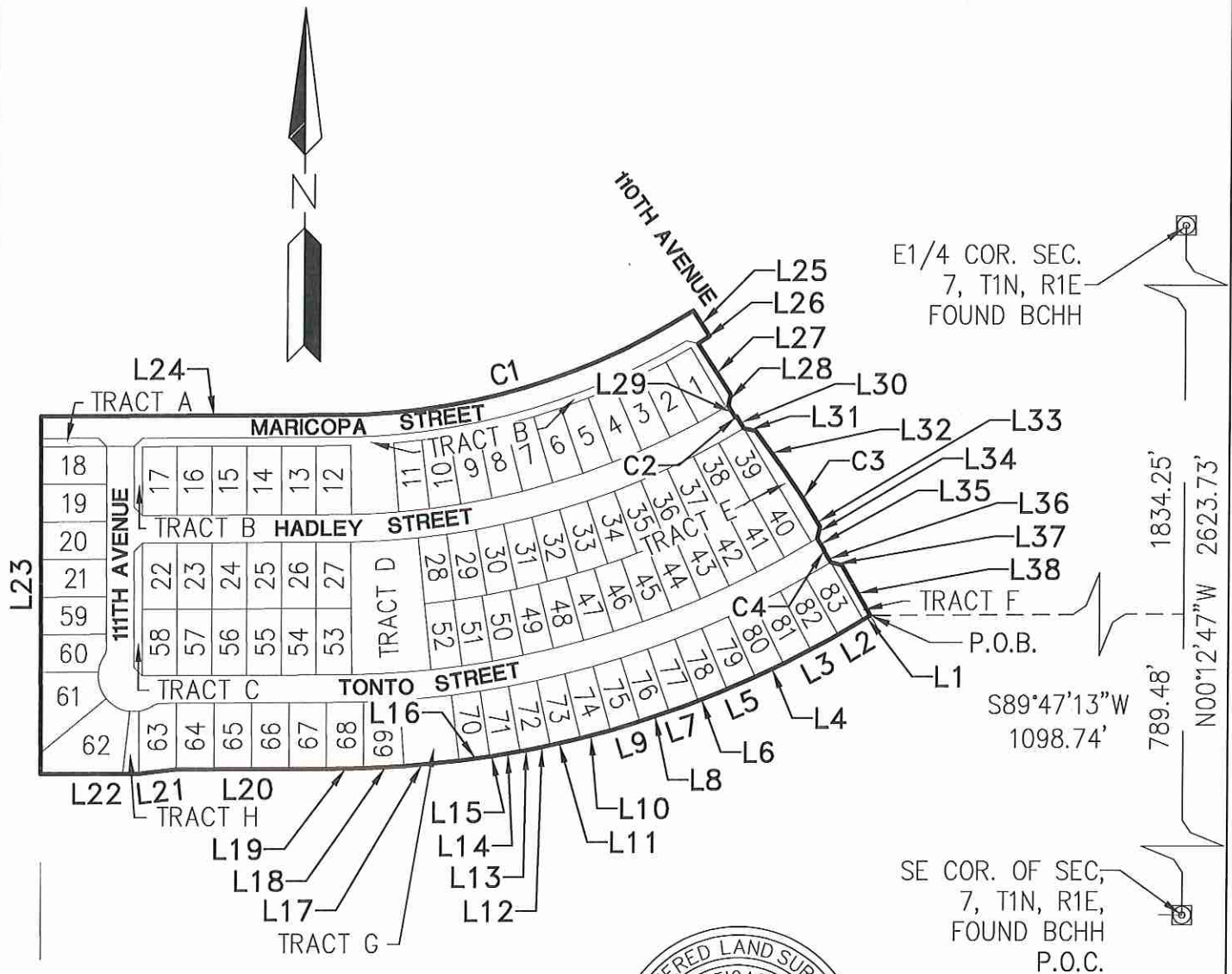
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1404
Date: May 2018



"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 4

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT



P.O.C – POINT OF COMMENCING
 P.O.B – POINT OF BEGINNING

SHEET 4 OF 7

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 4 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NTS		
DRAWN BY: GS	EXHIBIT "B"	
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 4

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE
MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE
FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND
PARKWAYS WITHIN THE DISTRICT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S59°50'50"W	15.00'
L2	S59°42'54"W	71.47'
L3	S62°20'38"W	87.05'
L4	S64°33'54"W	68.04'
L5	S66°41'06"W	68.30'
L6	S68°48'34"W	68.41'
L7	S70°58'02"W	26.69'
L8	S71°23'15"W	56.03'
L9	S73°01'37"W	56.04'
L10	S75°27'31"W	72.87'
L11	S77°49'41"W	39.22'
L12	S77°45'36"W	32.65'
L13	S79°50'43"W	23.38'
L14	S79°54'50"W	48.83'
L15	S82°00'52"W	7.21'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L16	S82°06'33"W	56.03'
L17	S84°24'27"W	101.57'
L18	S87°18'50"W	74.27'
L19	S89°18'43"W	68.00'
L20	S89°43'34"W	272.00'
L21	S83°39'26"W	68.38'
L22	S89°43'30"W	179.21'
L23	N00°16'27"W	647.23'
L24	N89°43'34"E	546.10'
L25	S33°09'10"E	54.75'
L26	S57°25'47"W	25.00'
L27	S33°09'10"E	110.06'
L28	S12°47'01"W	20.86'
L29	S30°58'07"E	25.00'
L30	S31°05'39"E	25.00'



SHEET 5 OF 7

PROJ.NO.: 1404
DATE: MAY 2018
SCALE: NONE
DRAWN BY: GS
CHECKED BY: RAJ

VISTA DEL VERDE
PHASE 4
MID DIAGRAM
EXHIBIT "B"


HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 4

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L31	S78°46'25"E	22.08'
L32	S36°09'10"E	94.85'
L33	S30°09'10"E	23.91'
L34	S14°02'11"W	21.51'
L35	S31°31'03"E	25.00'
L36	S31°28'40"E	25.00'
L37	S75°56'24"E	20.92'
L38	S30°09'10"E	105.43'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	1200.00'	32°16'37"	676.01'
C2	1405.00'	0°07'32"	3.08'
C3	875.00'	6°00'00"	91.63'
C4	1695.00'	0°02'23"	1.17'

TRACT	SQ.FT.	ACRES
TRACT A	1687.82	0.0387
TRACT B	29929.56	0.6871
TRACT C	3375.50	0.0775
TRACT D	32503.90	0.7462
TRACT E	5509.16	0.1265
TRACT F	1690.70	0.0388
TRACT G	11732.76	0.2693
TRACT H	2574.20	0.0591
ROW	214180.37	4.9169
LANDSCAPE	9831.49	0.2257



SHEET 6 OF 7

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 4 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NONE		
DRAWN BY: GS		
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 4

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FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND
PARKWAYS WITHIN THE DISTRICT

LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES
LOT : 1	6826.50	0.1567	LOT : 34	6526.28	0.1498	LOT : 67	8160.00	0.1873
LOT : 2	6826.50	0.1567	LOT : 35	6526.33	0.1498	LOT : 68	8150.03	0.1871
LOT : 3	6828.62	0.1568	LOT : 36	6526.44	0.1498	LOT : 69	8441.73	0.1938
LOT : 4	6828.62	0.1568	LOT : 37	6526.60	0.1498	LOT : 70	6483.93	0.1489
LOT : 5	6828.62	0.1568	LOT : 38	6526.40	0.1498	LOT : 71	6486.11	0.1489
LOT : 6	6828.62	0.1568	LOT : 39	6526.50	0.1498	LOT : 72	6489.59	0.149
LOT : 7	6828.62	0.1568	LOT : 40	6530.37	0.1499	LOT : 73	6496.98	0.1492
LOT : 8	6828.62	0.1568	LOT : 41	6530.37	0.1499	LOT : 74	6499.71	0.1492
LOT : 9	6828.62	0.1568	LOT : 42	6529.88	0.1499	LOT : 75	6499.64	0.1492
LOT : 10	6828.62	0.1568	LOT : 43	6529.88	0.1499	LOT : 76	6483.66	0.1488
LOT : 11	6828.62	0.1568	LOT : 44	6529.88	0.1499	LOT : 77	6490.67	0.149
LOT : 12	7921.00	0.1818	LOT : 45	6529.88	0.1499	LOT : 78	6487.83	0.1489
LOT : 13	7843.50	0.1801	LOT : 46	6529.88	0.1499	LOT : 79	6484.01	0.1489
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LOT : 15	7843.50	0.1801	LOT : 48	6529.88	0.1499	LOT : 81	6477.89	0.1487
LOT : 16	7843.50	0.1801	LOT : 49	6529.88	0.1499	LOT : 82	6489.03	0.149
LOT : 17	7843.59	0.1801	LOT : 50	6529.88	0.1499	LOT : 83	6382.41	0.1465
LOT : 18	8161.48	0.1874	LOT : 51	6529.88	0.1499			
LOT : 19	8161.55	0.1874	LOT : 52	6529.88	0.1499			
LOT : 20	8161.61	0.1874	LOT : 53	7782.64	0.1787			
LOT : 21	8161.68	0.1874	LOT : 54	7560.00	0.1736			
LOT : 22	7560.00	0.1736	LOT : 55	7560.00	0.1736			
LOT : 23	7560.00	0.1736	LOT : 56	7560.00	0.1736			
LOT : 24	7560.00	0.1736	LOT : 57	7560.00	0.1736			
LOT : 25	7560.00	0.1736	LOT : 58	7560.00	0.1736			
LOT : 26	7560.00	0.1736	LOT : 59	8161.74	0.1874			
LOT : 27	7617.43	0.1749	LOT : 60	7833.57	0.1798			
LOT : 28	6576.59	0.151	LOT : 61	11119.23	0.2553			
LOT : 29	6526.79	0.1498	LOT : 62	14890.97	0.3418			
LOT : 30	6526.58	0.1498	LOT : 63	8109.17	0.1862			
LOT : 31	6526.43	0.1498	LOT : 64	8160.00	0.1873			
LOT : 32	6526.33	0.1498	LOT : 65	8160.00	0.1873			
LOT : 33	6526.28	0.1498	LOT : 66	8160.00	0.1873			



SHEET 7 OF 7

PROJ.NO.: 1404
DATE: MAY 2018
SCALE: NONE
DRAWN BY: GS
CHECKED BY: RAJ

VISTA DEL VERDE
PHASE 4
MID DIAGRAM

EXHIBIT "B"


HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

**PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF AVONDALE**

**Maintenance Improvement District No. 17
(Vista Del Verde IV)**

To: Honorable Mayor and Council
City of Avondale, Arizona

Pursuant to ARIZ. REV. STAT. § 48-574(C), the undersigned property owners respectfully petition the Council of the City of Avondale, Arizona (the "City Council") to order the formation of a Municipal Improvement District (the "District") under ARIZ. REV. STAT. § 48-574, *et seq.* In support of this petition, the undersigned agree to waive certain rights under Arizona Law and to consent to the formation and completion of the District.

1. Area of District. The proposed District is described by a diagram and by a legal description on Exhibit A, attached hereto and incorporated herein by reference. The proposed District consists of +20.33 acres and is entirely within the corporate boundaries of the City of Avondale.
2. Ownership. The undersigned are the sole owners of the real property within the proposed District.
3. Purpose. The District is proposed to be formed for the purpose of the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways, and parkways within the proposed District.
4. Public Convenience and Necessity. The necessity for the proposed District is for the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed District by the levying of special assessments in the proposed District.
5. Waiver and Consent. The petitioners, with full knowledge of their rights being waived hereunder, hereby expressly waive all of the following:
 - a. Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work relating to the District.
 - b. All protest rights whatsoever under ARIZ. REV. STAT. §§ 48-579(A) and (B), as amended.
 - c. All objections to the filing of and adoption by the City of the plans and specifications, the Engineer's Estimate and the Assessment Diagram, all of which provide for the completion of the District.

Further, the improvements described above are of more than local or ordinary public benefit. The Engineer's Estimate of the costs and expenses of the improvements are attached as part of Exhibit A.

IN WITNESS WHEREOF, the parties have executed this Petition and Waiver Agreement as of 1/14/20, 2020.

"Property Owner"

Entity Name: VDV RECOVERY ACQUISITION, LLC

a Delaware limited liability company

Property Tax Parcel Numbers: MCR # 1269-02

By: 

Name: Jonathan Shumaker

Authorized Signatory

Title: _____

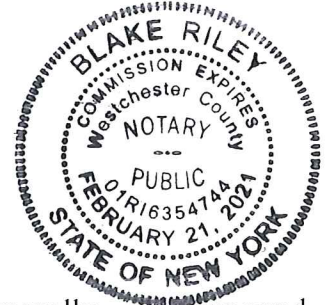
Address: 1166 Avenue of the Americas
New York, NY 10036

Date: 1/14/20

(ACKNOWLEDGMENT)

STATE OF New York)
) ss.
COUNTY OF Westchester)

On, January 14, 2020, before me personally appeared Jon Shumaker, the Authorized signatory of VDV RECOVERY ACQUISITION, LLC, a Delaware limited liability company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the above document on behalf of the Property Owner.



Notary Public, State of New York
Blake Riley
No. 01R16354744
Qualified in Westchester County
Appointment Expires February 21, 2021



Notary Public

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

"Property Owner"

Entity Name: VISTA DEL VERDE Community Master Association
an Arizona non-profit corporation
Property Tax Parcel Numbers: _____

By: _____

Name: Austin Whitefield

Title: Secretary

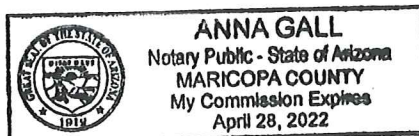
Address: 4350 E. Camelback Rd Ste A250
Phoenix, AZ 85018

Date: January 14, 2020

(ACKNOWLEDGMENT)

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On, January 14 2020, before me personally appeared Austin Whitefield, the Secretary of VISTA DEL VERDE Community Master Association, an Arizona non-profit corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the above document on behalf of the non-profit corporation.



Notar _____

(Affix notary seal here)

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

ACCEPTED AND APPROVED BY:

“City”

CITY OF AVONDALE,
an Arizona municipal corporation

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

(ACKNOWLEDGMENT)

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On _____, 2020, before me personally appeared Kenneth N. Weise, the Mayor of the CITY OF AVONDALE, an Arizona municipal corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above document, on behalf of the City of Avondale.

Notary Public

(Affix notary seal here)

**EXHIBIT A
TO
PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF AVONDALE**

**Maintenance Improvement District No. 17
(Vista Del Verde IV)**

[Assessment Diagram, Legal Description and Engineer's Estimate]

See following pages.

EXHIBIT "A"
VISTA DEL VERDE
MAINTENANCE IMPROVEMENT DISTRICT – PHASE 4
LEGAL DESCRIPTION

A portion of the Vista Del Verde Amended Final Plat as filed in Book 1269, Page 2 records of Maricopa County, Arizona being within a portion of the East Half of Section 7, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap in hand hole accepted as the East Quarter corner of said Section 7 from which a found brass cap in hand hole accepted as the Southeast corner of said Section 7 thereof bears North 00°12'47" West, 2623.73 feet;

Thence North 00°12'47" West, 789.48 feet along the east line of the Southeast Quarter of said Section 7;

Thence leaving said east line, South 89°47'13" West, 1098.74 feet to the **POINT OF BEGINNING**;

Thence South 59°50'50" West, 25.00 feet;

Thence South 59°42'54" West, 86.47 feet;

Thence South 62°20'38" West, 87.05 feet;

Thence South 64°33'54" West, 68.04 feet;

Thence South 66°41'06" West, 68.30 feet;

Thence South 68°48'34" West, 68.41 feet;

Thence South 70°58'02" West, 26.69 feet;

Thence South 71°23'15" West, 56.03 feet;

Thence South 73°01'37" West, 56.04 feet;

Thence South 75°27'31" West, 72.87 feet;

Thence South 77°49'41" West, 39.22 feet;

Thence South 77°45'36" West, 32.65 feet;

Thence South 79°50'43" West, 23.38 feet;

Thence South 79°54'50" West, 48.83 feet;

Thence South 82°00'52" West, 7.21 feet;

Thence South 82°06'33" West, 56.03 feet;

Thence South 84°24'27" West, 101.57 feet;

Thence South 87°18'50" West, 74.27 feet;

Thence South 89°18'43" West, 68.00 feet;

Thence South 89°43'34" West, 272.00 feet;

Thence South 83°39'26" West, 68.38 feet;

Thence South 89°43'30" West, 179.21 feet;

Thence North 00°16'27" West, 647.23 feet to the centerline of Maricopa Street of said plat;

Thence North 89°43'34" East, 546.10 feet along said centerline to the beginning of a tangent curve concave northwesterly, having a radius of 1200.00 feet;

Thence continuing along said centerline and northeasterly along said curve, through a central angle of 32°16'37", an arc length of 676.01 feet to a non-tangent line;

Thence leaving said centerline, South 33°09'10" East, 54.75 feet;

Thence South 57°25'47" West, 25.00 feet;

Thence South 33°09'10" East, 110.06 feet;

Thence South 12°47'01" West, 20.86 feet;

Thence South 30°58'07" East, 25.00 feet to a non-tangent curve, concave northwesterly, having a radius of 1405.00 feet, the center of which bears North 30°58'07" West;

Thence northeasterly along said curve, through a central angle of 00°07'32", an arc length of 3.08 feet to a non-tangent line;

Thence South 31°05'39" East, 25.00 feet;

Thence South 78°46'25" East, 22.08 feet;

Thence South 36°09'10" East, 94.85 feet to the beginning of a tangent curve concave southwesterly, having a radius of 875.00 feet;

Thence southeasterly along said curve, through a central angle of 06°00'00", an arc length of 91.63 feet to a tangent line;

Thence South 30°09'10" East, 23.91 feet;

Thence South 14°02'11" West, 21.51 feet;

Thence South 31°31'03" East, 25.00 feet to a non-tangent curve, concave northwesterly, having a radius of 1695.00 feet, the center of which bears North 31°31'03" West;

Thence southwesterly along said curve, through a central angle of 00°02'23", an arc length of 1.17 feet to a non-tangent line;

Thence South 31°28'40" East, 25.00 feet;

Thence South 75°56'24" East, 20.92 feet;

Thence South 30°09'10" East, 105.43 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 885,811 sq. ft. (20.335 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

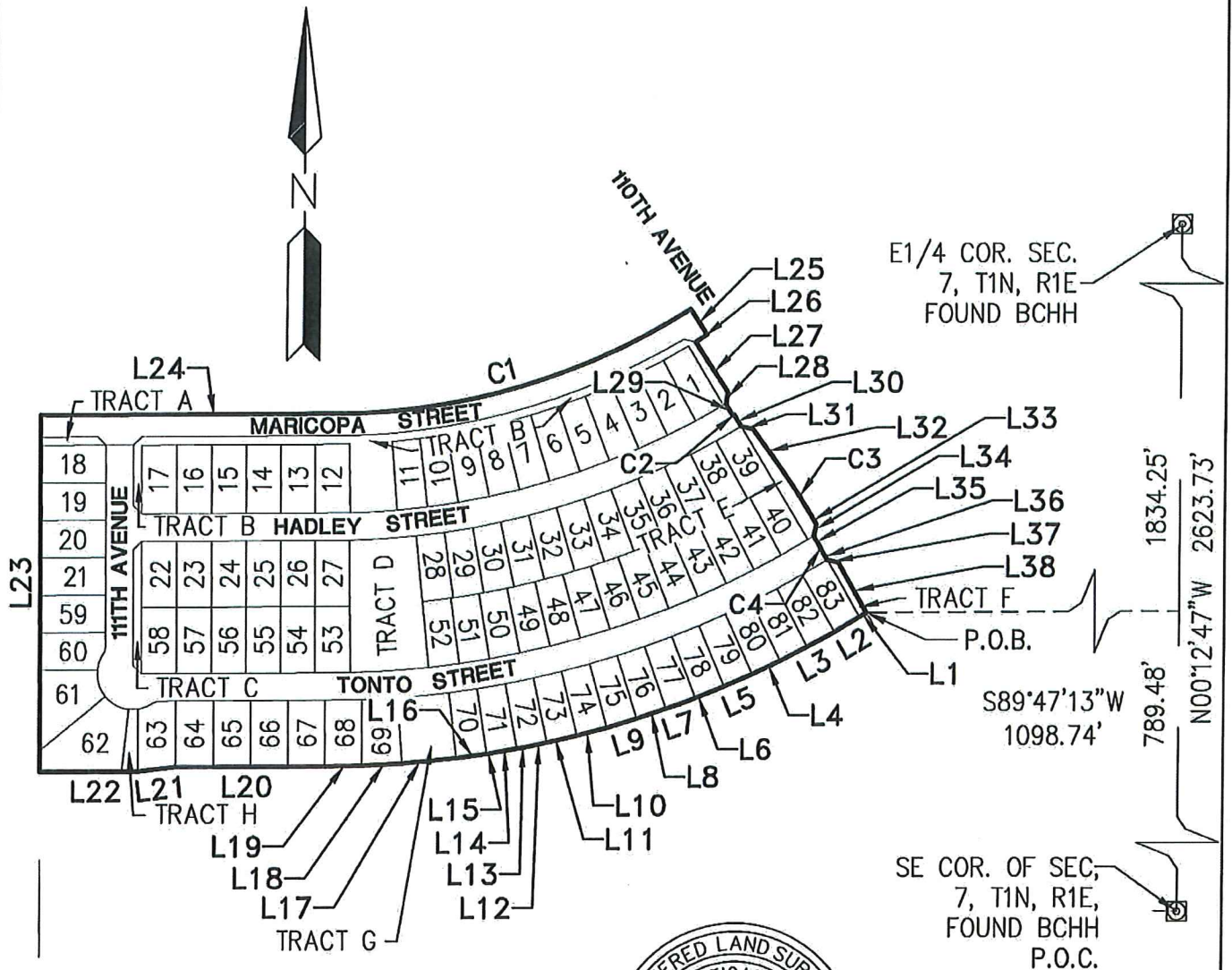
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1404
Date: May 2018



"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 4

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT



P.O.C - POINT OF COMMENCING
 P.O.B - POINT OF BEGINNING

SHEET 4 OF 7

PROJ.NO.: 1404
 DATE: MAY 2018
 SCALE: NTS
 DRAWN BY: GS
 CHECKED BY: RAJ

VISTA DEL VERDE
 PHASE 4
 MID DIAGRAM
EXHIBIT "B"

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 4

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S59°50'50"W	15.00'
L2	S59°42'54"W	71.47'
L3	S62°20'38"W	87.05'
L4	S64°33'54"W	68.04'
L5	S66°41'06"W	68.30'
L6	S68°48'34"W	68.41'
L7	S70°58'02"W	26.69'
L8	S71°23'15"W	56.03'
L9	S73°01'37"W	56.04'
L10	S75°27'31"W	72.87'
L11	S77°49'41"W	39.22'
L12	S77°45'36"W	32.65'
L13	S79°50'43"W	23.38'
L14	S79°54'50"W	48.83'
L15	S82°00'52"W	7.21'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L16	S82°06'33"W	56.03'
L17	S84°24'27"W	101.57'
L18	S87°18'50"W	74.27'
L19	S89°18'43"W	68.00'
L20	S89°43'34"W	272.00'
L21	S83°39'26"W	68.38'
L22	S89°43'30"W	179.21'
L23	N00°16'27"W	647.23'
L24	N89°43'34"E	546.10'
L25	S33°09'10"E	54.75'
L26	S57°25'47"W	25.00'
L27	S33°09'10"E	110.06'
L28	S12°47'01"W	20.86'
L29	S30°58'07"E	25.00'
L30	S31°05'39"E	25.00'



SHEET 5 OF 7

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 4 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NONE		
DRAWN BY: GS		
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 4

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L31	S78°46'25"E	22.08'
L32	S36°09'10"E	94.85'
L33	S30°09'10"E	23.91'
L34	S14°02'11"W	21.51'
L35	S31°31'03"E	25.00'
L36	S31°28'40"E	25.00'
L37	S75°56'24"E	20.92'
L38	S30°09'10"E	105.43'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	1200.00'	32°16'37"	676.01'
C2	1405.00'	0°07'32"	3.08'
C3	875.00'	6°00'00"	91.63'
C4	1695.00'	0°02'23"	1.17'

TRACT	SQ.FT.	ACRES
TRACT A	1687.82	0.0387
TRACT B	29929.56	0.6871
TRACT C	3375.50	0.0775
TRACT D	32503.90	0.7462
TRACT E	5509.16	0.1265
TRACT F	1690.70	0.0388
TRACT G	11732.76	0.2693
TRACT H	2574.20	0.0591
ROW	214180.37	4.9169
LANDSCAPE	9831.49	0.2257



SHEET 6 OF 7

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 4 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2018		
SCALE: NONE		
DRAWN BY: GS		
CHECKED BY: RAJ		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 4

NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES
LOT : 1	6826.50	0.1567	LOT : 34	6526.28	0.1498	LOT : 67	8160.00	0.1873
LOT : 2	6826.50	0.1567	LOT : 35	6526.33	0.1498	LOT : 68	8150.03	0.1871
LOT : 3	6828.62	0.1568	LOT : 36	6526.44	0.1498	LOT : 69	8441.73	0.1938
LOT : 4	6828.62	0.1568	LOT : 37	6526.60	0.1498	LOT : 70	6483.93	0.1489
LOT : 5	6828.62	0.1568	LOT : 38	6526.40	0.1498	LOT : 71	6486.11	0.1489
LOT : 6	6828.62	0.1568	LOT : 39	6526.50	0.1498	LOT : 72	6489.59	0.149
LOT : 7	6828.62	0.1568	LOT : 40	6530.37	0.1499	LOT : 73	6496.98	0.1492
LOT : 8	6828.62	0.1568	LOT : 41	6530.37	0.1499	LOT : 74	6499.71	0.1492
LOT : 9	6828.62	0.1568	LOT : 42	6529.88	0.1499	LOT : 75	6499.64	0.1492
LOT : 10	6828.62	0.1568	LOT : 43	6529.88	0.1499	LOT : 76	6483.66	0.1488
LOT : 11	6828.62	0.1568	LOT : 44	6529.88	0.1499	LOT : 77	6490.67	0.149
LOT : 12	7921.00	0.1818	LOT : 45	6529.88	0.1499	LOT : 78	6487.83	0.1489
LOT : 13	7843.50	0.1801	LOT : 46	6529.88	0.1499	LOT : 79	6484.01	0.1489
LOT : 14	7843.50	0.1801	LOT : 47	6529.88	0.1499	LOT : 80	6480.52	0.1488
LOT : 15	7843.50	0.1801	LOT : 48	6529.88	0.1499	LOT : 81	6477.89	0.1487
LOT : 16	7843.50	0.1801	LOT : 49	6529.88	0.1499	LOT : 82	6489.03	0.149
LOT : 17	7843.59	0.1801	LOT : 50	6529.88	0.1499	LOT : 83	6382.41	0.1465
LOT : 18	8161.48	0.1874	LOT : 51	6529.88	0.1499			
LOT : 19	8161.55	0.1874	LOT : 52	6529.88	0.1499			
LOT : 20	8161.61	0.1874	LOT : 53	7782.64	0.1787			
LOT : 21	8161.68	0.1874	LOT : 54	7560.00	0.1736			
LOT : 22	7560.00	0.1736	LOT : 55	7560.00	0.1736			
LOT : 23	7560.00	0.1736	LOT : 56	7560.00	0.1736			
LOT : 24	7560.00	0.1736	LOT : 57	7560.00	0.1736			
LOT : 25	7560.00	0.1736	LOT : 58	7560.00	0.1736			
LOT : 26	7560.00	0.1736	LOT : 59	8161.74	0.1874			
LOT : 27	7617.43	0.1749	LOT : 60	7833.57	0.1798			
LOT : 28	6576.59	0.151	LOT : 61	11119.23	0.2553			
LOT : 29	6526.79	0.1498	LOT : 62	14890.97	0.3418			
LOT : 30	6526.58	0.1498	LOT : 63	8109.17	0.1862			
LOT : 31	6526.43	0.1498	LOT : 64	8160.00	0.1873			
LOT : 32	6526.33	0.1498	LOT : 65	8160.00	0.1873			
LOT : 33	6526.28	0.1498	LOT : 66	8160.00	0.1873			



SHEET 7 OF 7

PROJ.NO.: 1404
DATE: MAY 2018
SCALE: NONE
DRAWN BY: GS
CHECKED BY: RAJ

VISTA DEL VERDE
PHASE 4
MID DIAGRAM

EXHIBIT "B"

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436



**CITY OF AVONDALE
MAINTENANCE IMPROVEMENT DISTRICT NO. 17
"VISTA DEL VERDE - PHASE 4" TRACTS A THROUGH H**

ENGINEERS ESTIMATE

In compliance with the provisions of A.R.S. Title 48, Chapter 4, Article 2, Section §48-574, and all amendments and supplements thereto, we hereby estimate the costs and expenses of said improvements to be as follows:

AREA

Right-of-way: 0.2257 AC
Tract Area: 2.043 AC

ANNUAL MAINTENANCE FEE

Right-of-way:	0.2257	X	\$2,000 AC	=	\$451.40
Tract Area:	2.043	X	\$10,500 AC	=	<u>\$21,451.50</u>
					\$21,902.90

ANNUAL ADMINISTRATIVE FEE

\$21,902.90	X	5%	=	\$1,095.15
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TOTAL ANNUAL COST

\$21,902.90	+	\$1,095.15	=	\$22,998.05
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TOTAL COST PER MONTH

\$22,998.05	/	12 MONTHS	=	\$1,916.50
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DATED 9/4/2019

CITY OF AVONDALE
DEVELOPMENT & ENGINEERING SERVICES
ENGINEERING DIVISION


By: David A Janover, P.E., F.NSPE, CFM

CITY COUNCIL REPORT

SUBJECT: Review and approval of modifications to the Memorandum of Understanding with the Avondale Professional Firefighters Association (APFA) Local 3924

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Gina Montes, Assistant City Manager, (623) 333-1012

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will review and approve future modifications to the Memorandum of Understanding (MOU) which will be effective July 1, 2020 through June 30, 2022 and direct staff to bring a revised MOU before City Council at a future meeting. The Council will take appropriate action.

BACKGROUND:

Negotiations over modifications to the Memorandum of Understanding with the Avondale Professional Firefighters Association (APFA) have concluded. A team comprised of City management and representatives of the Association have come to consensus on several items. These are presented for City Council consideration with the actual MOU planned for a future meeting.

Prior to the beginning of negotiations, the City conducts a market analysis to review how City of Avondale pay and benefits compare to other jurisdictions in Arizona. In addition, the Association conducts its own research and analysis. The adjustments to pay and benefits will advance the position of our firefighters, engineers and captains within the market and also address many concerns of both Management and the Association.

DISCUSSION:

The following is a high level summary of the items agreed upon by the City management and the labor negotiations team. Additional detail is provided in the attachment entitled Proposed Changes to the MOU with the Avondale Professional Firefighters Local 3924.

Section	Item	Brief Description
4.7	Hours Worked and Overtime within the 96-hour pay period	Pays time and a half for time worked above 96 hours which is currently not considered overtime under the Fair Labor Standards Act (FLSA)
4	Pay Range Restructure	Reduces the total number and adjusts the pay steps for Engineers and Captains and adjusts the pay range for Firefighters. Removes the Fixed Merit

		Award currently given to members at the top of the pay scale
8	Holiday pay	Pays members an additional 11.25 hours for working on a City-designated holiday
8.1	Sick Leave	Removes the provision that entitles members to any increase in sick accruals given to other City employees
8.4	Vacation Accruals	Removes the provision that entitles members to any increase in vacation accruals given to other City employees
8.5	Vacation Sell Back	Requires that current vacation sell-back occur over two consecutive pay periods still to occur twice annually
4.2	Regular Hourly Rate (life insurance)	Reverts the life insurance benefit to be consistent with what is provided citywide
4.9	Move Up Pay	Removal of a reference to Battalion Chief move up limitation
5.1	Absent with Relief	Adds language affirming that this benefit will not affect certification and other obligations
14	Procedures for Alleged Breach of MOU	Adds a time limitation after discovery for initiating a grievance

In addition, City management agrees to review the salary of current probationary firefighters and consider pay adjustment upon completion of probation. This is to ensure a pay distinction between new firefighters hired within year 2 of the MOU, as the range will be adjusted.

BUDGET IMPACT:

The estimated budget impact is \$214,276 for Fiscal Year 2021 and \$153,084 for Fiscal Year 2022 for a total of \$367,360.

RECOMMENDATION:

Recommend that the City Council approve the proposed modifications to the Memorandum of Understanding (MOU) with Avondale Professional Firefighters Association Local 3924 and direct staff to bring a revised MOU before City Council at a future meeting.

Proposed changes to the Memorandum of Understanding with the Avondale Professional Firefighters Local 3924

The following items that were discussed and unanimously approved to be changed in the Avondale Professional Firefighters Association MOU by both parties (Local 3924 negotiation team and Avondale city management):

Hours worked on a 96-hour pay period - Members will be paid 1.5 times their normal hourly rate for any hours worked over 96-hours when the member is on a 96-hour pay period. This item will start January 1, 2021. It was agreed upon that this item will not exceed \$50,000 in an entire fiscal year. Because of this item starting in the middle of the first fiscal year of 2020-2021, \$25,000.00 will be funded for the remainder of the first fiscal year and \$50,000 for the second fiscal year. This item will not exceed \$75,000 for the duration of the 2020-2022 MOU and will be revisited at the next negotiation period two years from now.

Holiday pay – It was agreed upon by both parties that members will receive an additional 11.25 hours of straight pay. This applies only for those members who work on the designated holiday as observed by City of Avondale. The following are the holidays that are recognized by the City of Avondale:

- Independence Day
- Labor Day
- Veterans day
- Thanksgiving
- Day After Thanksgiving
- Christmas Day
- New Year's Day
- Martin Luther King Day
- Presidents Day
- Memorial Day

Fixed Merit Award – It was agreed upon by both parties that the fixed merit award be removed from the MOU.

Salary structure modifications – Consensus reached. In year 1, Step three of current Firefighter becomes step one (\$16.69). Step seven of Engineer becomes step one (\$23.99). Step seven of Captain becomes step one (\$28.35). An additional step at the top is added for Firefighter (\$22.85) Fire Engineer (\$28.07) and Fire Captain (\$33.16). Firefighter, Engineer and Captain each receive one step increase.

In Year 2 everyone receives one step increase unless they are topped out

There are no fixed merit awards. The bottom step is removed from Firefighter (\$16.69), Engineer (\$23.99) and Captain (\$28.35). See new step plan below:

Year 1	1-Jul-20		
Step	Firefighter	Fire Engineer	Fire Captain
1	\$16.69	\$23.99	\$28.35
2	\$17.35	\$24.95	\$29.48
3	\$18.05	\$25.95	\$30.66
4	\$18.77	\$26.99	\$31.89
5	\$19.52	\$28.07	\$33.16
6	\$20.31		
7	\$21.13		
8	\$21.97		
9	\$22.85		
No Fixed Merit	4% step	4% step	4% step
Year 2	1-Jul-21		
Step	Firefighter	Fire Engineer	Fire Captain
1	\$17.35	\$24.95	\$29.48
2	\$18.05	\$25.95	\$30.66
3	\$18.77	\$26.99	\$31.89
4	\$19.52	\$28.07	\$33.16
5	\$20.31		
6	\$21.13		
7	\$21.97		
8	\$22.85		
No Fixed Merit	4% step	4% step	4% step

Vacation sell back – It was agreed upon by both parties that the members would still be allowed to sell back vacation in May and October of each fiscal year, but the pay-out of the total amount of vacation sell back would be distributed over two pay periods consecutively; half one pay period and the other half on the following pay period.

Article 14 Procedure for Alleged Breach of MOU – It was agreed upon by both parties that language would be added in this section that before initiating the appeal process for an alleged breach of the MOU, a unit member will first discuss and try to resolve the potential appeal matter with the first level non-unit supervisor within 7 calendar days of when the item was first discovered.

Life Insurance – It was agreed upon by both parties that the language “life insurance” would be removed from Section 4.2.

Battalion move-up pay - It was agreed upon by both parties that the following language be removed from section 4.9 move-up pay: *Move-Up Pay and status to the position of Battalion Chief shall not in any case extend beyond more than thirty days.*

Section 5.1 Absent with Relief – It was agreed upon by both parties that the following language be added to Section 5.1 Absent with Relief: *Utilization of AWR’s should in no way effect the members obligation for maintaining required certifications, attend necessary department training or affect the member’s ability to maintain skill level competency needed for performance of their assigned duties.*

Section 8.1 Sick leave - it was agreed upon by both parties that the following language would be removed: *if a change is made in the Avondale City Policy, Chapter 6, Section B, which results in an overall increase in sick leave accruals, this increase would also increase the accrual amounts in Section 8 of the MOU.* The multiplier (1.4) for sick will stay in the MOU.

Section 8.4 Vacation Accruals – It was agreed upon by both parties that the following language would be removed: *If a change is made in Avondale City Policy, Chapter 6, Section I which results in an overall increase in vacation accruals, this increase would also increase the accrual amounts in Section 8.4 of the MOU.* The Multiplier (1.4) for vacation along with the 4.74 hours of Holiday leave per pay period would stay in the MOU.

Current Probationary Firefighters -- Both parties also agreed that a commitment would be made to review and identify those firefighters on probation and what their respective pay rates should be upon completion of probation.

Respectfully Submitted by Gina Montes, Assistant City Manager and Brian DePauw, President,
Local 3924

CITY COUNCIL REPORT

SUBJECT: Public Hearing and Resolution 1008-0120 - Minor General Plan Land Use Map Amendment for Avondale Townhomes on Dysart – Application PL-19-0195

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Department Director

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., to adopt a Resolution approving a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale Townhomes on Dysart, a proposed 302-unit townhome development with an adjacent commercial area on 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use designation on 25.86 acres of the property from Local Commercial to Medium/High Density Residential. The MHDR designation allows for single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 gross acres of the property adjacent to Dysart Road are excluded from the General Plan Amendment request and will remain designated Local Commercial. A request to rezone the property from C-2 (Community Commercial) to PAD (Planned Area Development) to accommodate development of a 302-unit townhome community and a 2.49 gross acre commercial site will be considered separately. The Council will take appropriate action.

BACKGROUND:

The 28.35 gross acre subject property (Exhibits A and B) is located approximately 750 feet south of the southwest corner of Dysart Road and Van Buren Street, extending westward to 4th Street. Annexed in March 1960, the site was farmed until 2006, when agricultural use of the property ceased. Since agricultural operations concluded, the undeveloped property has been vacant.

City records indicate that the site has been zoned C-2 (Community Commercial) since annexation. The site's C-2 zoning allows for a range of retail, restaurant, office, and service uses that serve a community-wide trade area.

The entirety of the subject property is designated by the General Plan 2030 Land Use Map as Local Commercial. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. The property's C-2 zoning is in conformance with the Local Commercial Land Use designation.

Approval of the applicant's request for a Minor General Plan Amendment will change the land use designation of 25.86 acres of the property to Medium/High Density Residential (MHDR). The MHDR designation allows for

a range of residential uses including single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 acres at the northeast corner of the site, adjacent to Dysart Road, are excluded from the GPA request and would remain designated Local Commercial. A map showing both the existing and proposed General Plan Land Use designations on the property is included as Exhibit C.

An application to rezone the entire 28.35-acre subject property from C-2 to PAD (Planned Area Development) to accommodate development of a 302-unit townhome community on 25.86 acres with a 2.49 gross acre commercial site will be considered by City Council separately at this same meeting. City Council approval of the proposed General Plan Amendment changing the land use designation of 25.86 acres of the site to Medium/High Density Residential (MHDR) is required before the rezoning can be approved.

The existing uses and zoning of surrounding properties include:

North: Commercial uses are occurring north of the subject site. From east to west, these uses include:

- Avondale Shopping Center, a retail center with tenants including Harbor Freight, Food City, Fiesta Clothing, KFC, Whataburger, and several smaller inline shops and offices. The Avondale Shopping Center property is zoned C-2 (Community Commercial).
- A multi-tenant auto-related facility which includes separate used car sales, truck and trailer rental, and vehicle repair businesses. The southernmost third of the auto-related facility's property is vacant and undeveloped. The site is zoned C-2 (Community Commercial).

East of Dysart Road: Multiple uses are occurring east of the site across Dysart Road. From north to south, these uses include:

- Auto Action, a used car dealership located on property zoned C-2 (Community Commercial).
- Dysart Market, a liquor store, and Aguila's Hideaway, a bar, located on the same parcel, zoned C-2 (Community Commercial).
- Summer Estates, a 22-unit apartment building located on property zoned C-2 (Community Commercial). The residential use of the property is non-conforming.
- Jiffy Lube, an auto service and diagnostic facility located on property zoned C-2 (Community Commercial).
- Multiple undeveloped parcels of varying sizes, all zoned C-2 (Community Commercial).

South: Madison Heights, a 143-unit Maricopa County-owned apartment community located on property zoned R-3 (Multi-Family Residential).

West of 4th Street: Non-residential uses are occurring west of the subject site across 4th Street. From north to south, these uses include:

- Estrella Center, a skilled nursing and memory care facility located on property zoned C-2 (Community Commercial).
- First Southern Baptist Church of Avondale, a place of worship located on property zoned C-2

(Community Commercial).

SUMMARY OF REQUEST:

The applicant is seeking to develop the 28.35-acre site with the “Avondale Townhomes on Dysart”, a proposed 302-unit townhome community covering 25.86 acres (11.7 dwelling units/acre) and a connected 2.49-acre commercial site.

As previously noted, the property currently features a General Plan 2030 Land Use designation of Local Commercial. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area, and allows for uses such as grocery stores, gas stations, retail, restaurants, services, and medical and/or professional offices. Residential uses are not allowed in the Local Commercial designation.

To accommodate the residential component of the proposed Avondale Townhomes on Dysart development, the applicant is requesting approval of a Minor General Plan Amendment (GPA) to change the General Plan 2030 Land Use designation of 25.86 acres to Medium/High Density Residential (Exhibit E). The requested Medium/High Density Residential (MHDR) designation allows for a range of residential uses including singlefamily detached homes, single-family attached homes, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Though the target density is four (4) units per acre, zoning that allows up to twelve (12) units per acre may be approved in the MHDR designation if a proposed development provides for enhanced walkability, design, open space, and amenities.

The proposed GPA excludes 2.49 acres of the property at the northeast corner of the site, adjacent to Dysart Road. This acreage will remain designated Local Commercial and would develop with commercial uses to serve the existing and future residents in the area.

This proposed GPA is the first step in the development process for the site. As indicated in the preceding section, a separate application to rezone the property to Planned Area Development (PAD) has been filed and will be heard by Council as a separate agenda item at this same meeting. In conformance with the requested GPA, the proposed Avondale Townhomes on Dysart PAD would allow for development of 25.86 acres of the property with medium/high density residential uses and 2.49 acres with local commercial uses, as further described below:

- **Residential (25.86 acres):** The majority of the subject property will develop with 302 two-story single-family attached townhomes located on individual lots, each of which will feature a ground floor two-car garage with living space above. To justify the proposed density of 11.7 units per acre, the proposed PAD provides for thirty-seven (37) percent open space, or 9.39 acres, more than double the fifteen percent minimum required for single-family residential development. Proposed amenities include two clubhouses, both featuring rooftop decks for resident use, two pools, a fitness center, a dog park, a tot lot, and a network of private sidewalks provided throughout.
- **Commercial (2.49 acres):** A small portion of the northeast corner of the site will develop with commercial uses per the requirements of the City’s C-1 (Neighborhood Commercial) zoning district. Relative to the property’s existing C-2 (Community Commercial) zoning, the C-1 district allows lower intensity commercial uses to ensure compatibility with adjoining residential uses. Many higher intensity commercial uses, such as gas stations, are not permitted in the C-1 district and will not be allowed in the proposed PAD.

Preliminary Plat and Final Plat applications, both of which need Council approval, will be required before development of the residential component can commence. Site Plan approval, an administrative process, will be required before development of the commercial acreage can occur.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Avondale Elementary School District (AESD) and the Agua Fria Union High School District (AFUHSD).

Students in kindergarten through eighth grade will attend Lattie Coor School located at the northeast corner of Central Avenue and La Canada Boulevard, approximately one-quarter (1/4) mile west of the Avondale Townhomes site. High school students will attend Agua Fria High School located at the northwest corner of Dysart Road and Riley Drive, approximately one-half (1/2) mile south of the Avondale Townhomes on Dysart site.

Both AESD and AFUHSD have provided the City with signed certificates stating that each district has adequate school facilities to accommodate the estimated enrollment of new students to be generated by the proposed Avondale Townhomes on Dysart development (Exhibit F).

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, December 5th in the Sonoran Conference Room at Avondale City Hall. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed at least fifteen days prior to the meeting as required. Except for the applicant's team and City Staff, there were no attendees to the Neighborhood Meeting.

No comments related to the proposal have been posted on the City's aVOICE digital forum; seven (7) persons have viewed information about the request.

Staff received an email from the owner of a nearby commercial center, Baldrige Commons located at the northwest corner of Dysart Road and Van Buren Street in the City of Goodyear, in relation to the proposed GPA and Rezoning on December 2, 2019 (Exhibit G). In the email, the landowner indicated support of the proposed Avondale Townhomes on Dysart project, stating, "...it will bring additional needed residential density to support existing retail in the trade area. We believe there is more than sufficient commercial zoning in the trade area from a retail perspective at this time and for the foreseeable future given the changing climate of retail." No additional public comments have been received to date.

All required notifications for Planning Commission and City Council public hearings were completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards sent on November 20, 2019. The meetings were advertised in the Wednesday, November 27, 2019 edition of the Arizona Republic. Lastly, public hearing notice signs identifying meeting dates, times, and locations were installed on the property adjacent to both Dysart Road and 4th Street on November 18, 2019. No members of the public spoke during the Planning Commission public hearing for this request.

PLANNING COMMISSION ACTION:

On December 18, 2019, Planning Commission conducted a public hearing and voted 4-0 to recommend approval of the proposed Minor General Plan Amendment. Commission had the following questions or comments:

- Vice Chair Amos asked about parking for the townhomes, stating that she did not believe that the parking provided (2 car garage and 0.5 guest spaces per unit) would be sufficient given that it is not uncommon for a household to have more than two vehicles. Staff responded that until the most recent Zoning Ordinance text amendment was approved in September, the City did not have a guest parking requirement for single-family attached communities. Current code requires 1 visitor parking space per

unit where on-street parking or driveway parking is not provided. Prior to the code amendment, 0.5 guest spaces per unit were requested by Staff. Furthermore, both the project architect and developer, based on previous experience with these types of communities, feel that 2.5 spaces per unit is sufficient. Staff also indicated that adjacent local streets such as 4th Street, which is not heavily used for street parking, can be used for overflow parking in the event that the on-site parking was full. Commissioner Thompson and Commissioner Warren concurred with Vice Chair Amos' concern regarding parking, with Commissioner Warren stating that in her experiences, when parking is full people will block garage access which can be a problem. Rick Jellies, on behalf of the applicant, stated that more parking is being provided with this project (2.5 spaces per unit) than what would be required in Phoenix (1.75 spaces per unit) or Maricopa County (2 spaces per unit). Mr. Jellies stated that the community will be gated and will be professionally managed full-time so that the issues that the Commission has raised, for example parking behind garages blocking access, will be addressed quickly if and when they arise.

- Commissioner Thompson stated that Dysart Road was a very busy roadway and asked if any traffic inquiries were completed. Staff stated that the applicant did submit a preliminary traffic statement that was reviewed by the City's Traffic Engineer. Dysart Road is a busy arterial roadway as Commissioner Thompson mentioned and is designed to accommodate the traffic expected to be generated by a 302-unit townhome community at this location. No traffic signals are warranted, but there will likely be a deceleration lane required at the site's Dysart Road entry.
- Commissioner Warren asked if this would be a gated townhome community. Staff responded that the community would be gated.
- Chair Van Leuven asked whether the two entrances (one from Dysart Road and one from 4th Street) were enough for 302 housing units. Staff responded that two points of access on separate streets meets all code requirements for a development of this type and size.

ANALYSIS:

City Council must determine that the proposed amendment meets four findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

1. The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use or change proposed in the amendment.

- Not including properties that are currently under development (Parkside, Roosevelt Park II, Del Rio Ranch 3), there are no undeveloped properties of similar size to the subject parcel that are designated MHDR. Stated differently, there are no sites within the City where a General Plan Amendment would not be needed to accommodate development of a 20+ acre, 11.7 unit/acre townhome community such as the proposed Avondale Townhomes on Dysart development.

It is important that MHDR sites are dispersed throughout the City to ensure that all types of potential homebuyers can find a suitable home in Avondale. Approval of this GPA will help to address this present land use deficiency.

- Conversely, there is a significant inventory of undeveloped Local Commercial land, both in the immediate vicinity of the subject property, in Historic Avondale, and within the City as a whole. Ample opportunities for new commercial development in the Dysart Road and Van Buren Street corridors will remain if this GPA is approved.

2. The amendment constitutes an overall improvement in the 2030 Plan and is not solely for the good

or benefit of a particular landowner or owners.

- Development of the site with townhomes at a density of 11.7 units per acre will bring 302 new households and an estimated 830 new residents to the Historic Avondale area. As noted by the commercial landowner who provided support for the project, these future residents will help to sustain existing businesses in Historic Avondale and may spur demand for additional commercial reinvestment, benefiting all landowners, business owners, and residents in the area.
- Townhomes, which require little yard maintenance relative to a traditional single-family home, often appeal to a different type of homebuyer (including young professionals and empty nesters) that are not interested in the responsibilities that come with property maintenance. The proposed amendment will diversify Avondale's housing stock that presently offers minimal opportunities to homebuyers interested in alternative housing types like townhomes.
- The proposed development represents a significant, high quality private investment in Historic Avondale, building upon recent successes such as Madison Heights apartments (a public/private partnership), Solterra/Bridgewater Assisted Living, and more.
- The property, with its Local Commercial designation and C-2 (Community Commercial) zoning, has remained vacant and undeveloped for fourteen years following conclusion of farming activities on the site in 2006. The subject site is not located at a major intersection, reducing its marketability for commercial uses that value high traffic locations with multiple frontages.

3. The amendment will not adversely impact the community as a whole and/or a portion of the community by: (1) significantly altering acceptable land use patterns; (2) requiring large and more expensive public infrastructure improvements including, but not limited to roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change, or (3) adversely impacting the existing land use.

- The proposed GPA does not represent a significant alteration to the current land use pattern. Madison Heights, a 143-unit apartment community, is located directly south of the subject property on land designated High Density Residential (HDR). Furthermore, properties located to the northeast (Newport Apartments), northwest (Mountain View Apartments), and southwest of the subject site (medium density single-family homes) are designated for residential use and fully developed. Residential use of the site is in character with the surrounding land uses.
- A portion of the site adjacent to Dysart Road, the most viable location for commercial uses, is maintained as Local Commercial. This area for future commercial development will serve both existing and future residents in the area.
- Minimal public infrastructure improvements are needed to accommodate the planned Avondale Townhomes on Dysart development. Both Dysart Road and 4th Street are built and do not require widening, with needed street improvements limited to installation of new sidewalk along 4th Street and landscaping within both rights-of-way. Water and sewer infrastructure also exist near the site. The developer will bear all cost of all required infrastructure improvements.
- The proposed amendment will not adversely impact existing uses in the area. Relative to commercial uses, residential uses generate less noise, light, or odor impacts. Dysart Road, a Minor Arterial street, is designed to accommodate the traffic anticipated to be generated by the proposed development.

4. The amendment is consistent with the overall intent of the General Plan 2030 and other adopted

plans, codes, and ordinances.

The proposed amendment furthers several goals of the General Plan 2030, including, but not limited to:

- **Land Use Element Goal #2, Policy C:** “Preserve and enhance the vitality of existing neighborhoods in and around the Historic Avondale area by continuing to promote the rehabilitation of mature housing and development of infill lots.”
- **Housing Element Goal #2, Policy B:** “Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.”
- **Housing Element Goal #4, Policy B:** “Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.”
- **Urban Design Element Goal #4, Policy A:** “Ensure that new development in many revitalization areas is truly urban, rather than suburban, in form and scale.”
- **Historic Avondale Design & Development Guidelines:** “Encourage investment, redevelopment, and replacement of vacant infill through flexible development standards and incentives”.

DISCUSSION:

Staff finds this request meets the four required findings as discussed in the Analysis section of this report.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

City Council will conduct a public hearing and **ADOPT** the Resolution approving Application PL-19-0195 Avondale Townhomes on Dysart, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of 25.86 acres from Local Commercial to Medium/High Density Residential.

PROPOSED MOTION:

I move that City Council **ADOPT** the Resolution approving Application PL-19-0195 Avondale Townhomes on Dysart, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of 25.86 acres of the subject property from Local Commercial to Medium/High Density Residential.

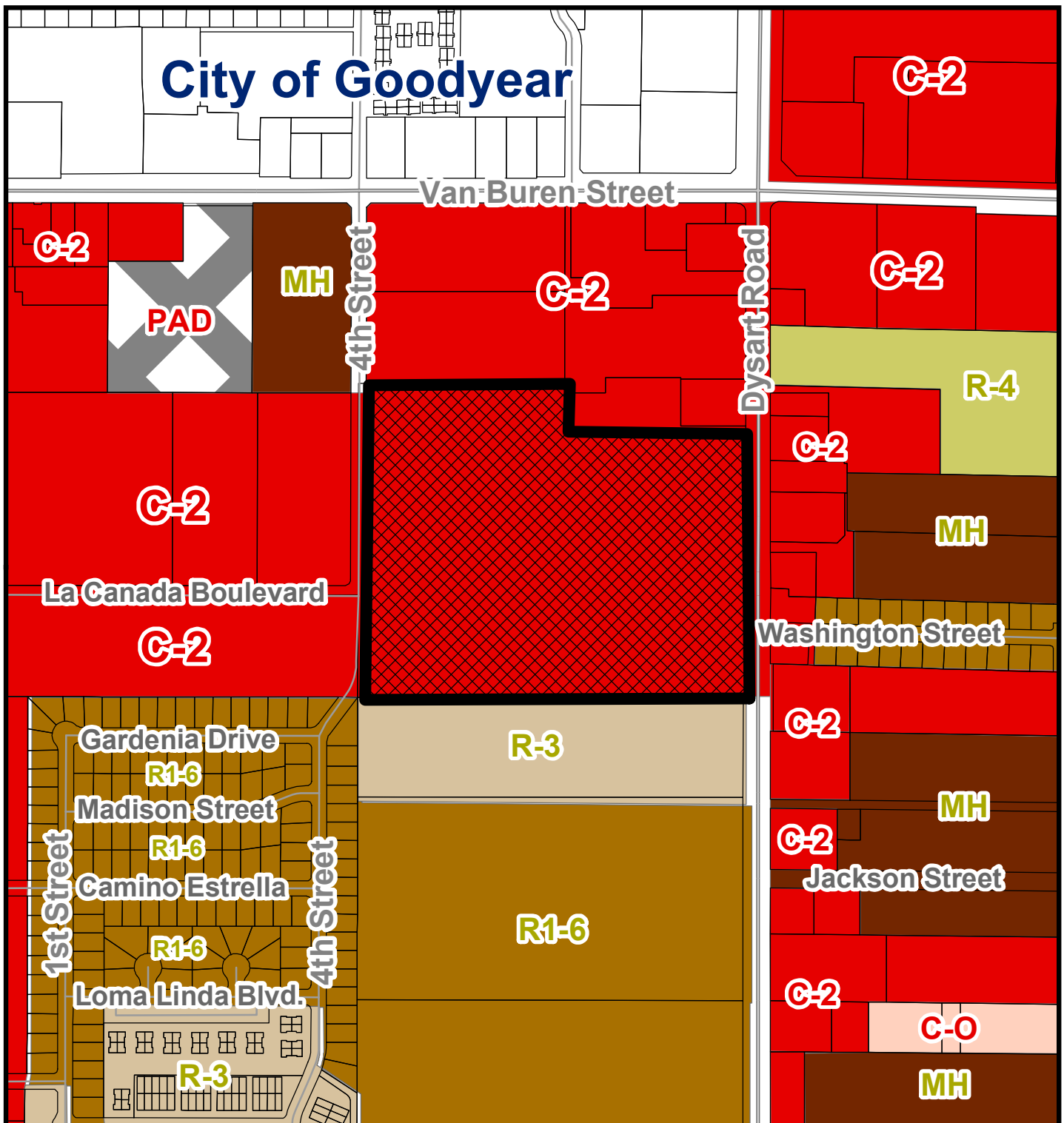


Aerial Photograph



 Subject Property



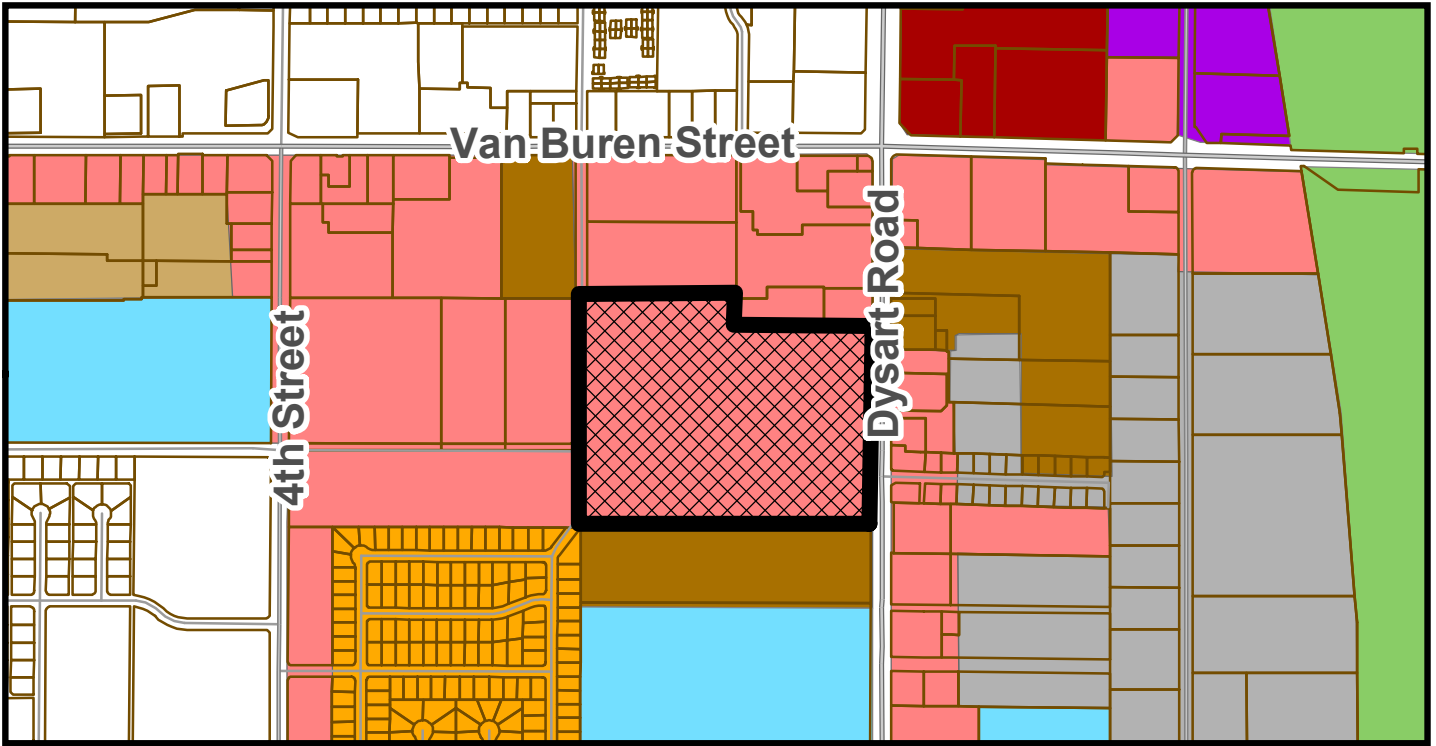


Zoning Vicinity Map

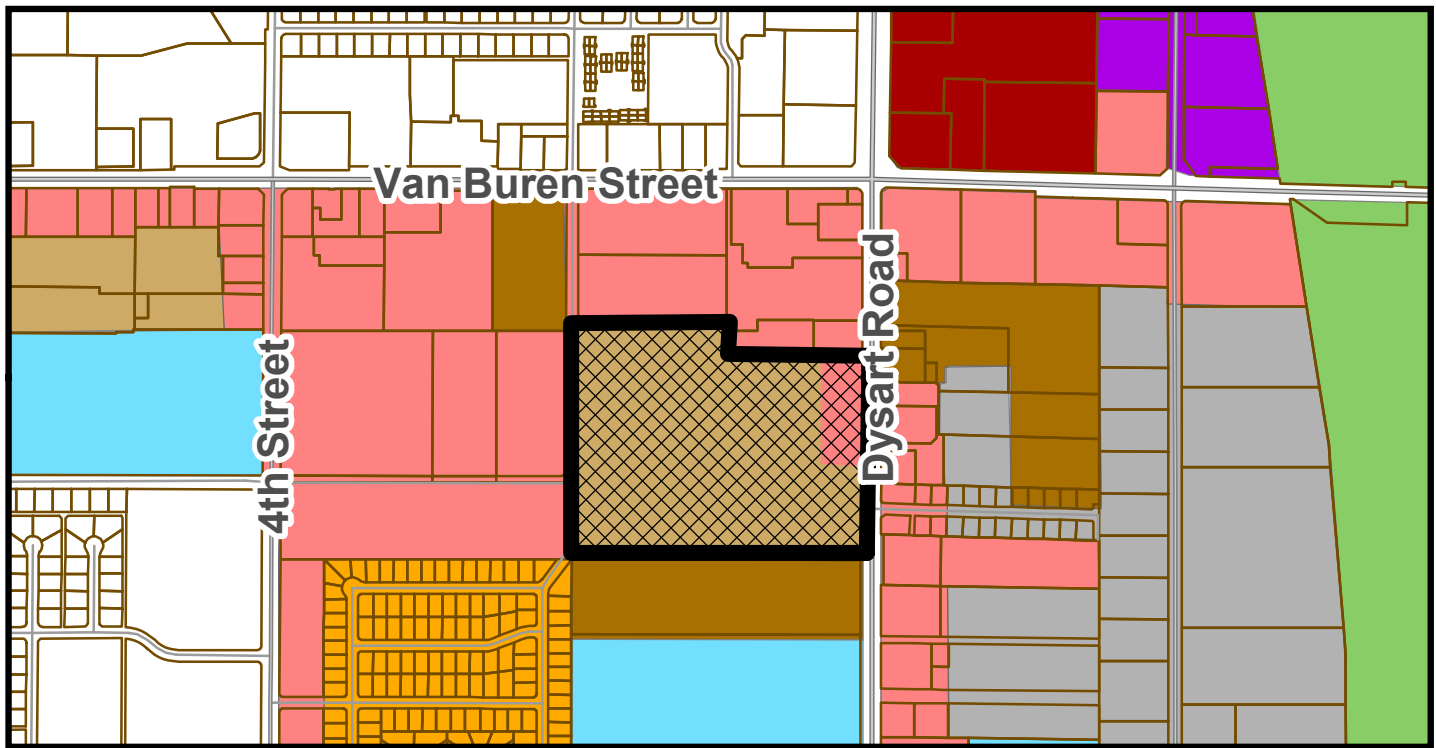


Subject Property





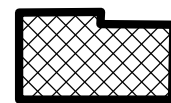
CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

- | | |
|---------------------------------|----------------------|
| Local Commercial | Industrial |
| Urban Commercial | Business Park |
| High Density Residential | Education |
| Medium/High Density Residential | Open Space and Parks |
| Medium Density Residential | |



Subject Property

SUMMARY OF RELATED FACTS

APPLICATIONS PL-19-0194 AND PL-19-0195

THE PROPERTY	
PARCEL SIZE	28.35 gross acres; 25.86 gross acres subject to GPA request
LOCATION	Approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street
PHYSICAL CHARACTERISTICS	The undeveloped site is flat with frontage on both Dysart Road and 4 th Street
EXISTING LAND USE	The site is vacant and undeveloped. Though no longer in agricultural production, farming occurred on the site as recently as 2006.
EXISTING ZONING	C-2 (Community Commercial)
ZONING HISTORY	The property was annexed in March 1960. Records indicate the site has been zoned C-2 (Community Commercial) since annexation.

SURROUNDING ZONING AND LAND USE	
NORTH	Commercial uses are occurring north of the subject site, including (from east to west): - Avondale Shopping Center, a retail center with tenants including Harbor Freight, Food City, Fiesta Clothing, KFC, Whataburger, and several smaller inline shops and offices. The Avondale Shopping Center property is zoned C-2 (Community Commercial). - A multi-tenant auto-related facility which includes separate used car sales, truck and trailer rental, and vehicle repair businesses. The southernmost third of the auto-related facility property is vacant and undeveloped. The site is zoned C-2 (Community Commercial).
EAST OF DYSART ROAD	Multiple uses are occurring east of the site across Dysart Road, including (from north to south): - Auto Action, a used car dealership located on property zoned C-2 (Community Commercial). - Dysart Market, a liquor store, and Aguila's Hideaway, a bar, located on the same parcel, zoned C-2 (Community Commercial). - Summer Estates, a 22-unit apartment building located on property zoned C-2 (Community Commercial). The residential use of the property is non-conforming. - Jiffy Lube, an auto service and diagnostic facility located on property zoned C-2 (Community Commercial). - Multiple undeveloped parcels of varying sizes, all zoned C-2 (Community Commercial).
SOUTH	Madison Heights, a 143-unit Maricopa County-owned apartment community located on property zoned R-3 (Multi-Family Residential).
WEST OF 4 TH STREET	Non-residential uses are occurring west of the subject site across 4th Street, including (from north to south): Estrella Center, a skilled nursing and memory care facility located on property zoned C-2 (Community Commercial).

	First Southern Baptist Church of Avondale, a place of worship located on property zoned C-2 (Community Commercial).
--	---

<i>GENERAL PLAN</i>	
The entire 28.35 gross acre property is currently designated Local Commercial by the General Plan 2030 Land Use Map. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. The applicant is requesting a Minor General Plan Amendment to change the Land Use designation of 25.86 acres of the property to Medium/High Density Residential (MHDR). The MHDR designation allows for a range of residential uses including single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 acres of the property adjacent to Dysart Road are excluded from the applicant's GPA request and will remain Local Commercial.	

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Avondale Elementary School District Agua Fria Union High School District
ELEMENTARY SCHOOL	Lattie Coor School (K-8)
HIGH SCHOOL	Agua Fria High School

<i>ADJACENT STREETS</i>	
Dysart Road	
Classification	Minor Arterial
Existing half-street ROW	40'
Standard half-street ROW	50'
Existing half-street improvements	Two through lanes, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights, and pedestrian lights
Standard half-street improvements	Two through lanes, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights, and pedestrian lights
4th Street	
Classification	Local Street
Existing half-street ROW	None
Standard half-street ROW	25'
Existing half-street improvements	One through lane, curb and gutter, and street lights (on west side)
Standard half-street improvements	One through lane, attached sidewalk, curb, gutter, landscaping, and street lights

<i>UTILITIES</i>
The City will be the water service provider for the Avondale Townhomes on Dysart development. Water service will be provided to the site from an existing 12" water line in Dysart Road and an existing 8" water line in 4th Street. The City will also be the sewer service provider for the Avondale Townhomes on Dysart development. Sewer will be provided to the site by an existing 8" sewer line in Dysart Road and/or an existing 8" sewer line in La Canada Boulevard west of 4th Street. Arizona Public Service (APS) provides electrical service in this portion of the City.

Exhibit E

Minor General Plan Amendment Narrative

Avondale Townhomes on Dysart



AVONDALE TOWNHOMES ON DYSART

***Minor General Plan Amendment Narrative
November 05, 2019***

REQUIRED FINDINGS AND ANALYSIS

Synectic Design, Inc.
1111 W University Drive
Suite 104
Tempe, AZ 85281

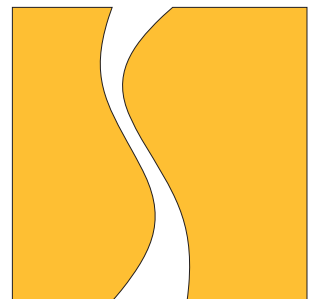




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- I. Introduction
- II. Summary of Request
- III. Minor General Plan Amendment Review and Analysis
- IV. Findings
- V. Conclusion

Exhibits

- A. Vicinity Map
- B. Existing General Plan Map
- C. Proposed General Plan Map

I. Introduction

Project Name and Address:

Avondale Townhomes on Dysart
1020 N 4th Street
Avondale, Arizona 85323

Property Owner:

Avondale Townhomes on Dysart

Assessors Parcel #:

500-10-008D

Project Location:

Project is located South of West Van Buren Street and North of West Western Avenue, between North 4th Street (on the West) and North Dysart Road (on the East).

Project Area:

Entire Site

Gross: 28.35 Acres

Net: 27.36 Acres

Area Devoted to Street ROW:

Along Dysart = 43,213 SF / .99 Acres

Along 4th Street = 25,553 SF / .59 Acres

Parcel 1

Gross: 1.16 Acres

Net: 0.92 Acres

Parcel 2

Gross: 1.33 Acres

Net: 1.06 Acres

Parcel 3

Gross: 25.86 Acres

Net: 25.37 Acres

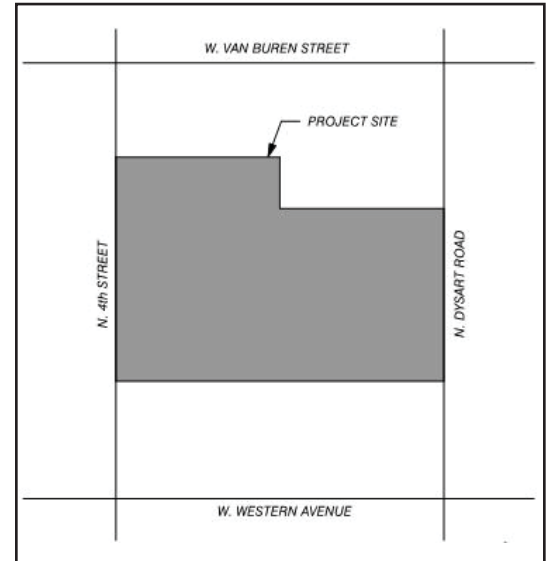


Exhibit 1 - Vicinity Map

Existing and Proposed Zoning:

Table 1 - Existing and Proposed Zoning

	Existing	Proposed
Parcel 1	C-2 (Community Commercial)	PAD (Planned Area Development) C-1
Parcel 2	C-2 (Community Commercial)	PAD (Planned Area Development) C-1
Parcel 3	C-2 (Community Commercial)	PAD / Single Family Attached

Project Team:

Architect

Synectic Design, Inc.
Lance D. Baker, AIA
1111 W University Dr, Ste 104
Tempe, AZ 85281
480-948-9766

Civil Engineer

Land Development Group
Nick Prodanov, PE, PMP
8808 N Central Ave, Ste 288
Phoenix, AZ 85020
602-889-1984

Traffic Engineer

EPS Group
Eric Maceyko
1136 N Alma School Rd, Ste 120
Mesa, AZ 85201
480-503-2250

Site Location and Surroundings:

Avondale Townhomes on Dysart is bound by Dysart Road to the East, Madison Heights apartments to the South, 4th Street to the West, and a commercial strip-mall to the North (see *Exhibit A – Vicinity Map*). The approximately 27.36 net acres of commercial zoned property, which is the subject of this Minor General Plan Land Use Map Amendment request, is located South of the Southwest corner of Dysart Road and Van Buren Street.

The Avondale General Plan 2030 Land Use classifications and existing zoning and uses for the site and adjacent parcels are listed below in **Table 2 - Existing Conditions** (see *Exhibit B - Existing General Plan*).

Table 2 - Existing Conditions

Location	General Plan Land Use	Existing Zoning	Existing Use
Site	Local Commercial	C-2	Vacant
North	Local Commercial	C-2	Commercial (Grocery Store, Shops & Restaurants)
East	Local Commercial	C-2	Commercial (Car Dealership, Oil Change shop, Liquor Store)
South	High-Density Residential	R-3	Residential (Madison Heights Apartments)
West	Local Commercial	C-2	Commercial (First Southern Baptist and Estrella Center - Skilled Nursing/Rehab)
Southwest	Medium-Density Residential	R1-6	Residential (Single-Family Homes)
Northwest	High-Density Residential	MH	Residential (Mountain View Apartments)



II. Summary of Request

The Minor GPA is for the approximately 27.36 net acres (approximately 28.35 gross acres) located south of the southwest corner of Dysart Road and Van Buren Street. The request is to amend the Avondale General Plan 2030 land use designation from Local Commercial to Medium High Density Residential (See Exhibit 3 – Proposed General Plan).

The proposed 27.36 net acre site will be subdivided into 3 separate parcels. Parcel 1 will be approximately 0.92 net acres (approximately 1.16 gross acres) and will remain designated as Local Commercial and developed at a future date. Parcel 2 will be approximately 1.06 net acres (approximately 1.33 gross acres), remain designated as Local Commercial and developed at a future date as well. Parcel 3 will be approximately 25.37 net acres (approximately 25.86 gross acres) and will require amending the Avondale General 2030 plan land use designation from Local Commercial to Medium High Density Residential, with a proposed density of 11.90 units per acre and a total of 302 residential townhome units.

The purpose of the General Plan 2030 is to provide the community with a vision to guide growth and development through the year 2030. According to the Plan, the Medium/High Density designation is residential land that will contain densities that range from 4 to 12 dwelling units per acre, in a planned and clustered setting unique to Avondale with substantial open space for recreational amenities to service the residents and encourage resident interaction and outdoor activities.

As you will see, the plans for the Avondale Townhomes on Dysart align perfectly with that designation. The intent of this Minor GPA and companion Avondale Townhomes on Dysart PAD request is to create a Medium High-Density Residential parcel that complements the surrounding commercial developments and conforms to the goals and purposes of the General Plan 2030.



1. Availability of current and future water supplies

The City of Avondale will be the water service provider for the Site. Each residence of the Avondale Townhomes on Dysart will be serviced by a separate domestic water service tapped off a new 8" water main running through the private drives centered in a 20-foot-wide public water easement. The new main will be connected to the existing water main in Dysart Road as well as the existing water main in 4th street providing a looped system. The modification of land use designation from Local Commercial to Medium High Density Residential will provide an increase in water demand, however, the current waterlines are sized adequately for the proposed use.

2. Impact on and potential support of the City's transportation system

The Site is bound by Dysart Road to the east and 4th Street to the west. Dysart Road is a major collector arterial roadway with two lanes in each direction and a center turn lane with bike lanes provided on each side. 4th Street is a local street with a single lane in each direction. These two roadways will not be negatively impacted by the proposed minor modification in land use and will support the residential community. A right turn lane for the Dysart Road entry has been recommended by the traffic engineer for the south bound entry into the Medium High-Density Residential parcel to help alleviate the congestion that this community will present at high volume traffic times.

The development proposed will support the Zoom bus system, Historic Dysart Road Business District, and the future State Route 30 (Tres Rios Freeway) by being centrally located within the heart of Avondale and easy access to all systems of transportation. Future residents will have a variety of transportation options (bus, car, bicycle, skateboard, scooter, or walking) to and from the surrounding commercial districts including the Creative Arts district.

3. Impact on the natural environment, including, but not limited to, hillsides, riparian areas, and floodways

Development of this future Residential parcel will not have a negative impact to hillsides, riparian areas, or floodways since these natural environmental features are not present on the Site.

4. Extent to which the proposal contributes to achieving the multi-family housing ratio identified within this GP2030

According to the GP2030, a projected 614 acres of land was designated for Medium-High Density Residential Land Use, with a total of 4,912 housing units expected to be developed over that acreage. The 2010 existing conditions survey found that 843 acres had already been developed at that density, meaning that there is little-to-no supply of undeveloped Medium-High Density Residential designated land.

With the projected population of Avondale to exceed 105,989 in 2020 and to exceed 123,265 in 2030, this proposed Minor GPA will help to create homes for families moving to the City of Avondale.

5. Impact on City services and facilities including, but not limited to, police, fire, water, and wastewater

III. Minor GPA Review/Analysis (cont.)

The proposed Minor GPA will not have a negative impact on existing City services and facilities. The Site lies within the City of Avondale's jurisdiction for police, fire, water and wastewater, and the proposed development is not anticipated to place additional burden on the public infrastructure due to this land use modification request.

The site is located close to Avondale Fire / Rescue Station 171 (1.1 miles) and Avondale Police Department – Main Station (3.2 miles) and it is not assumed that the proposed Minor GPA request would create a hardship on these City services.

Water service will be provided by the existing 12" water line within Dysart road and an 8" within 4th Street. Wastewater service will be brought into the site from the existing 8" sewer main on Dysart and the existing sewer main in E. La Canada Blvd. Connections to utility lines to serve the Site will be provided at the Developer's expense. Location of utility connections and size of the lines that will serve the Site will be determined and presented as part of the concurrent PAD request.

6. Extent to which the goals of this GP2030 are accomplished

This proposed Minor GPA meets many of the City's goals and policies as set forth in the Avondale General Plan 2030. The following summary highlights a few of the General Plan goals which this Minor GPA supports:

Land Use Element:

- **Goal 2: Honor the unique character of Historic Avondale**

Policy C: Preserve and enhance the vitality of existing neighborhoods in and around the Historic Avondale area by continuing to promote the rehabilitation of mature housing and development of infill lots.

Policy D: Continue to monitor the zoning and design requirements for Historic Avondale to ensure they are functioning optimally to create a visually interesting, active, and vibrant pedestrian-oriented place.

Avondale Townhomes on Dysart has been designed as a Spanish Colonial Revival Style of architecture and resembles Historic Avondale's architecture from the past as well as providing a touch of modernism with its 3 modern color schemes. This infill development is located within the Historic District "the heart" of Avondale along the Dysart Road Business District on a vacant parcel of land. The site has been designed to allow for a pedestrian-oriented community, allowing for residents to walk throughout the site or by accessing the sidewalks and bike lanes on Dysart Road and 4th Street. As potential home owners drive by the project, they will be visually intrigued by the community building and pool that's adjacent to Dysart Road. As people enter the site, they will be greeted with the site of families enjoying themselves at a large community pool with BBQ's and Cabanas, thus giving the sense of community within the development.

- **Goal 8: Support mixed-use land use patterns that increase transit and pedestrian oriented development within specific and appropriate areas of the City.**

Policy C: Take alternative methods of transportation, including transit, bus, and walking into account when considering all proposals for development.

This Minor GPA request to modify the land use designation from Local Commercial to Medium High-Density Residential assists in promoting ridership of the nearby Zoom bus route. Four Zoom bus stops, along with several city bus stops are located on Van Buren north of the development site between Dysart Road and 4th Street, allowing several opportunities to get to your desired destination. The bike lanes along Dysart Road allow

III. Minor GPA Review/Analysis (cont.)

residents to ride their bikes to The Creative Arts District of Avondale to enjoy parks, restaurants, shopping centers, etc.

Housing Element:

- **Goal 1: Provide a variety of safe housing opportunities and neighborhoods for all current and prospective Avondale residents.**

Policy A: Ensure developers and/or HOAs properly maintain perimeter areas, open spaces, and other common areas within subdivisions.

It is the vision of the developer to provide a gated community for safe housing opportunities to all resident that decide to call this community home. The development will also utilize an HOA that will properly maintain all perimeter areas, open spaces and all other landscaping maintenance requirements needed to keep a clean, safe environment.

- **Goal 2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.**

Policy B: Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.

The proposed development consists of 43 townhome buildings; (21) 6-Unit townhome buildings and (22) 8-Unit townhome buildings, to allow the opportunity for potential buyers to own their home without the hassle of maintenance or yard work that comes along with a typical home ownership.

- **Goal 4: Require excellence and innovation in residential design and construction.**

Policy A: Encourage builders to construct homes that use the latest energy conservation materials, methods, and techniques.

Policy B: Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.

The proposed development will incorporate energy conservation materials and green building strategies in several ways; by providing tankless water heaters in each unit to allow for less water usage, by utilizing LED energy-efficient lighting throughout the site, passive solar design, and natural day lighting. The project will also promote the use of energy-efficient systems and construction methods.

The proposed site has been designed with Open Space in mind for the end users. Fronts of townhomes are laid out to provide ample usable open space between buildings for recreation and/or family gathering events.

Recreational Amenities Element:

- **Goal 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.**

Policy A: continue to ensure that private development provides local, accessible neighborhood parks and tot lots under the management of a Home Owners Association.

The Avondale Townhomes on Dysart community will provide abundant open space and recreational amenities, such as two pools each with cabanas and a BBQ grill - one with a spa and fire pit and the other with a separate kid's pool, a dog park, a splash pad, a walking path, a tot lot with attached ramada, a clubhouse with fitness area and rooftop deck, and a second clubhouse/sales office with a rooftop deck.

III. Minor GPA Review/Analysis (cont.)

Circulation Element:

- **Goal 4: Promote and support an integrated transportation system that mitigates congestion, fosters a sense of community, and preserves the environment.**

Policy C: Develop adequate links to arterial roadways from new residential, recreation and employment areas.

Dysart Road will be one of the main direct north/south transit corridors between I-10 to the north and the future State Route 30 (Tres Rios Freeway) to the south. The Zoom Bus Transit services has a stop at the corner of Dysart Road and Van Buren street allowing residents the ability to easily travel to other parts of city. Bike lanes provided on Dysart road encourages the residents to ride their bikes to experience the Creative Arts District along Western Avenue.

Bicycling Element:

- **Goal 1: Develop a safe bicycle transportation system that provides connectivity throughout the City, including major public and private facilities, and to transit.**

Policy A: Integrate bicycle transportation needs into ongoing and future planning.

Bike racks are located throughout the community near each of the amenities, and bike lanes provided on Dysart road encourage the residents to ride their bikes to experience the Creative Arts District along Western Avenue and to other nearby restaurants and businesses.

Transit-Oriented Development Element:

- **Goal 1: Enhance public transit options for residents of Avondale.**

Policy A: Enhance bus service throughout the City and build upon existing Avondale "Zoom" routes that include regional and subregional routes within transit-oriented development.

The development team will install a new bus stop in a mutually agreed-upon location near Parcels 1 and 2 along Dysart Road. Additionally, the Zoom Bus Transit services has a stop at the corner of Dysart Road and Van Buren Street, allowing the residents of Avondale Townhomes on Dysart the ability to easily travel to other parts of city.

- **Goal 4: Promote and support the incorporation of complete streets design criteria into TOD development, which contributes to a healthy community.**

Policy A: Concentrate housing at greater densities within transit corridors and at transit stops to facilitate walkable neighborhoods that encourage healthy lifestyles.

Policy C: Explore the advantages of walkable/bikeable neighborhoods in lowering vehicle use and reducing harmful pollutants caused by vehicular traffic and the resulting benefits for the residents.

Our development aligns perfectly with the Transit-Oriented goals of Avondale in multiple ways. Our community is on Dysart Road, which will be one of the main direct north/south transit corridors between I-10 to the north and the future State Route 30 (Tres Rios Freeway) to the south. Bike lanes provided on Dysart Road encourages the residents to ride their bikes and reduce vehicle use. The new bus stop, as well as the Zoom Bus stop at the corner of Dysart Road and Van Buren Street, allow residents the ability to easily travel to other parts of city too far to walk or bike.

Safety Element

- **Goal 1: Provide a safe and healthy environment for all Avondale residents, employees and visitors.**

Policy A: Encourage new development to be planned and designed to minimize negative and undesirable health and safety hazards to the community.

III. Minor GPA Review/Analysis (cont.)

Policy D: Enhance safety and sense of safety by prioritizing Crime Prevention Through Environmental Design (CPTED).

Avondale Townhomes on Dysart will revitalize a vacant parcel of land that has never been built on and bring life and vibrance to a normally dark and unsafe area. The proposed development will deter unwanted visitors to the site, thus creating a safer and healthier environment for the surrounding community.

The proposed development will utilize all 4 Crime Prevention Through Environmental Design principals. Natural surveillance will be achieved throughout the site by installation of view fences along Dysart Road and 4th Street. Also, by having one of the clubhouses oriented directly off Dysart Road, this will deter potential criminals from entering the site due to the presence of “eyes on the street”. Natural Access Control will be achieved in a few different ways; being a gated community which only allows residents access to the site, each townhome having adequate locking mechanisms at each entry door, and landscaping and lighting dispersed throughout the site to direct both foot and vehicular traffic in ways that decrease criminal opportunities. Territorial Reinforcement will be achieved by providing “for sale” townhomes, allowing home owners to protect a territory that they feel is their own, and have a certain respect for the territory of others. Clear boundaries between public and private areas will be achieved by using physical elements such transparent fences, pavement treatments, signage, proper maintenance and landscaping to distinguish ownership, thus identifying intruders is much easier in well-defined spaces. Maintenance and Management will be key to enhancing safety within the community. The proposed development will utilize an HOA system that will maintain the development and keep a sense of “pride of place”, thus keeping the community’s “image” of a clean, safe community within the development.

Urban Design Element

- **Goal 1: Identify and preserve Avondale’s cultural resources and local sense-of-place.**

Policy C: Provide opportunities for landscaping and streetscape improvements.

Policy D: Work with potential developers to establish designs suitable with the community character.

The Developer, Architect and Landscape Engineer will work closely with the City of Avondale to design a community that provide beautiful landscape and streetscape along both Dysart Road and 4th Street, and to create a design that is suitable with the community character. The development is located within the boundary of Historic Avondale’s Dysart Road Commercial District, and to address the historic aspect in the project’s design, Spanish Colonial Revival architecture is proposed.

- **Goal 2: Establish a positive and distinctive city image and identity by developing and improving focal points, gateways, specific areas, and major corridors.**

Policy G: Utilize landscape as an important aesthetic and unifying element.

The perimeter walls of Avondale Townhomes on Dysart will be composed of stacked stone piers, block walls with stucco and ironwork to create a pleasant view fence. An inviting view will be created on the Dysart street frontage by setting the buildings back roughly 130’ from the dedicated ROW and creating a lush, inviting landscaped entry into the site. The 4th street frontage will be screened using the same visually-inviting perimeter view fence and lush landscaping that will screen the units facing 4th Street. The townhome buildings are staggered 10’ east and west to not allow a straight row of buildings along 4th street.

The concept behind the landscape design is to create a vivid palette of colors and texture that not only highlights the architecture, but provides visual stimulus to anyone walking through the development. Utilizing drought-tolerant plants and succulents, the goal is to provide a year round tapestry of colors that will never be dormant. The plant material and layout will complement the structure while evoking a cooling oasis of colorful greenery. The open space areas will have a mixture of desert-themed landscaping, shade trees, and grass

III. Minor GPA Review/Analysis (cont.)



turf areas for retention and recreation.

- **Goal 3: foster the idea of distinguishable urban neighborhoods and districts within Avondale.**

Policy B: Maintain the community's character and small-town atmosphere.

Policy D: Create activity centers that encourage people to gather and intersect.

The Avondale Townhomes on Dysart is located within the boundary of Historic Avondale's Dysart Road Commercial District and in keeping with the historic aspect, the project has been created using a Spanish Colonial Revival design.

The overall physical design is intended to foster community among neighbors while also allowing a sense of privacy. Townhomes each have an inviting front patio and the majority are oriented to face each other across a 34' greenscape.

The amenities available within the community, such as such as two pools each with cabanas and a BBQ grill - one with a spa and fire pit and the other with a separate kid's pool, a dog park, a splash pad, a walking path, a tot lot with attached ramada, a clubhouse with fitness area and rooftop deck, and a second clubhouse/sales office with a rooftop deck, will encourage residents and guests to gather and interact with one another, strengthening the sense of community and small-town atmosphere.

- **Goal 4: Utilize redevelopment to mend the urban fabric.**

Policy A: Ensure that new development in many revitalization areas is truly urban, rather than suburban, in form and scale.

Policy B: Respect the primacy of the sidewalk as the City's primary public space and as a key component of an Avondale Healthy Lifestyle Plan.

Policy C: Utilize building materials that are durable and contextual.

Avondale Townhomes on Dysart is truly urban - with a larger population density, attached units and shared amenities - than what is found in a suburban development. A meandering, 5' wide, shaded walking path surrounds the entire development to encourage a healthy lifestyle and add to the sense of community. The building materials chosen for the project include stucco, stacked stone and barrel roof tiles, all of which are durable and contextual to the architectural design.

Please see below the ways in which this Minor GPA Request meets all approved criteria as required by the General Plan 2030:

1) The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

The current General Plan Land Use Map shows a significant amount of land designated as Local Commercial along Van Buren Street and on the East side of Dysart Road, with a Medium Density Neighborhood to the Southwest of the proposed development. Madison Heights Apartments directly to the South of the proposed development is designated as High Density Residential. The City of Avondale currently has almost no undeveloped land with a designation of Medium-High Density Residential available. There are no parcels in all of Avondale designated by the GP2030 to accommodate a townhome development as proposed. With no optional sites existing in all of Avondale, allowing the proposed land use to be modified to Medium-High Density Residential will be filling a niche not currently offered in the City.

2) The Amendment constitutes an overall improvement to the GP2030 and is not solely for the good or benefit of a particular landowner or owners.

The proposed Minor GPA constitutes an overall improvement to the General Plan 2030, providing an opportunity to increase the population within that area of the city and helping to sustain the large amount of commercial properties in the surrounding area. The proposed development will engage the Historic Heritage of the City of Avondale with its unique Spanish Colonial Revival style of architectural, while keeping a sleek modern feel with the color schemes, attracting young families to move to Avondale to be part of an up-and-coming city.

3) The Amendment will not adversely impact the community as a whole and/or a portion of the community by:

- **Significantly altering the acceptable land use patterns.**
- **Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change.**
- **Adversely impacting the existing land uses.**

The amendment will not adversely impact the community, but rather provide for a land use that is not currently located in the immediate area, while providing support for the Local Commercial in the area. Currently the site is a vacant lot that is dark and isolated from the surrounding properties, with this proposed development the area will be revitalized with the brightness of color schemes along with the site lighting illuminating the site creating a safer community within the area. This Minor GPA request will not be a burden on planned public infrastructure improvements or adversely impact existing land uses.

4) That the amendment is consistent with the overall intent of the GP2030 and other adopted plans, codes and ordinances.

The intent of this Minor GPA request is to amend approximately 27.36 net acres (28.35 gross acres) of Local Commercial land use to Medium-High Density Residential land use to allow for the support of the Local Commercial properties within a walkable distance. The proposed land use is compatible with adjacent existing land uses and is aligned with the overall intent of the General Plan 2030, in providing community growth and development of the City of Avondale.

V. Conclusion



Avondale Strategic Five Year Plan

The Avondale Strategic Five Year Plan (“the Strategic Plan”) outlines initiatives and goals to assist in continuing on the path for building a family friendly and economically robust community vision for the City of Avondale. The Strategic Plan focuses on the continued development of diverse offerings in recreation, entertainment, services, education and residential development to foster a high degree of neighborhood livability where residents can live, work, play and invest.

The proposed development will help the city’s vision of continuing to grow and maintaining a family-friendly environment, while fostering a high degree of neighborhood livability by providing a diverse housing option with 302 for sale townhomes within a commercial saturated area of the city. The Medium High Density Residential land use designation will assist in creating a sense of place, a community of residents and local businesses unified by pride and common values. The Spanish Colonial Revival Style of architecture will blend seamlessly with the Historic Heritage of the City of Avondale, while offering a vibrant and diverse community which promotes a healthy lifestyle.

EXHIBIT A

VICINITY MAP



Exhibit A - Vicinity Map
 Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

EXHIBIT B

EXISTING GENERAL PLAN MAP

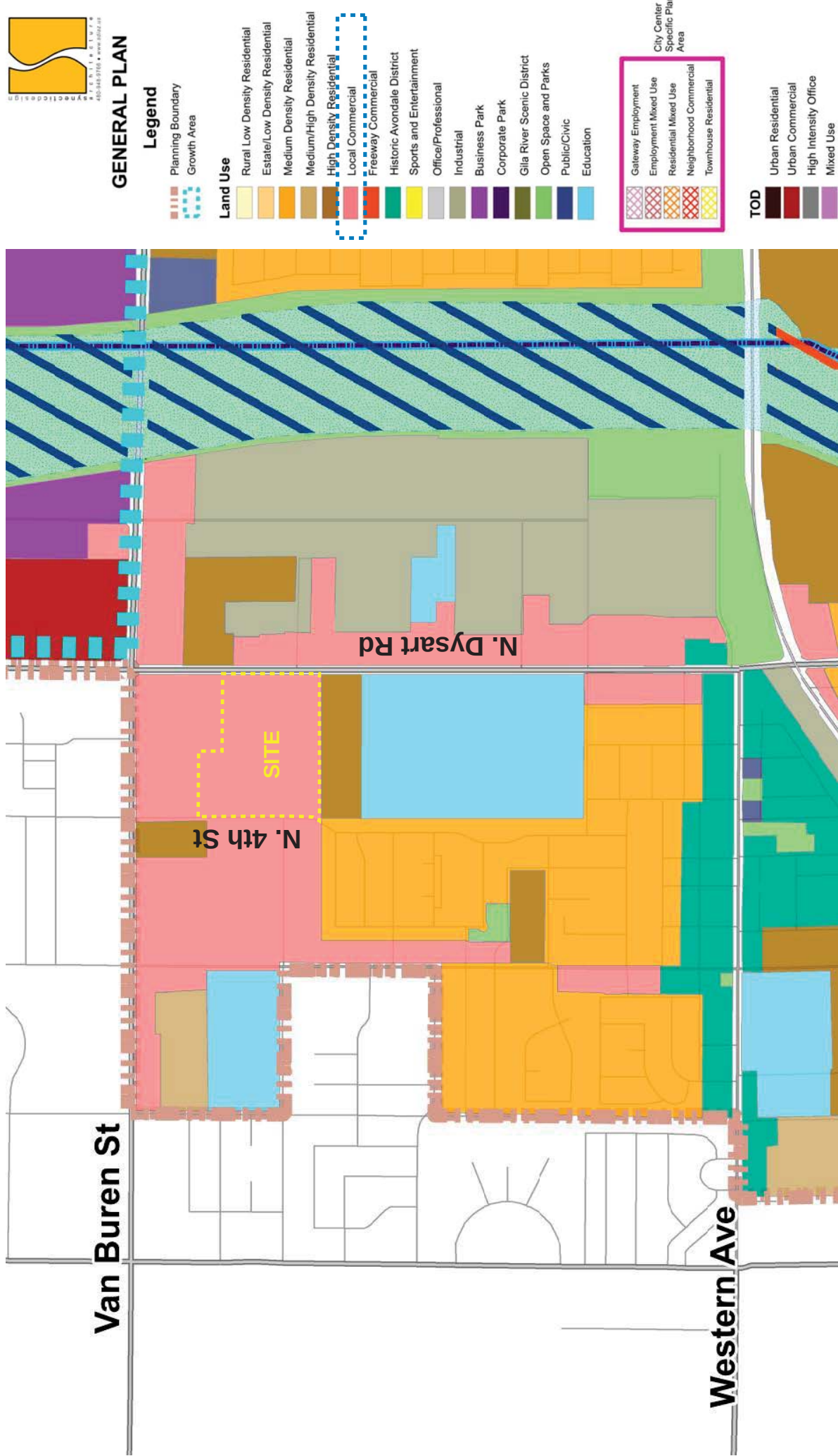


Exhibit B - Existing Avondale General Plan Map
Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

EXHIBIT C

PROPOSED GENERAL PLAN MAP

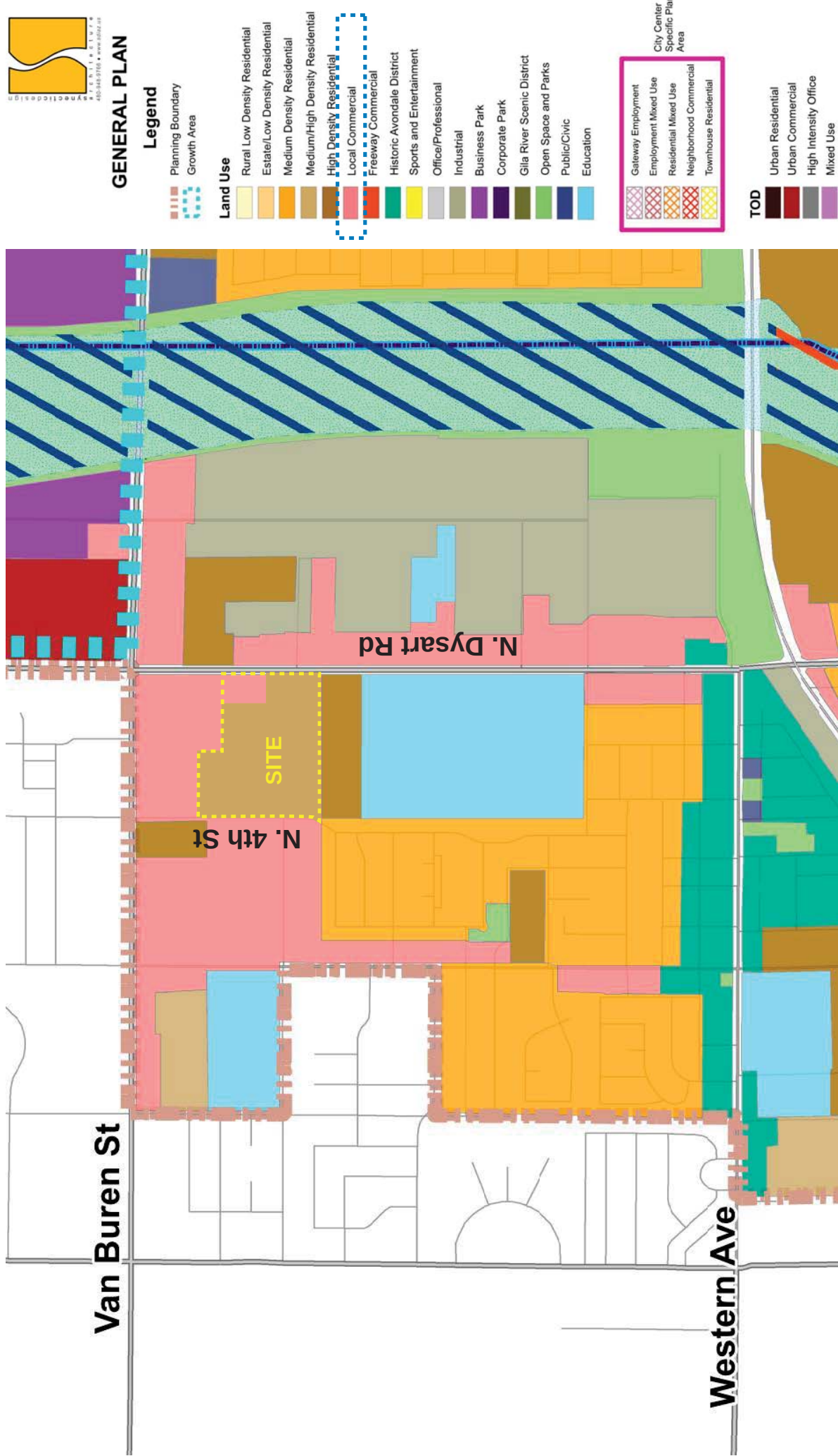
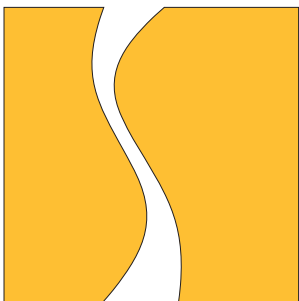


Exhibit C - Proposed General Plan Map
Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St



Synectic Design, Inc.
1111 W University Drive
Suite 104
Tempe, AZ 85281

Exhibit F

Certificates of Adequate School Facilities

Avondale Elementary School District

Agua Fria Union High School District



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for multi-family development has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Avondale Townhomes on Dysart Project Manager: Ashton Duggins, Synectic Design
Request: Zoning change from C-2 to MHDR Acreage/Parcel Size: 25.37 Acres
Current Density Allowed: 12 Units per Acre Density Proposed: 11.9 Units per Acre
Total number of residential units proposed: 302 Units

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☒ No ☐

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Is a school site within the proposed development needed?

Yes ☐ No ☒

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☒

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 9/18/19

School District: Avondale Elementary School District

District Superintendent: Dr. Betsy Hargrave

Phone #: 623-772-5000

E-mail: bhargr@avondale.k12.az.us

Signature: 

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondaleaz.gov/developmentservices



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If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☒

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 9/19/19
School District: Agua Fria Union High School
District Superintendent: Dennis Runyan
Phone #: 623-932-7154
E-mail: mshepard@aguafria.org

Signature: _____

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department
11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondaleaz.gov/developmentservices

Exhibit G

Email from Nearby Property Owner

Received December 2, 2019

From: Joe Cattaneo <joe@aandcproperties.com>
Sent: Monday, December 02, 2019 10:31 AM
To: Ken Galica
Cc: Jennifer Stumph; Michelle Cattaneo; Sarah Cattaneo
Subject: Notice of Upcoming Public Hearings - Input on Applications PL-19-0194 and PL-19-0195

Mr. Galica:

In connection with our ownership of Baldrige Commons, the 2-building retail shopping center located at the NWC Dysart Road and Van Buren Road, we received postcards pertaining to the upcoming public hearings to be held on December 18, 2019. Based on the information provided, it would appear that discussions pertaining to the above-referenced applications will be heard at that meeting and we wanted to offer our input. We fully support the project as it will bring additional needed residential density to support the existing retail in the trade area. We believe there is more than sufficient commercial zoning in the trade area from a retail perspective at this time and for the foreseeable future given the changing climate of retail.

Please feel free to contact me if you have any questions or if you need any additional input. Again, we fully support the applicant's change in zoning.

Joe Cattaneo
A & C Properties, Inc.
4530 East Shea Blvd.
Suite 100
Phoenix, AZ 85028
Tele: (602) 494-7800
Fax: (602) 494-7898
Cell: (602) 494-7898
Email: joe@aandcproperties.com

RESOLUTION NO. 1008-0120

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE CITY OF AVONDALE GENERAL PLAN REGARDING THE LAND-USE DESIGNATION OF APPROXIMATELY 25 ACRES LOCATED AT THE SOUTHWEST CORNER OF DYSART ROAD AND VAN BUREN STREET AS SHOWN IN APPLICATION PL-19-0195.

WHEREAS, the City of Avondale General Plan (the “General Plan”) was adopted by the Mayor and Council of the City of Avondale (the “City Council”) on April 2, 2012, and ratified by the qualified electors of the City of Avondale on August 28, 2012; and

WHEREAS, the City Council desires to amend the General Plan to change the land-use designation for approximately 25 acres of real property generally located at the southwest corner of Dysart Road and Van Buren Street from Local Commercial to Medium/High Density Residential as shown in Application PL-19-0195 (the “General Plan Amendment”); and

WHEREAS, pursuant to ARIZ. REV. STAT. § 9-461.06 and the General Plan, the City of Avondale (the “City”) has consulted with, advised and provided the opportunity for public comment on the General Plan Amendment; and

WHEREAS, all due and proper notice of the public hearings on the General Plan Amendment held before the City of Avondale Planning Commission (the “Commission”) and the City Council was given in the time, form and substance provided by ARIZ. REV. STAT. § 9-461.06; and

WHEREAS, pursuant to the General Plan, the Commission held a public hearing on the proposed General Plan Amendment in the City Council Chambers on December 18, 2019, after which the Commission recommended approval; and

WHEREAS, pursuant to the General Plan, the City Council held a public hearing on the proposed General Plan Amendment in the City Council Chambers on January 21, 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The General Plan is hereby amended to change the land-use designation for approximately 25 acres of real property generally located at the southwest corner of Dysart Road and Van Buren Street, as shown in Application PL-19-0195, as more particularly described and

depicted on Exhibit A, attached hereto and incorporated herein by reference, from Local Commercial to Medium/High Density Residential.

SECTION 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, January 21, 2020.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1008-0120

[General Plan Amendment Legal Description and Map]

See following pages.

EXHIBIT 'A'
GROSS PARCEL METES & BOUNDS LEGAL DESCRIPTION

A PORTION OF THE NE 1/4 OF SECTION 10, T.1N, R.1W OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH THE EAST 1/4 SECTION CORNER BEARS SOUTH 00°00'10" EAST, A DISTANCE OF 2646.63 FEET;

THENCE ALONG SAID SECTION LINE, SOUTH 00°00'10" EAST, A DISTANCE OF 790.00 FEET TO A POINT, BEING THE **POINT OF BEGINNING** FOR THE PARCEL DESCRIBED HEREIN:

THENCE CONTINUING ALONG SAID SECTION LINE, SOUTH 00°00'10" EAST, A DISTANCE OF 865.03 FEET;

THENCE LEAVING SAID SECTION LINE, NORTH 89°53'00" WEST, A DISTANCE OF 1307.87 FEET;

THENCE NORTH 00°08'51" EAST, A DISTANCE OF 1021.67 FEET;

THENCE SOUTH 89°57'20" EAST, A DISTANCE OF 652.64 FEET;

THENCE SOUTH 00°04'21" WEST, A DISTANCE OF 29.99 FEET;

THENCE SOUTH 89°57'20" EAST, A DISTANCE OF 19.93 FEET;

THENCE SOUTH 00°04'16" WEST, A DISTANCE OF 128.63 FEET;

THENCE SOUTH 89°59'10" EAST, A DISTANCE OF 632.83 FEET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 1,235,063 SQ. FEET, OR 28.353 ACRES MORE OR LESS.

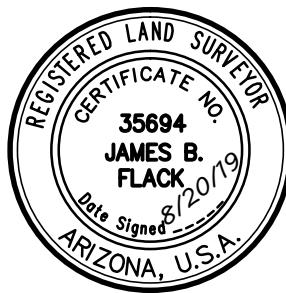
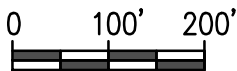
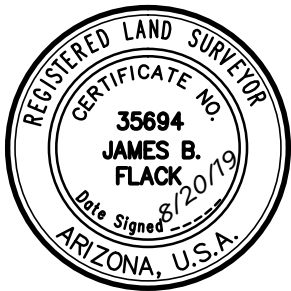
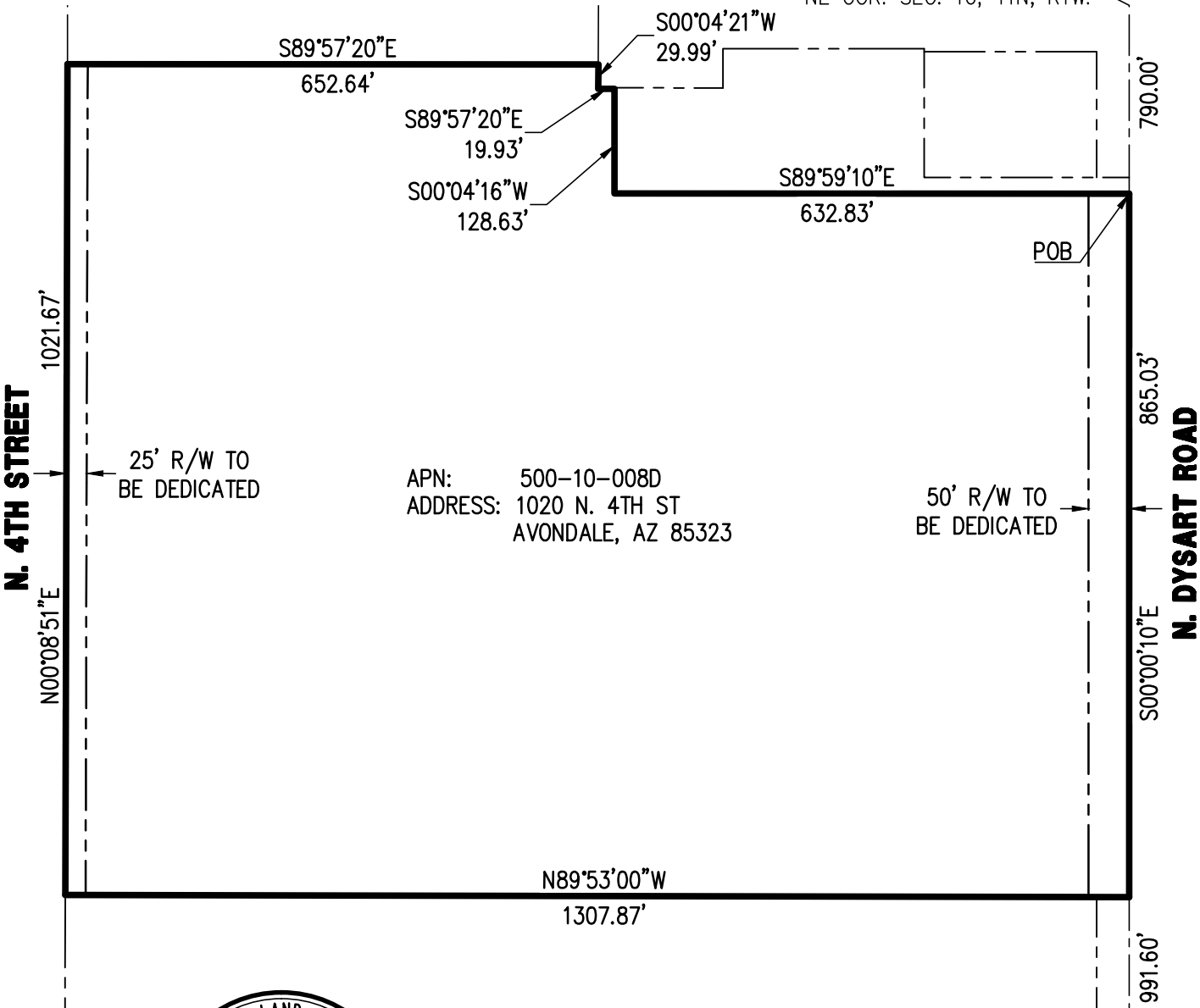


EXHIBIT 'A'
GROSS PARCEL METES & BOUNDS LEGAL DESCRIPTION

W. VAN BUREN STREET

POC
BRASS CAP IN HANDHOLE,
NE COR. SEC. 10, T1N, R1W.



SCALE 1" = 200'

BRASS CAP IN HANDHOLE,
E1/4 COR. SEC. 10, T1N, R1W.

W. WESTERN AVENUE

CITY COUNCIL REPORT

SUBJECT: Public Hearing and Ordinance 2004-0120 - Rezoning from Community Commercial (C-2) to Planned Area Development (PAD) for Avondale Townhomes on Dysart – Application PL-19-0194

MEETING DATE: 1/21/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Department Director

THROUGH: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., to rezone 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street from C-2 (Community Commercial) to PAD (Planned Area Development). The proposed Avondale Townhomes on Dysart PAD will allow for a 302-unit single-family attached townhome community featuring two clubhouses and two community pools on 25.86 gross acres. The proposed PAD also reserves 2.49 gross acres of property directly adjacent to Dysart Road for future commercial development under the uses and standards of the City's C-1 (Neighborhood Commercial) zoning district. A request to change the General Plan 2030 Land Use Map designation of 25.86 acres of the property from Local Commercial to Medium/High Density Residential (MHDR) will be considered separately. The Council will take appropriate action.

BACKGROUND:

The 28.35 gross acre subject property (Exhibits A and B) is located approximately 750 feet south of the southwest corner of Dysart Road and Van Buren Street, extending westward to 4th Street. Annexed in March 1960, the site was farmed until 2006, when agricultural use of the property ceased. Since agricultural operations concluded, the undeveloped property has been vacant.

City records indicate that the site has been zoned C-2 (Community Commercial) since annexation. The site's C-2 zoning allows for a range of retail, restaurant, office, and service uses that serve a community-wide trade area.

The entirety of the subject property is designated by the General Plan 2030 Land Use Map as Local Commercial. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. The property's C-2 zoning is in conformance with the Local Commercial Land Use designation.

The applicant has submitted a separate application for a Minor General Plan Amendment to change the land use designation of 25.86 acres of the property to Medium/High Density Residential (MHDR). The MHDR designation allows for a range of residential uses including single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes, and casitas in a density range of 4.0 to 12.0

dwelling units per acre (4.0 du/acre target density). Approximately 2.49 acres at the northeast corner of the site, adjacent to Dysart Road, are excluded from the GPA request and would remain designated Local Commercial. A map showing both the existing and proposed General Plan Land Use designations on the property is included as Exhibit C. Approval of the applicant's General Plan Amendment request is required for the rezoning to be approved.

The existing uses and zoning of surrounding properties include:

North: Commercial uses are occurring north of the subject site. From east to west, these uses include:

- Avondale Shopping Center, a retail center with tenants including Harbor Freight, Food City, Fiesta Clothing, KFC, Whataburger, and several smaller inline shops and offices. The Avondale Shopping Center property is zoned C-2 (Community Commercial).
- A multi-tenant auto-related facility which includes separate used car sales, truck and trailer rental, and vehicle repair businesses. The southernmost third of the auto-related facility property is vacant and undeveloped. The site is zoned C-2 (Community Commercial).

East of Dysart Road: Multiple uses are occurring east of the site across Dysart Road. From north to south, these uses include:

- Auto Action, a used car dealership located on property zoned C-2 (Community Commercial).
- Dysart Market, a liquor store, and Aguila's Hideaway, a bar, located on the same parcel, zoned C-2 (Community Commercial).
- Summer Estates, a 22-unit apartment building located on property zoned C-2 (Community Commercial). The residential use of the property is non-conforming.
- Jiffy Lube, an auto service and diagnostic facility located on property zoned C-2 (Community Commercial).
- Multiple undeveloped parcels of varying sizes, all zoned C-2 (Community Commercial).

South: Madison Heights, a 143-unit Maricopa County-owned apartment community located on property zoned R-3 (Multi-Family Residential).

West of 4th Street: Non-residential uses are occurring west of the subject site across 4th Street. From north to south, these uses include:

- Estrella Center, a skilled nursing and memory care facility located on property zoned C-2 (Community Commercial).
- First Southern Baptist Church of Avondale, a place of worship located on property zoned C-2 (Community Commercial).

SUMMARY OF REQUEST:

The applicant is requesting to rezone the 28.35-acre subject property from Community Commercial (C-2) to Planned Area Development (PAD). The proposed Avondale Townhomes on Dysart PAD Narrative (Exhibit E) details permitted uses, development standards, landscaping and design standards, and other requirements that will guide future development of the site.

In conformance with the accompanying General Plan Amendment application, the proposed PAD zoning will allow for development of a 25.86 gross acre, 302-unit single-family attached townhome community featuring two clubhouses and two community pools with a 2.49 gross acre commercial site adjacent to Dysart Road at the northeast corner of the property. Approval of the General Plan Amendment request is required to consider approval of this rezoning request.

Townhome Component

The residential component of the development occupies the majority of the site and will be comprised of 43 buildings containing 302 townhome units (216 two-bedroom units and 86 three-bedroom units). Townhomes will share a common wall(s) with neighboring units, with each building containing between six and eight townhomes. Each unit will feature a two-car garage accessed through a rear alleyway, allowing the front of each townhome to face onto open space areas and reducing garage dominance of the front elevations. The proposed density of the development is 11.7 units/acre (11.9 units/acre net density).

All units are required through the PAD to be “single-family attached townhomes”, meaning each unit will be located on an individual, small lot approximately twenty-one and one-half feet (21’6”) wide by sixty-two and one-half feet (62’6”) deep. The development intends to be a for-sale product which is different from multi-family residential uses where all units are owned by a single entity, located on a single lot, and offered for-rent.

Development standards for the community are based on the City’s R-3 (Multi-Family Residential) district. However, the minimum lot width, lot depth, and setback requirements for the R-3 district are designed to accommodate a traditional multi-family development where multiple units are located on the same lot and setbacks are measured from perimeter property lines, not internal lot lines. Because the proposed townhomes are single-family and not multi-family, modification of the lot dimensions and setbacks is necessary to accommodate an attached single-family product.

The PAD contains architectural requirements and preliminary building elevations that will result in an attractive development in conformance with the Historic Avondale Design and Development Guidelines. The townhomes will be designed in the Spanish Colonial Revival style characterized by use of smooth plaster wall finishes, decorative corbels, incorporation of semi-circular or arched fenestration and ornamentation, and a combination of low-pitched and flat clay tile roofs. The style is respectful of the existing built environment in proximity to the site. Buildings are designed with multiple projections and recesses to reduce bulk, provide contrast and shade, and distinguish each unit from adjacent townhomes. Three complementary color and material palettes, each subtly different from one another and featuring a light body color, dark secondary trim color, and stacked stone accents, are provided to create variation between buildings in a manner consistent with the Spanish Colonial Revival style. Community buildings, including the two clubhouse buildings, will be designed in the same style to complement the residences.

Usable open space comprises over 37 percent of the site, greatly exceeding the City’s minimum fifteen percent (15%) requirement. Open space amenities to be provided by the developer include two separate community clubhouses with rooftop decks, a fitness center, two distinct community pools (one including a traditional pool, kids pool and a lap pool and the other featuring a traditional pool and spa), poolside cabanas, a tot lot, and picnic ramadas with barbeque grills. All amenities are connected by a series of pedestrian sidewalks that can be accessed from the front door of any unit. Additionally, each unit includes private open space in the form of a walled, ground floor patio located in the front yard of each townhome. Landscaping will be provided throughout in accordance with City standards requirements. All open space and landscaping outside the walls of the townhome will be common areas maintained by a Homeowners Association.

Vehicular access to the proposed development will be through two gated entries, one from Dysart Road and the second from 4th Street. The developer will construct all required off-site improvements adjacent to the development, including a sidewalk along 4th Street, right-of-way landscaping along both Dysart Road and 4th

Street, and water and sewer connections to the property. Connections from the internal sidewalk network to the Dysart Road and 4th Street public sidewalks are provided to allow easy access to nearby businesses, schools, churches, and transit. All required off-site improvements will be completed by the developer in the first phase. All internal driveways will be private streets and 151 visitor parking spaces will be dispersed throughout the development to accommodate guests; decorative pavement is used for on-site pedestrian crossings and to enhance the aesthetic of the private alley accessways.

It is expected that the residential portion of the Avondale Townhomes on Dysart PAD will be developed first.

Commercial Component

The PAD reserves 2.49 acres of land at the northeast corner of the site for future commercial development. Though no specific uses or a site layout have been identified, the PAD will allow future development per the City's C-1 (Neighborhood Commercial) zoning district uses and development standards. Allowing more restrictive C-1 uses rather than C-2 (Community Commercial) uses will result in a lower intensity commercial development more compatible with the proposed townhomes. Commercial uses such as gas stations, for example, are allowed in C-2 (with Conditional Use Permit) but are prohibited in C-1 zoning. When uses are identified, the future commercial development will be required to meet all City standards for open space, architecture, and all other design related requirements.

The commercial area will be accessed from Dysart Road, separate from the access into the townhome portion of the PAD. No vehicular cross-access between the residential and commercial areas will be provided; however, a pedestrian connection from the townhomes into the commercial site will be provided. The developer will be responsible for constructing a new bus shelter pad when the commercial site is developed.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Avondale Elementary School District (AESD) and the Agua Fria Union High School District (AFUHSD).

Students in kindergarten through eighth grade will attend Lattie Coor School located at the northeast corner of Central Avenue and La Canada Boulevard, approximately one-quarter (1/4) mile west of the Avondale Townhomes on Dysart site. High school students will attend Agua Fria High School located at the northwest corner of Dysart Road and Riley Drive, approximately one-half (1/2) mile south of the Avondale Townhomes on Dysart site.

Both AESD and AFUHSD have provided the City with signed certificates stating that each district has adequate school facilities to accommodate the estimated enrollment of new students to be generated by the proposed Avondale Townhomes on Dysart development (Exhibit F).

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, December 5th in the Sonoran Conference Room at Avondale City Hall. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed at least fifteen days prior to the meeting as required. Except for the applicant team and City Staff, there were no attendees of the Neighborhood Meeting.

No comments related to the proposal have been posted on the City's aVOICE digital forum; seven (7) persons have viewed information about the request.

Staff received an email from the owner of a nearby commercial center, Baldrige Commons located at the northwest corner of Dysart Road and Van Buren Street in the City of Goodyear, in relation to the proposed GPA and Rezoning on December 2, 2019 (Exhibit G). In the email, the landowner indicated support of the

proposed Avondale Townhomes on Dysart project, stating, "...it will bring additional needed residential density to support existing retail in the trade area. We believe there is more than sufficient commercial zoning in the trade area from a retail perspective at this time and for the foreseeable future given the changing climate of retail." No additional public comments have been received to date.

All required notifications for Planning Commission and City Council public hearings were completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards sent on November 20, 2019. The meetings were advertised in the Wednesday, November 27, 2019 edition of the Arizona Republic. Lastly, public hearing notice signs identifying meeting dates, times, and locations were installed on the property adjacent to both Dysart Road and 4th Street on November 18, 2019. No members of the public spoke during the Planning Commission public hearing for this request.

PLANNING COMMISSION ACTION:

On December 18, 2019, Planning Commission conducted a public hearing and voted 4-0 to recommend approval of the proposed rezoning subject to four recommended conditions. Commission had the following questions or comments:

- Vice Chair Amos asked about parking for the townhomes, stating that she did not believe that the parking provided (2 car garage and 0.5 guest spaces per unit) would be sufficient given that it is not uncommon for a household to have more than two vehicles. Staff responded that until the most recent Zoning Ordinance text amendment was approved in September, the City did not have a guest parking requirement for single-family attached communities. Current code requires 1 visitor parking space per unit where on-street parking or driveway parking is not provided. Prior to the code amendment, 0.5 guest spaces per unit were requested by Staff. Furthermore, both the project architect and developer, based on previous experience with these types of communities, feel that 2.5 spaces per unit is sufficient. Staff also indicated that adjacent local streets such as 4th Street, which is not heavily used for street parking, can be used for overflow parking in the event that the on-site parking was full. Commissioner Thompson and Commissioner Warren concurred with Vice Chair Amos' concern regarding parking, with Commissioner Warren stating that in her experiences, when parking is full people will block garage access which can be a problem. Rick Jellies, on behalf of the applicant, stated that more parking is being provided with this project (2.5 spaces per unit) than what would be required in Phoenix (1.75 spaces per unit) or Maricopa County (2 spaces per unit). Mr. Jellies stated that the community will be gated and will be professionally managed full-time so that the issues that the Commission has raised, for example parking behind garages blocking access, will be addressed quickly if and when they arise.
- Commissioner Thompson stated that Dysart Road was a very busy roadway and asked if any traffic inquiries were completed. Staff stated that the applicant did submit a preliminary traffic statement that was reviewed by the City's Traffic Engineer. Dysart Road is a busy arterial roadway as Commissioner Thompson mentioned and is designed to accommodate the traffic expected to be generated by a 302-unit townhome community at this location. No traffic signals are warranted, but there will likely be a deceleration lane required at the site's Dysart Road entry.
- Commissioner Warren asked if this would be a gated townhome community. Staff responded that the community would be gated.
- Chair Van Leuven asked whether the two entrances (one from Dysart Road and one from 4th Street) were enough for 302 housing units. Staff responded that two points of access on separate streets meets all code requirements for a development of this type and size.

ANALYSIS:

Conformance with the General Plan and Historic Avondale Design & Development Guidelines

A General Plan Amendment request to change the land use designation of 25.86 acres of the site to Medium/High Density Residential is being considered concurrent with this rezoning request. The proposed Avondale Townhomes on Dysart PAD, which provides for a density of 11.7 units per acre with 37 percent of the site area developed as highly amenitized open space, aligns with the Medium/High Density Residential land use designation that allows four to twelve dwelling units per acre. Additionally, the 2.49-acre commercial area conforms to the Local Commercial land use designation applied to it.

Additionally, the proposed PAD furthers several goals of the General Plan and Historic Avondale Design & Development Guidelines, most notably:

- **General Plan Land Use Goal #1, Policy D** “Enhance the attractiveness of infill parcels as an option for new development throughout Avondale.” The proposed General Plan Amendment and accompanying rezoning will allow for development of a site that has remained vacant and undeveloped since its annexation into the City of Avondale nearly sixty years ago.
- **Housing Element Goal #2, Policy B:** “Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.” Development of the site in accordance with the proposed PAD will result in 302 new townhomes and will be the first new townhomes built in the City in over thirty years.
- **Housing Element Goal #4, Policy B:** “Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.” The proposed development greatly exceeds minimum open space requirements and provides a tremendous range of amenities distributed throughout the site, including two conditioned clubhouses, two pool areas, a tot lot, a dog park, ramada, and more.
- **Urban Design Element Goal #4, Policy A:** “Ensure that new development in many revitalization areas is truly urban, rather than suburban, in form and scale.” The proposed development, at the upper end of the MHDR density allowance, is urban in scale and form.
- **Historic Avondale Design & Development Guidelines:** “Encourage investment, redevelopment, and replacement of vacant infill through flexible development standards and incentives”. The proposed PAD provides for some minor modifications to development standards necessary to accommodate development of the site with townhomes.

Permitted Uses

The uses proposed in the residential portion of the PAD are limited to attached single-family residences and standard accessory uses such as pools, clubhouses, parks, and the like. The uses proposed are fully consistent with the Medium/High Density Residential General Plan designation and are entirely appropriate within a future townhome community.

The uses proposed for the commercial portion of the site are based upon the permitted uses in the City’s C-1 (Neighborhood Commercial) district. Uses permitted in the C-1 district are less intense than uses allowed in the C-2 district and will result in a compatible and complementary relationship with the townhomes to be developed on adjacent lots.

Development and Design Standards

None of the City’s standard residential zoning districts contain development standards suited to accommodate attached townhomes. While the City’s R-3 district was used as the starting point for the development standards, several of the R-3 district standards are intended to guide more typical multi-family (e.g. apartment)

development and modification of those standards is needed in order to support an attached single-family residential townhome product. These modifications primarily involve elimination of internal setbacks (allowing for units to share common walls, etc.) and reduction in lot dimensions (allowing for smaller lots without private yards).

In addition, a reduction in guest parking from the City's new standard adopted in September 2019 is proposed. Under the new Ordinance, one (1) visitor parking space per unit must be provided for single-family residential developments where driveway parking or on-street parking is not provided; a total of 302 guest parking spaces would be needed to satisfy the City's new guest parking standard as it relates to the proposed Avondale Townhomes on Dysart. A total of 161 guest parking spaces are proposed, exceeding the City's pre-September 2019 requirement (1 guest space for every 10 units, or 31 spaces for Avondale Townhomes on Dysart) but lower than the newly adopted requirement (302 spaces). Meeting the new requirement would require significant reductions in open space landscaping throughout the development; Staff believes the proposed guest parking, which provides a guest space per every two units, will function adequately given the size of the proposed townhomes and the availability of on-street parking on 4th Street, if necessary.

Except as noted above, development and design standards contained within the PAD meet or exceed standard requirements contained within the Zoning Ordinance, Historic Avondale Design & Development Guidelines, and Multi-Family Residential Design Manual. Generous landscape setbacks are provided along adjacent streets, enhanced landscaping, open space and amenities more than double minimum requirements are integrated throughout, and high quality, attractive, and varied, architecture respectful of the site's location in Historic Avondale is proposed. The development achieves the following objectives of the City's Multi-Family Residential Design Manual:

- Providing a framework so that multi-family residential developments offer a variety of diverse and attractive building types, floor plans, and architectural styles with attractive building architecture, site design, and functionality.
- Eliminating redundancy within developments, by encouraging a variety of building sizes, building heights, amenities, open spaces, and providing a sense of arrival through entry features, building orientation, building materials and colors, rooflines, theme walls, and entrance gates.
- Providing innovative site design standards that create walkable, safe, pedestrian friendly, family-friendly and sustainable developments with usable open space and various amenities.
- Development of the future commercial portion of the PAD will comply with all Zoning Ordinance and Commercial Design Manual requirements and will complement the townhome architecture.

Streets, Utilities, and Other Infrastructure

Access to the residential portion of proposed development will be from two gated driveway entrances, one from Dysart Road to the east and the second from 4th Street to the west. The Dysart Road access will be the primary entrance into the community. An expansive network of on-site pedestrian sidewalks will connect to public sidewalks adjacent to both Dysart Road and 4th Street, providing excellent pedestrian access to Agua Fria High School, Lattie Coor Elementary School, several nearby churches, and a multitude of commercial uses occurring in the surrounding area.

The commercial area will be accessed from Dysart Road, separate from the access into the townhome portion of the PAD. No vehicular cross-access between the residential and commercial areas will be provided; a pedestrian connection from the townhomes into the commercial site will be provided.

The developer will be responsible for all remaining improvements to the west half of Dysart Road and the east half of 4th Street adjacent to the property, including installation of a new sidewalk along 4th Street, right-of-

way landscaping along both streets, and installation of a new bus shelter and pad adjacent to Dysart Road. Water and sewer improvements and undergrounding of power lines and/or irrigation canals will also be completed by the developer. Except for the bus shelter and pad, which will be constructed when the commercial portion of the PAD develops, all improvements will be completed by the developer in the first phase.

All streets internal to the development will be private. The future Homeowners Association will be responsible for all maintenance of these private streets, parks, and all other common facilities.

DISCUSSION:

The proposed PAD meets the following findings:

1. The residential component of the proposed Avondale Townhomes on Dysart PAD is in conformance with the proposed General Plan Land Use Map designation of Medium/High Density Residential.
2. The commercial component of the proposed Avondale Townhomes on Dysart PAD is in conformance with the General Plan Land Use Map designation of Local Commercial.
3. The proposed Avondale Townhomes on Dysart PAD is in conformance with the Historic Avondale Design and Development Guidelines.
4. The proposed Avondale Townhomes on Dysart PAD will result in compatible land use relationships.
5. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
6. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

City Council will conduct a public hearing and **ADOPT** the Ordinance approving Application PL-19-0194 Avondale Townhomes on Dysart, a request to rezone approximately 28.35 acres from C-2(Community Commercial) to Planned Area Development (PAD), subject to the following four (4) conditions of approval:

1. Development shall conform to the Avondale Townhomes PAD Narrative date stamped, October 17, 2019, except as modified by these conditions.
2. All perimeter offsite improvements, including improvements adjacent to the commercial parcels, shall

be completed in the first phase of development.

3. The developer shall construct a bus shelter pad and bus shelter adjacent to Dysart Road in front of the future commercial parcels with the first phase of development on the commercial parcels. The design of the shelter shall be determined during the Site Plan review for the first commercial phase; the design will be required to complement the architecture of the Avondale Townhomes on Dysart and related commercial buildings.
4. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion of the project.

PROPOSED MOTION:

I move that City Council accept the findings and **ADOPT** the Ordinance approving Application PL-19-0194 Avondale Townhomes on Dysart, a request to rezone approximately 28.35 acres from C-2 (Community Commercial) to Planned Area Development (PAD), subject to four (4) recommended conditions of approval as listed in the Staff Report.

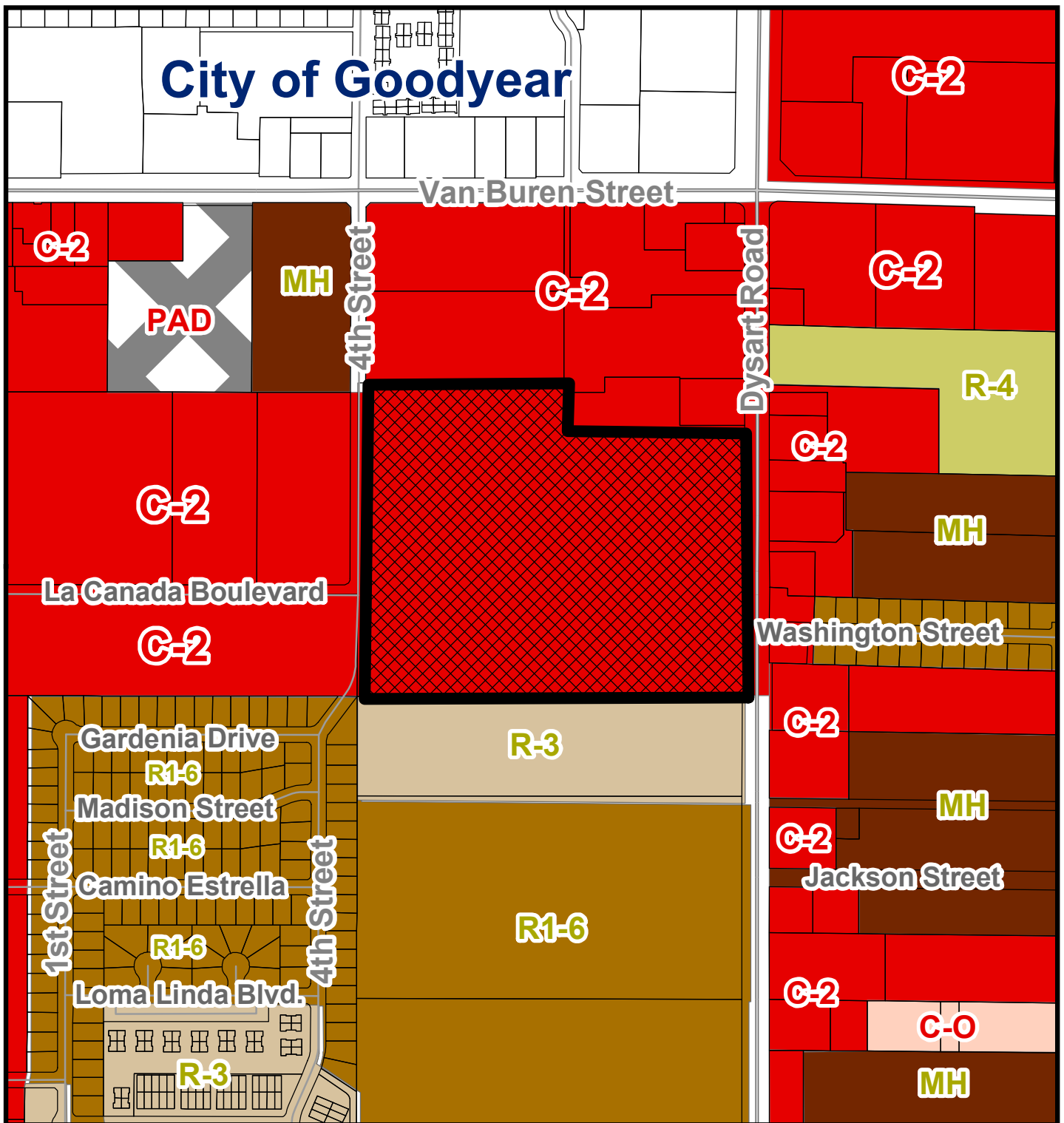


Aerial Photograph



 Subject Property



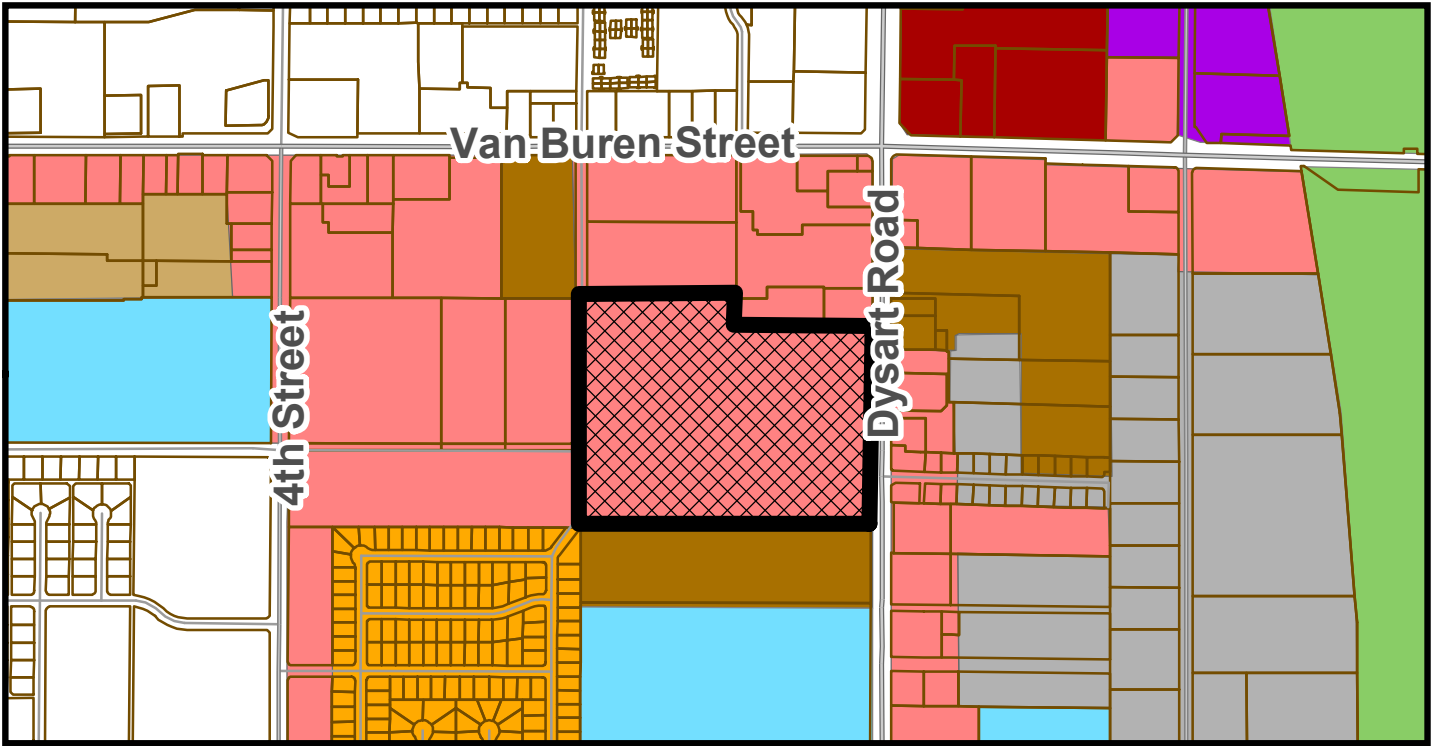


Zoning Vicinity Map

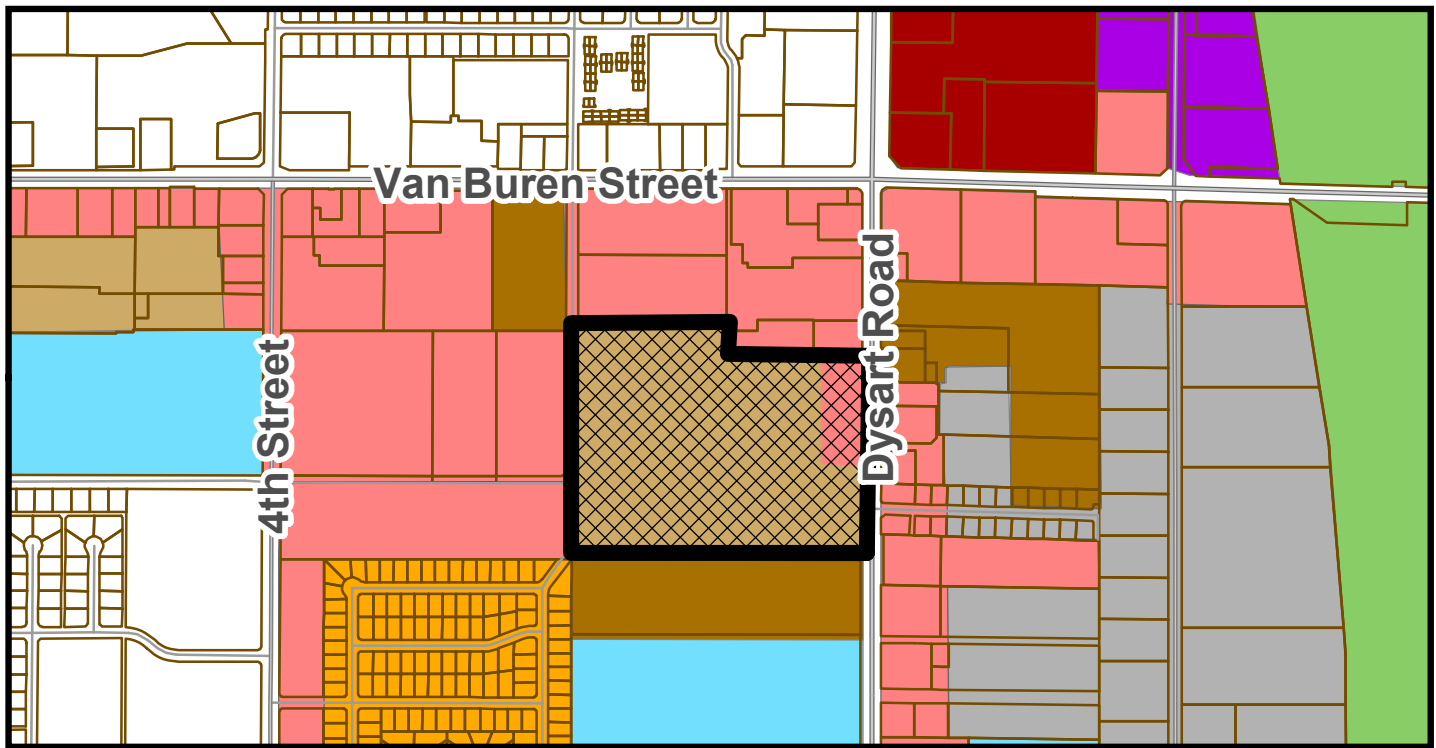


Subject Property





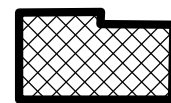
CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

- | | |
|---------------------------------|----------------------|
| Local Commercial | Industrial |
| Urban Commercial | Business Park |
| High Density Residential | Education |
| Medium/High Density Residential | Open Space and Parks |
| Medium Density Residential | |



Subject Property

SUMMARY OF RELATED FACTS

APPLICATIONS PL-19-0194 AND PL-19-0195

THE PROPERTY	
PARCEL SIZE	28.35 gross acres
LOCATION	Approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street
PHYSICAL CHARACTERISTICS	The undeveloped site is flat with frontage on both Dysart Road and 4 th Street
EXISTING LAND USE	The site is vacant and undeveloped. Though no longer in agricultural production, farming occurred on the site as recently as 2006.
EXISTING ZONING	C-2 (Community Commercial)
ZONING HISTORY	The property was annexed in March 1960. Records indicate the site has been zoned C-2 (Community Commercial) since annexation.

SURROUNDING ZONING AND LAND USE	
NORTH	Commercial uses are occurring north of the subject site, including (from east to west): - Avondale Shopping Center, a retail center with tenants including Harbor Freight, Food City, Fiesta Clothing, KFC, Whataburger, and several smaller inline shops and offices. The Avondale Shopping Center property is zoned C-2 (Community Commercial). - A multi-tenant auto-related facility which includes separate used car sales, truck and trailer rental, and vehicle repair businesses. The southernmost third of the auto-related facility property is vacant and undeveloped. The site is zoned C-2 (Community Commercial).
EAST OF DYSART ROAD	Multiple uses are occurring east of the site across Dysart Road, including (from north to south): - Auto Action, a used car dealership located on property zoned C-2 (Community Commercial). - Dysart Market, a liquor store, and Aguila's Hideaway, a bar, located on the same parcel, zoned C-2 (Community Commercial). - Summer Estates, a 22-unit apartment building located on property zoned C-2 (Community Commercial). The residential use of the property is non-conforming. - Jiffy Lube, an auto service and diagnostic facility located on property zoned C-2 (Community Commercial). - Multiple undeveloped parcels of varying sizes, all zoned C-2 (Community Commercial).
SOUTH	Madison Heights, a 143-unit Maricopa County-owned apartment community located on property zoned R-3 (Multi-Family Residential).
WEST	Non-residential uses are occurring west of the subject site across 4th Street, including (from north to south): Estrella Center, a skilled nursing and memory care facility located on property zoned C-2 (Community Commercial).

	First Southern Baptist Church of Avondale, a place of worship located on property zoned C-2 (Community Commercial).
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<i>GENERAL PLAN</i>
The entire 28.35 gross acre property is currently designated Local Commercial by the General Plan 2030 Land Use Map. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. The applicant is requesting a Minor General Plan Amendment to change the Land Use designation of 25.86 acres of the property to Medium/High Density Residential (MHDR). The MHDR designation allows for a range of residential uses including single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 acres of the property adjacent to Dysart Road are excluded from the applicant's GPA request and will remain Local Commercial.

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Avondale Elementary School District Agua Fria Union High School District
ELEMENTARY SCHOOL	Lattie Coor School (K-8)
HIGH SCHOOL	Agua Fria High School

ADJACENT STREETS	
Dysart Road	
Classification	Minor Arterial
Existing half-street ROW	40'
Standard half-street ROW	50'
Existing half-street improvements	Two through lanes, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights, and pedestrian lights
Standard half-street improvements	Two through lanes, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights, and pedestrian lights
4 th Street	
Classification	Local Street
Existing half-street ROW	None
Standard half-street ROW	25'
Existing half-street improvements	One through lane, curb and gutter, and street lights (on west side)
Standard half-street improvements	One through lane, attached sidewalk, curb, gutter, landscaping, and street lights

UTILITIES

The City will be the water service provider for the Avondale Townhomes on Dysart development. Water service will be provided to the site from an existing 12" water line in Dysart Road and an existing 8" water line in 4th Street.

The City will also be the sewer service provider for the Avondale Townhomes on Dysart development. Sewer will be provided to the site by an existing 8" sewer line in Dysart Road and/or an existing 8" sewer line in La Canada Boulevard west of 4th Street.

Arizona Public Service (APS) provides electrical service in this portion of the City.

Exhibit E

Proposed Planned Area Development Narrative

Avondale Townhomes on Dysart



AVONDALE TOWNHOMES ON DYSART

PAD Narrative

October 10, 2019

GENERAL DEV'T PLAN REQUIREMENTS

Synectic Design, Inc.
1111 W University Drive
Suite 104
Tempe, AZ 85281

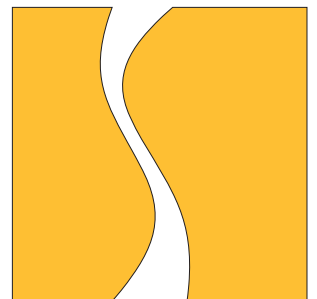


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I. Property Description

Project Name and Address

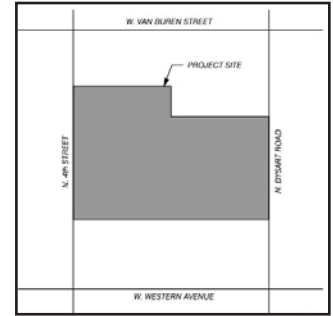
Avondale Townhomes on Dysart
1020 N 4th Street
Avondale, Arizona 85323

Assessors Parcel

500-10-008D

Project Location

Project is located South of West Van Buren Street and North of West Western Avenue, between North 4th Street (on the West) and North Dysart Road (on the East).



Vicinity Map

Project Area

Entire Site

Gross: 28.35 Acres

Net: 26.98 Acres

Area Devoted to Street ROW:

Along Dysart = 32,843 SF / .75 Acres

Along 4th Street = 26,737 / .61 Acres

Parcel 1

Gross: 1.16 Acres

Net: 0.92 Acres

Parcel 2

Gross: 1.33 Acres

Net: 1.06 Acres

Parcel 3

Gross: 25.86 Acres

Net: 25.37 Acres

Existing and Proposed Zoning

	Existing	Proposed
Parcel 1	C-2 (Community Commercial)	PAD (Planned Area Development) C-1
Parcel 2	C-2 (Community Commercial)	PAD (Planned Area Development) C-1
Parcel 3	C-2 (Community Commercial)	PAD / Single Family Attached

Project Team

Architect

Synectic Design, Inc.
Lance D. Baker, AIA
1111 W University Dr, Ste 104
Tempe, AZ 85281
480-948-9766

Civil Engineer

Land Development Group
Nick Prodanov, PE, PMP
8808 N Central Ave, Ste 288
Phoenix, AZ 85020
602-889-1984

Traffic Engineer

EPS Group
Eric Maceyko
1136 N Alma School Rd, Ste 120
Mesa, AZ 85201
480-503-2250

I. Property Description (cont.)

Topography

The Site is relatively flat with the north-east corner $\pm 2'-0"$ above the rest of the site.

Land Use & Zoning on Adjacent and Nearby Properties

- **North:** C-2 Commercial. There are several commercial stores including: a strip mall with a Food City and Harbor Freight, fast food restaurants including Filibertos, KFC, Whataburger and a Pizza Hut, and small retail shops.
- **East:** There are small commercial shops including Jiffy Lube, Auto Action Car dealership, and a Liquor Store, zoned C-2 (Community Commercial).
- **South:** R-3 Residential. Directly to the South is the Agua Fria High School and Madison Height Apartment Homes with a density of 14.3 dwelling units per acre.
- **West:** C-2 Commercial and MH (Manufactured Homes). Located to the West, across 4th Street and North of E La Canada Blvd is the Estrella Center, a skilled nursing facility. North of that is Mountain View Apartments with a density of 14 dwelling units per acre. The property is zoned MH (Manufactured Home Park) but developed with traditional multi-family apartments, a legal non-conforming use. First Southern Baptist Church of Avondale is also west of the property, zoned C-2 (Community Commercial). The church campus includes a worship center and elementary school.

For more information please see attached Exhibit A - Aerial Context Exhibit, Exhibit B - Avondale Zoning Map, and Exhibit C - Current Avondale General Plan Map.

General Plan Land Use Designation

The property's current General Plan Use designation is Local Commercial; we are requesting a Medium High-Density Residential designation.



II. Project Description

1. Overall description of the project, including the project theme and intended character of the development:

Avondale Townhomes on Dysart is designed to be a high-quality, affordable for-ownership townhome neighborhood with a future retail component (please see Exhibit D - Conceptual Site Plan). The community will provide abundant open space and amenities, such as two pools each with cabanas and a BBQ grill - one with a spa and fire pit and the other with a separate kid's pool, a dog park, a splash pad, a walking path, a tot lot with attached ramada, a clubhouse with fitness area and rooftop deck, and a second clubhouse/sales office with a rooftop deck.

The overall physical design is intended to foster community among neighbors while allowing a sense of privacy. Townhomes each have an inviting front patio are oriented to face each other across a 34' greenscape. Each townhome includes a 2-car garage that is accessed through a driveway at the rear of the home.

The proposed plan includes 216 2-bedroom units and 86 3-bedroom units, for a total of 302 units. Each 2-bedroom unit is 1,396 sq ft plus a 405 sq ft garage and a 125 sq ft patio. The 3-bedroom units are 1,566 sq ft with a 403 sq ft garage and a 125 sq ft patio.

There are 2 gated entrances to the residential portion of the development; one on North 4th Street and the other on North Dysart Road. Internal residential streets are all private; they will be 26' wide and the driveways to the rear of the townhomes are 24' wide. 161 guest parking spaces are interspersed throughout the development for easy access to any unit.

The development is located within the boundary of Historic Avondale's Dysart Road Commercial District. To address the historic aspect in the project's design, Spanish Colonial Revival architecture is proposed (see Exhibit F, Conceptual Elevations).

The Avondale Townhomes on Dysart includes 37% open space and high-quality amenities for an active community lifestyle. Amenities include two pools each with cabanas and a BBQ grill - one with a spa and fire pit and the other with a separate kid's pool, a dog park, a meandering 5' wide walking path surrounding the entire development, a tot lot with attached ramada, a clubhouse with fitness area, and a second clubhouse/sales office with a rooftop deck. All open spaces and amenities will be well-connected and easily accessible via internal pathways (see Exhibit H, Open Space Plan).

The requirements of the Avondale Zoning Ordinance, as amended, and Avondale Subdivision Regulations, as amended, shall apply except where explicitly stated otherwise by this PAD.

2. Justification for any increase in density and/or land use intensity from the General Plan Land Use Plan expectations:

The increase in density from the General Plan Land Use Plan is justified by the intense job growth in the West Valley from large companies such as Microsoft and Apple; particularly in Avondale, Buckeye and Goodyear. Affordable, high-quality housing is still at a premium.

This project exceeds City-required standards via open space, amenities and connectivity within the site; all of which will be discussed further within the narrative.

3. Total number of dwelling units and density:

302 Units / 25.37 Acres = 11.90 Units/Acre

III. Land Use Development



1. Land Use Development Plan

Please find the proposed Land Use Development Plan including major access points, circulation patterns and general land uses, attached as Exhibit E, Land Use Development Plan.

2. Traffic Analysis

A Traffic Impact Analysis has been conducted to support the major access points and circulation patterns presented by this development.

3. Phasing Plans

The commercial parcels are anticipated to develop in a future phase, but all off-site improvements to 4th Street and Dysart Road, including the portions adjacent to the future commercial, will be completed in the first phase.

4. Circulation System

Please find the proposed Circulation System for the site and its relationship to existing or planned streets in the adjacent areas attached as Exhibit E, Land Use Development Plan.

IV. Land Uses



Residential Area

The following uses shall be permitted in this PAD:

- Single-family attached residential; townhouses
- Accessory uses and buildings incidental to the principal use such as clubhouse, swimming pool, community building and garages
- Private and public parks and private or public recreation facilities
- Community recreational facilities of a non-profit nature when associated with a residential project
- Home occupations in accordance with the Avondale Zoning Ordinance

Prohibited uses:

- Any other use not expressly permitted herein

Purpose, improvement, ownership, and maintenance of common areas and facilities and how these contribute to the intended character of the development:

Site common areas and facilities will ultimately be owned, operated and maintained by an Association to ensure consistency and conformance with the intended character of the proposed development.

Commercial Area

Due to the adjacency of the future townhomes, the future commercial portions of the PAD shall be developed in accordance with the uses of the C-1 (Neighborhood Commercial) zoning district.

V. Development Standards

Residential Area

Proposed Avondale Townhomes on Dysart Development Standards		
Development Standard	Avondale R-3 Zoning District	Avondale Townhomes on Dysart Standard
Maximum Units Allowed	1 unit per 3,630 sf/ net site area	302
Minimum Lot Width	50'0"	± 21'6"
Minimum Lot Depth	100'0"	± 62'6"
Maximum Height	30'0"	28'0"
Maximum Building Coverage - Overall Site Area	45%	30%
Minimum Setback - Dysart Rd & 4th St	25'0"	25'0" & 20'0"
Minimum Setback from North & South Property Lines	15'0"	15'0"
Individual Townhome Front Setback from Tract	-	± 10'0"
Individual Townhome Rear Setback from Tract	-	± 2'6"
Individual Townhome Side Setback from Tract	-	0'0"

Additional Residential Development Standards

Lighting: Minimization of light pollution is an important consideration, therefore all exterior lighting for the common open space areas, development entries and adjacent to the internal streets will comply with Section 707: Outdoor Lighting. A photometric plan will be provided in a later submittal. All lighting will be placed to direct light away from the adjacent residential district and will not exceed one-foot candle at the property line. No noise, odor or vibration will be emitted at any level exceeding the general level of noise, odor or vibration emitted by uses in the area outside of the site.

Screening: Each residential building will have a mansard roof, combination of flat and sloped roof, to allow for the screening of rooftop mechanical units.

Walls and fences: All walls and fences will meet Section 1207 of the Avondale Zoning Ordinance and the "Multi-Family Residential Development" section of the City of Avondale's Design Manual for Multi-Family Residential Development. The proposed development will utilize a 5'6" H metal view fence with stacked stone piers along Dysart Road and 4th Street. Along the perimeter of the Northern property boundary, CMU walls with stucco and stacked piers will soften the view of the rear elevation of the commercial buildings those units will face. The existing perimeter wall/view fence along the Southern property boundary (Madison Heights Apartments) will remain in place and will be a shared wall (see Exhibit G, Site Details - Perimeter Walls).

Parking: Parking stall dimensions will meet Section 8 of the Avondale Zoning Ordinance. There are 604 Covered Garage parking spaces for the residential units and 161 visitor

V. Development Standards *(cont.)*

parking spaces. The dimensions are: 9'-6" x 20'-0" for standard visitor parking spaces and 11'-0" x 20'-0" for the 9 accessible parking spaces, which are dispersed throughout the site to allow accessibility at all amenities.

The proposed plan provides 161 guest parking spaces (0.53 spaces per unit) dispersed throughout the site. According to the new 2019 City of Avondale Zoning Ordinance, the City is requiring that 1 guest parking space be provided for every attached single-family residential unit where driveway parking or on-street parking is not provided. The proposed plan will provide less guest parking than the new City requirement due to the fact that adding an additional 141 parking spaces throughout the site will significantly reduce the concept of having generous amounts of open space for the residents, replace abundant green space with a sea of unused paved parking spaces, and reduce the landscaping throughout the project. The amount of visitor parking spaces dispersed throughout the site is sufficient for this type of development to be successful.

Proposed screening, buffers, and transitions to uses on adjacent property and overall compatibility with existing and future land uses in the area: The residential development will include perimeter walls that will allow for a gated community. The perimeter walls will be composed of decorative CMU block and ironwork to create a pleasant view fence. An inviting view will be created on the Dysart street frontage by setting the buildings back roughly 130' from the dedicated ROW and creating a lush, inviting landscaped entry into the site. Upon arrival, visitors will have a view of the amenities near the entrance such as the clubhouse with roofdeck, and pool area with cabanas, etc. The 4th street frontage will be screened using the same visually-inviting perimeter wall and lush landscaping that will screen the units facing 4th Street. The townhome buildings are staggered 10' east and west to not allow a straight row of buildings along 4th street.

How Avondale Townhomes on Dysart development standards exceed City standards: Development standards require 20% of active open space, while the developmental plan provides more than double that, with 37% of active open space.

Commercial Area

The future commercial portions of the PAD shall be developed in accordance with the development standards for the C-1 (Neighborhood Commercial) zoning district and design standards in the City's Commercial and Industrial Design Manual.



VI. Architectural Design Criteria

1. Architectural Character

The architectural character of the development plan is based on the concept of having intimate townhomes that are spacious in design, with an open concept for the family room/kitchen to allow for quality time spent together.

The buildings have been designed with multiple areas of projections and recesses to reduce the perceived bulk and to provide contrast and shade. First floor elements are designed to create a residential feel, as opposed to a typical multi-unit complex.

2. Style

The architectural style for this development utilizes Spanish Colonial Revival style of architecture, which seems suitable for the Historic Avondale Design and Development guidelines. Spanish Colonial Revival architecture is characterized by the prodigious use of smooth plaster (stucco) wall finishes, ornate corbels, low-pitched clay tile, and flat roofs. Other characteristics typically include small porches or balconies, semi-circular arcades and fenestration and decorative iron trim.

3. Required Features and Common Design Elements

The proposed site development is in Avondale's Dysart Road Commercial District, which is comprised of properties adjacent to Van Buren Street and Dysart Road. Both of these streets are characterized by auto-oriented commercial uses, the majority of which were developed after 1960.

However, walkability and connections to Western Avenue are vital. While sidewalk and shade improvements will be achieved, the overall character of these streets will remain primarily auto-oriented.

4. Building Mass

For each building, townhomes are identifiable by the use of units being pushed and pulled as to reduce the perceived bulk rather than presenting a straight, mind-numbing façade.

5. Building Materials

The building material for the townhomes will be comprised mostly of a smooth finish stucco, with decorative foam accent trim pieces to accentuate the architectural style of the project.

6. Color Palette

The color palette will utilize 3 different color schemes that compliment one another and speak to the nature of the Spanish Colonial Revival Style architecture. By using a light color for the main body of the buildings, along with a dark contrasting color to accentuate pop-outs, overhangs, recesses, architectural details, etc, it brings a modern feel to an older style of architecture that fits in with the Historic Avondale theme. The use of Vibrant complimentary colors for each individual townhome has also been achieved, so that no two doors next to each other in a building are the same.

7. Sample Conceptual Elevations

Please find the sample conceptual elevations attached as Exhibit F, Townhome & Clubhouse Elevations.

VII. Site Design Criteria

1. Building Orientation

The overall physical design is intended to foster community among neighbors while allowing a sense of privacy. Townhomes each have an inviting front patio and the majority are oriented to face each other across a 34' greenscape.

2. Parking

Each townhome includes a 2-car garage that is accessed through a driveway at the rear of the unit. Parking stall dimensions will meet Section 8 of the Avondale Zoning Ordinance. There are 604 Covered Garage parking spaces for the residential units and 161 visitor parking spaces. The dimensions are: 9'-6" x 20'-0" for standard visitor parking spaces and 11'-0" x 20'-0" for the 9 accessible parking spaces, which are dispersed throughout the site to allow accessibility at all amenities.

The proposed plan provides 161 guest parking spaces (0.53 spaces per unit) dispersed throughout the site. According to the new 2019 City of Avondale Zoning Ordinance, the City is requiring that 1 guest parking space be provided for every attached single-family residential unit where driveway parking or on-street parking is not provided. The proposed plan will provide less guest parking than the new City requirement due to the fact that adding an additional 141 parking spaces throughout the site will significantly reduce the concept of having generous amounts of open space for the residents, replace abundant green space with a sea of unused paved parking spaces, and reduce the landscaping throughout the project. The amount of visitor parking spaces dispersed throughout the site is sufficient for this type of development to be successful.

3. Screening

Each unit will have a decorative patio wall/railing screening their patio to allow privacy, while still allowing the ability to socialize with neighbors. Landscaping will be utilized in front of all visitor parking spaces to screen the headlights of those who come to visit family and friends.

4. Walls

All walls shall meet Section 1207 of the Avondale Zoning Ordinance and the guidelines in the City of Avondale's "Multi-Family Residential Development" section in the City of Avondale's Design Manual for Multi-Family Residential Development.

5. Pedestrian Connectivity

Multiple measures were taken to make this site more walkable, such as provision of direct pedestrian connections into the future commercial areas from the residential, use of stamped asphalt for crosswalks, and provision of a significant internal pathway network connecting homes to open spaces. We have also taken care to ensure that both the internal pathway and the connection to the future commercial areas are well-lit and shaded for a safe, shaded and pleasurable pedestrian experience.

6. Site Furnishings and Equipment

All site furnishings and equipment such as benches, parking lot lighting, etc. will be per the appendix in the Historic Avondale Design & Development Guidelines.

VIII. Landscaping, Open Space & Amenities

1. Landscape Theme & Details

The premise behind the landscape design is to create a vivid palette of colors and texture that not only highlights the architecture but provides visual stimulus to anyone walking through the development. Utilizing drought-tolerant plants and succulents, the goal is to provide a year round tapestry of colors that will never be dormant. The plant material and layout will complement the structure while evoking a cooling oasis of colorful greenery. The open space areas will have a mixture of desert-themed landscaping, shade trees, and grass turf areas for retention and recreation.

2. General description of open space and how it contributes to the desired character of the development and requirements for pedestrian and open space amenities

The development's open spaces allow for a safe and active lifestyle for the residents and their guests. The open space areas will have a mixture of desert-themed landscaping, shade trees, grass turf areas for retention and recreation, a walking path and a playground (tot lot).

The pedestrian paths throughout the development will feature enhanced landscaping, differentiated paving and lighting to make the pathways shaded, pleasing and safe. The aim is to encourage residents to walk to and enjoy the abundant on-site amenities.

3. Design concept for entry features

The main entry off Dysart road will provide the end user a sense of arrival by experiencing lush landscaping, colored stamped asphalt auto-courts, vibrant community signage directing the user to their destination, and arriving to the community pool where they will experience families enjoying the project's amenities. The entry off 4th Street will be utilized as a secondary entrance with full access to the project, providing lush landscaping, colored stamped concrete auto-court, vibrant community signage directing the user to their destination, and a vehicular turn-around. Address directories will be provided at each entry to the project.

4. Design concept for perimeter walls and signs

All walls and fences will meet Section 1207 of the Avondale Zoning Ordinance and the "Multi-Family Residential Development" section of the City of Avondale's Design Manual for Multi-Family Residential Development. The proposed development will utilize a 5'6" H metal view fence with stacked stone piers along Dysart Road and 4th Street. Along the perimeter of the Northern property boundary, CMU walls with stucco and stacked piers will soften the view of the rear elevation of the commercial buildings those units will face. The existing perimeter wall/view fence along the Southern property boundary (Madison Heights Apartments) will remain in place and will be a shared wall (see Exhibit G, Site Details - Perimeter Walls).

5. Exhibit showing amenities of active open space tracts

Please find the amenities of active open space tracts attached as Exhibit I, Amenities of Active Open Spaces.

IX. Signs

Signs

All signage shall comply with the standards included in the Avondale Zoning Ordinance, Section 9 for multi-family zoning districts. Signage shall be submitted for approval under a separate permit.





1. Road Improvements, Right-of-Way, Easements

The project will dedicate / construct 50' half-street right-of-way improvements along Dysart Road and a 25' half-street right-of-way improvements along 4th Street as required.

2. Utilities

Water – The City of Avondale is the water service provider for the project. Existing water system infrastructure relevant to the project includes an existing 12" DIP (Ductile Iron Pipe) water line in Dysart Road and an existing 8" ACP (Asbestos-Cement Pipe) water line in 4th Street. It is anticipated that the water system will be located within proposed access and roadway easements and easements provided for utility purposes.

Sewer – The City of Avondale is the wastewater service provider for the project. There is an existing 8" VCP sewer main located in Dysart Road. Precise locations for connections and networks shall be determined at the platting and/or site plan phase. All infrastructure related to sewer services will be completed as approved during the platting and/or site plan phase.

3. Grading and Drainage

The on-site retention requirements shall be per City of Avondale standards and will meet the 100 year 2-hour storm event and dissipate the runoff through drywells.

4. Proposed Phasing Plans

Commercial parcels are anticipated to develop in a future phase, but all off-site improvements to 4th Street and Dysart Road, including the portions adjacent to the future commercial, will be completed in the first phase.

XI. Ownership & Maintenance



1. Purpose, improvement, ownership, and maintenance of common areas and facilities and how these contribute to the intended character of the development.

Site common areas and facilities will ultimately be owned, operated and maintained by a Home Owners Association (HOA) to ensure consistency and conformance with the intended character of the proposed development. The HOA will also be responsible for maintenance of all landscaping within the public right-of-way.

A Maintenance Improvement District (MID) will be formed when the community is platted to assume maintenance responsibilities in the event the HOA goes defunct.

2. General description of proposed conditions, covenants, and restrictions that will be enforced by the property owners' association.

At this point in the process the conditions, covenants and restrictions that will be enforced by the property owners' association have not been addressed.

XII. Conformance w/Plans

1. How the proposal meets the goals and objectives of the General Plan and any applicable Specific Area Plan.

The proposed development plan incorporates several of the City's Design Manual's policies to create a layout with ample open space and recreation areas that contain amenities and trails throughout the project. Lots are oriented to face each other, face the amenities and provide internal streets, with abundant open space for families to enjoy the community.

The proposed development also provides a housing type that is prominent within the Valley but not yet developed in the City of Avondale; the clustered-type setting provides an attached home with small yards and lots, requiring less maintenance and thus promoting the use of the neighborhood common and amenity areas. This creates more of a "sense of place" within the neighborhood and encourages community interaction.

The development provides 47% usable, active open space for residents, with common areas that incorporate natural vegetation consistent with surrounding developments. The common open space areas are linked with pedestrian connection and the adjacent commercial area to support a healthy lifestyle and promote connectivity. Additionally, the high-quality amenities including the clubhouse/sales office and the clubhouse/fitness center, both with rooftop balconies, pools, splash pad, tot lots, a perimeter trail and open spaces, provide residents with a multitude of active spaces to maintain a healthy lifestyle.



EXHIBIT A

AERIAL CONTEXT EXHIBIT



Exhibit A - Regional Aerial Context Exhibit
Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

EXHIBIT B

AVONDALE ZONING MAP

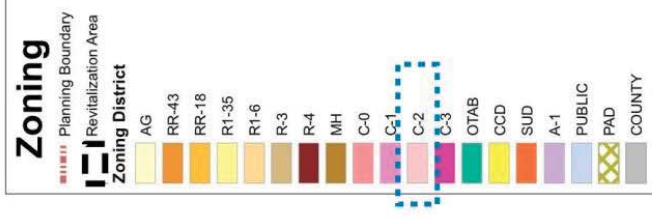
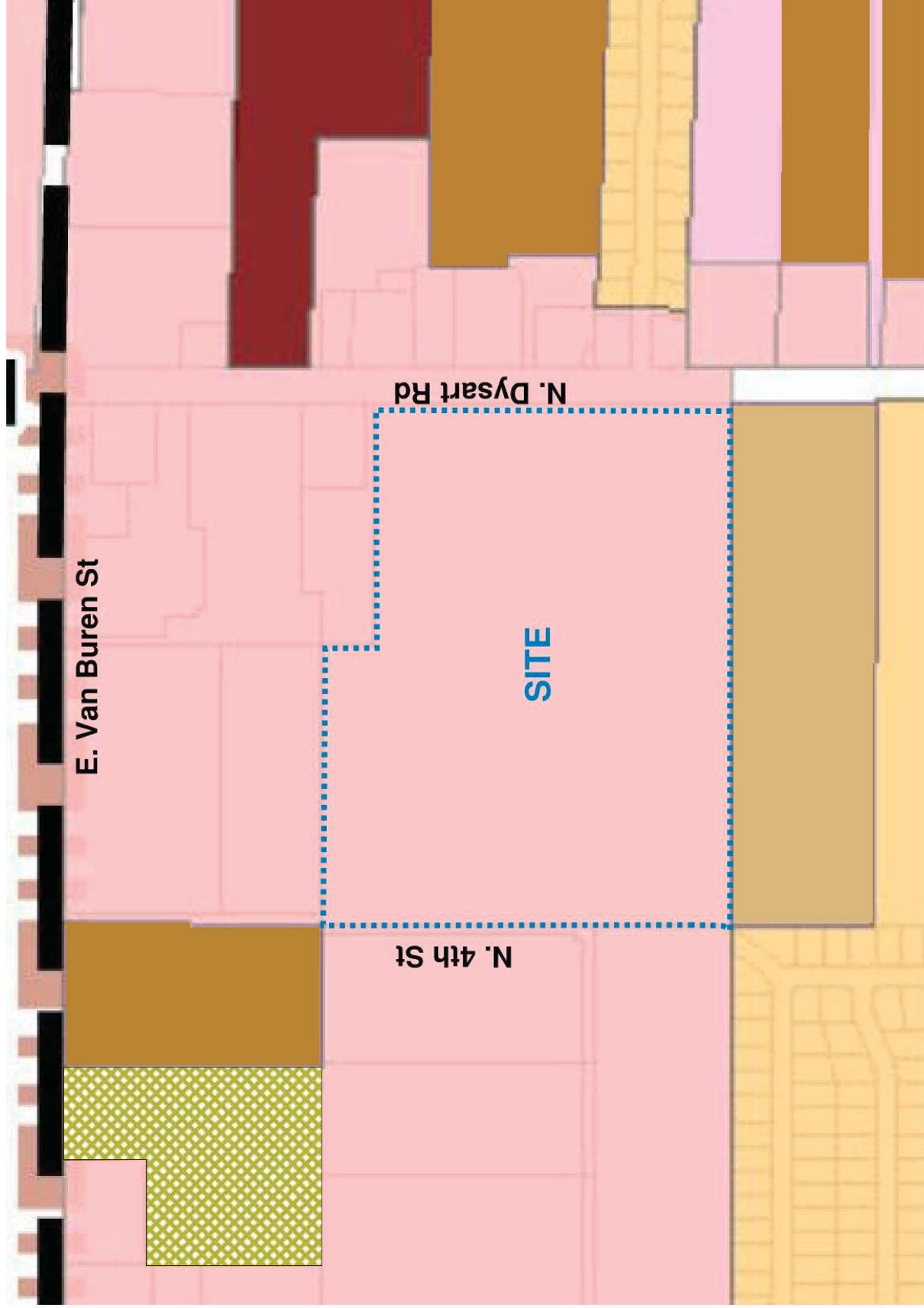


Exhibit B - Avondale Zoning Map
Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

EXHIBIT C

CURRENT AVONDALE GENERAL PLAN MAP

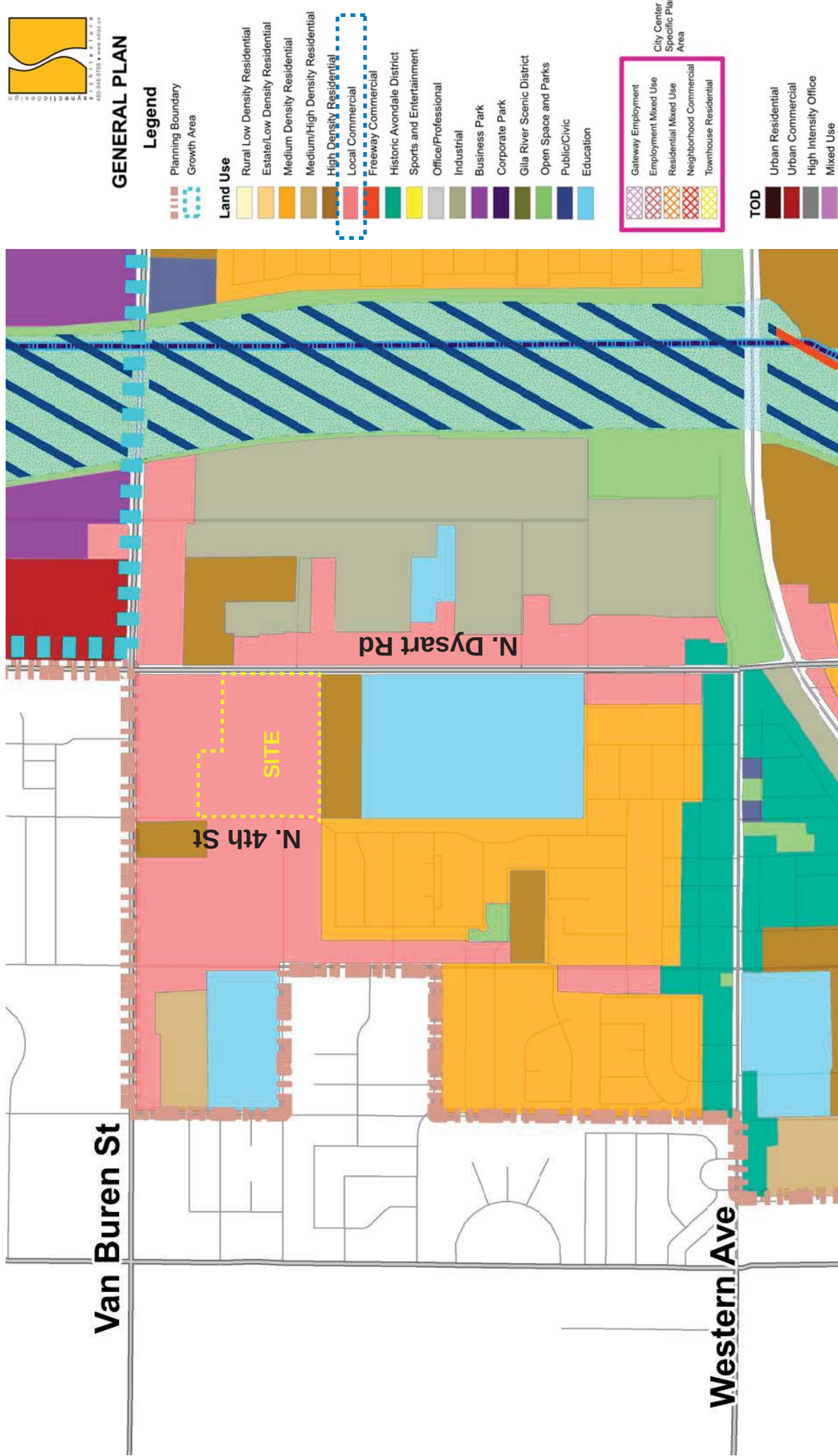


Exhibit C - Current Avondale General Plan Map
Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

EXHIBIT C.1

PROPOSED AVONDALE GENERAL PLAN MAP

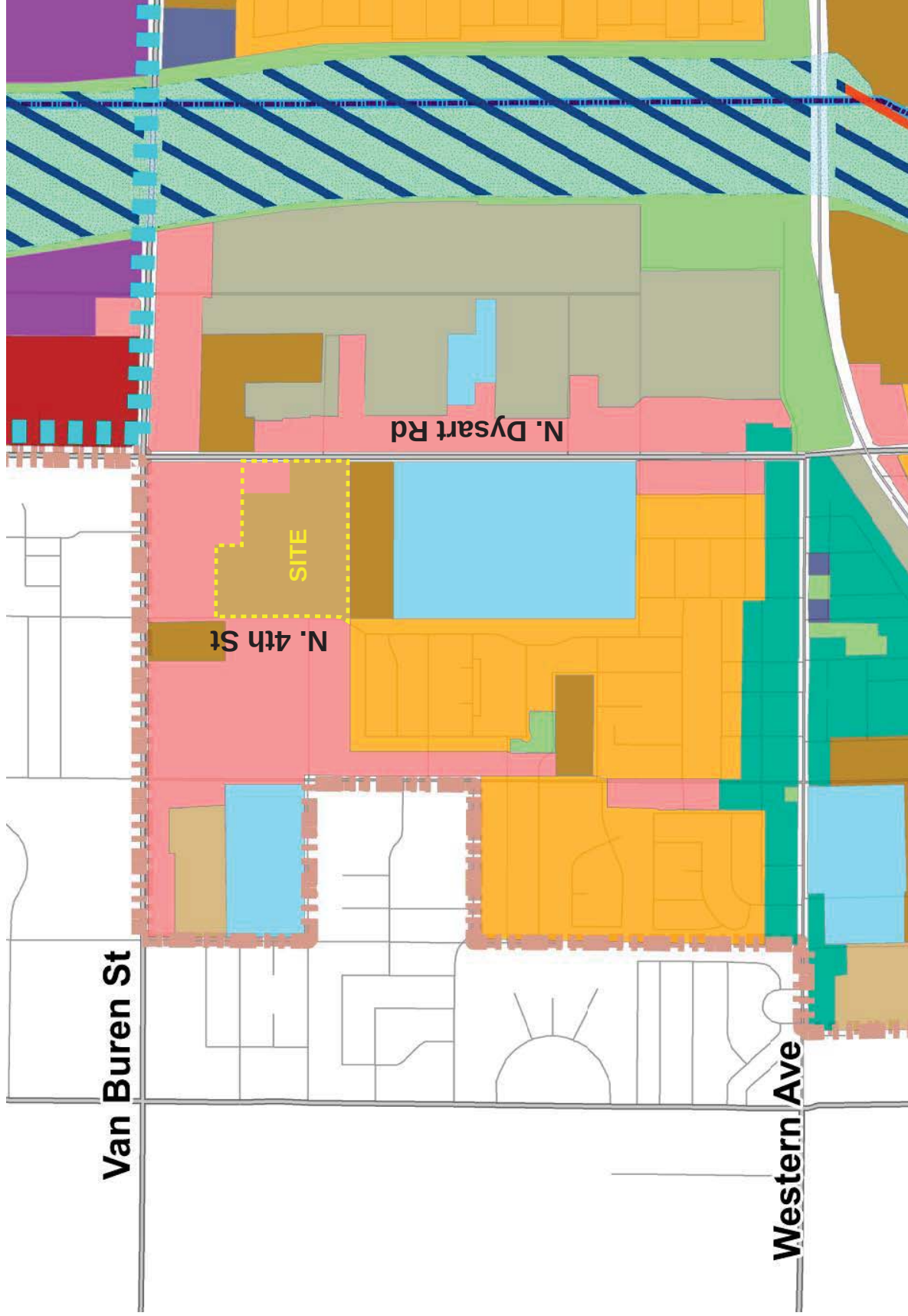


Exhibit C.1 - Proposed Avondale General Plan Map
 Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

EXHIBIT D

CONCEPTUAL SITE PLAN

EXHIBIT D.1

PROPOSED LOT LINES FOR INDIVIDUAL TOWNHOMES



TRACT USE TABLE

TRACT	USE
A	RESIDENTIAL, SINGLE-FAMILY, DETACHED, SEMI-DETACHED, TOWNHOMES, AND CONDOMINIUMS
B, C, D, E, F, G, H, I, J, K, L, M	COMMERCIAL, OFFICE, RETAIL, AND SERVICE
N	INDUSTRIAL, MANUFACTURING, AND WAREHOUSING

172 -- REPRESENTS LOT NUMBER

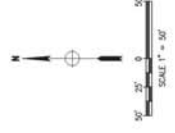


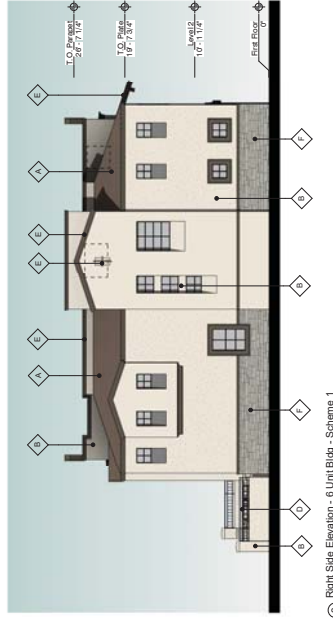
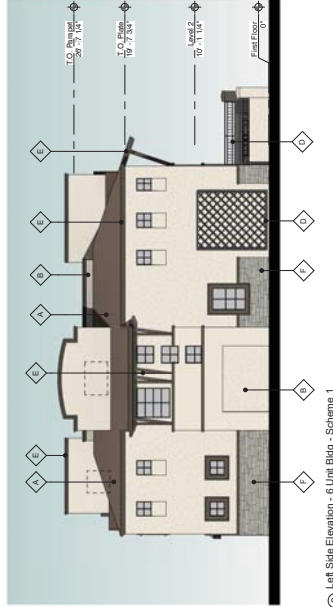
Exhibit D.1 - Proposed Lot Lines For Individual Townhomes
Avondale Townhomes on Dysart - S of Van Buren St between Dysart Rd & 4th St

EXHIBIT E

LAND USE DEVELOPMENT PLAN

EXHIBIT F

TOWNHOME & CLUBHOUSE ELEVATIONS



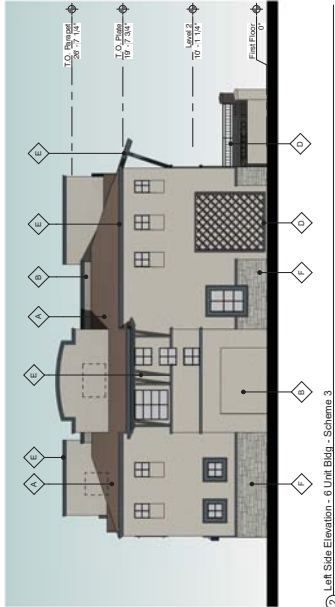
FINISH SCHEDULE EXTENDED - SCHEME 1				MANUF.	DESCRIPTION	IMAGE
MARK	MATERIAL	FINISH				
A	BARREL TILE ROOFING	EASLE ROOFING		902 CONCORD BLEND		
B	STUCCO FINISH SYSTEM - MARI BOOT - SMOOTH FINISH	DE	DIAN EDWARDS DEC 700 - HISTORIC WHITE			
C	FRONT DOORS	DE	DIAN EDWARDS DEC 700 - DOWNING TO EARTH			
C.1	FRONT DOORS	DE	DIAN EDWARDS DEC 701 - STICKAMORE STAND			
C.2	FRONT DOORS	DE	DIAN EDWARDS DEC 701 - TALENTA BLUE			
D	METAL BALCONY / METAL ROUGHEN / WINDOW TRIM	DE	DIAN EDWARDS DEC 60 - EDGE OF BLACK			
E	EXPOSED WOOD - PAINTED	DE	DIAN EDWARDS DEC 700 - DOWNING TO EARTH			
F	STACKED STONE	ES	ELBORADO STONE - ELBORADO STONE - LOMPOC - 72			



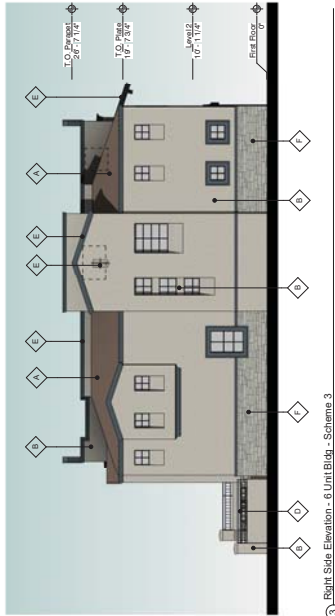
FINISH SCHEDULE EXTENSION - SCHEME 1					IMAGE
MARK	MATERIAL	MANUE	DESCRIPTION		
A	BARREL T.E. ROOFING	EAGLE ROOFING	1000 CONCORD BLEND		
B	STUCCO FINISH SYSTEM	DE	DRAIN EDWARDS DECORATIVE - RECLAIMED WOOD		
C	FRONT DOORS	DE	DRAIN EDWARDS DECORATIVE - RECLAIMED WOOD		
C.1	FRONT DOORS	DE	DRAIN EDWARDS DECORATIVE - STAINLESS STEEL		
C.2	FRONT DOORS	DE	DRAIN EDWARDS DECORATIVE - TALESON BLUE		
D	METAL WALLS METAL ROOFING	DE	DRAIN EDWARDS DECORATIVE - EDGE OF BLACK		
E	EXPOSED WOOD - PAINTED	DE	DRAIN EDWARDS DECORATIVE - HONEY HUNT		
F	STACKED STONE	ES	EDWARDS DECORATIVE - LOMPOC 72		



① Front Elevation - 6 Unit Bldg - Scheme 3
 $1/8" = 1'-0"$



② Left Side Elevation - 6 Unit Bldg - Scheme 3
1/8" = 1'-0"



3 Right Side Elevation - 6 Unit Bldg - Scheme 3
1.8" = 1'-0"



4 Rear Elevation - 6 Unit Bldg - Scheme 3
1/8" = 1'-0"

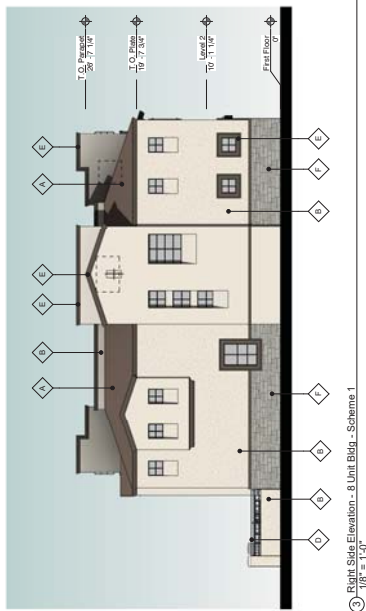
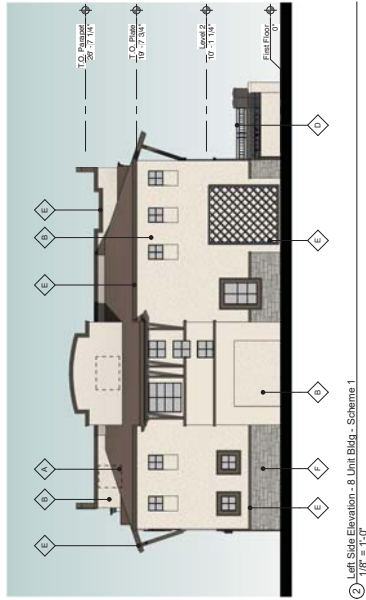
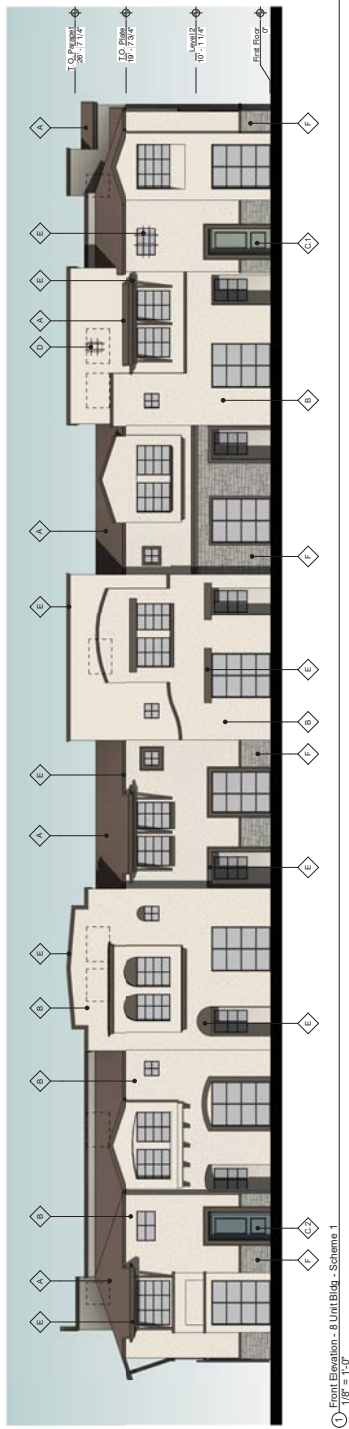


REVISIONS	
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Phase:	PAD REZONING 2nd SUBMITTAL	AD
Drawn By:		
Reviewed By:	LDB	
SDI Project No:	3994	
Date:	10/03/2019	

Sheet:
A3.1.3
EXTERIOR ELEVATIONS
6 UNIT BUILDING
SCHEME 3

FINISH SCHEDULE EXTENSION - SCH#1			NAME	DESCRIPTION	IMAGE
A	WARE TILE - ROOFING	BRICK CONCORS BLEND ROOFING	DE	QUAN ENHANCES DETR1 - HISTORIC WHITE	
B	STUCCO FINISH SYSTEM	WALL MOUNT - SMOOTH FINISH	DE	QUAN ENHANCES DETR1 - HISTORIC WHITE	
C	FRONT DOORS	FRONT DOORS	DE	QUAN ENHANCES DETR1 - HISTORIC WHITE	
C.1	FRONT DOORS	FRONT DOORS	DE	QUAN ENHANCES DETR1 - HISTORIC WHITE	
C.2	FRONT DOORS	FRONT DOORS	DE	QUAN ENHANCES DETR1 - HISTORIC WHITE	
D	METAL BALUNCS METAL TRUSS (GREEN/GREEN)	TRUSS (GREEN/GREEN)	DE	QUAN ENHANCES DETR1 - HISTORIC WHITE	
E	EXPOSED WOOD - PAINTED	PAINTED WOOD	DE	QUAN ENHANCES DETR1 - HISTORIC WHITE	
F	STACKED STONE	STACKED STONE	ES	QUAN ENHANCES DETR1 - HISTORIC WHITE	



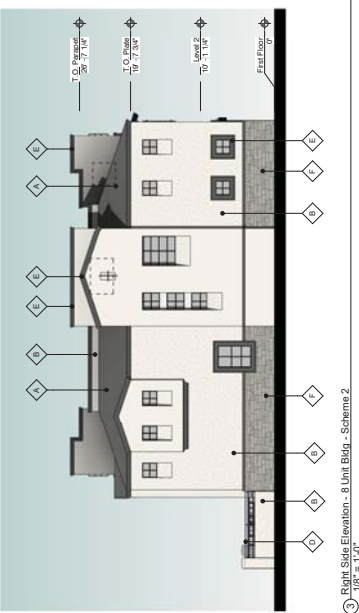
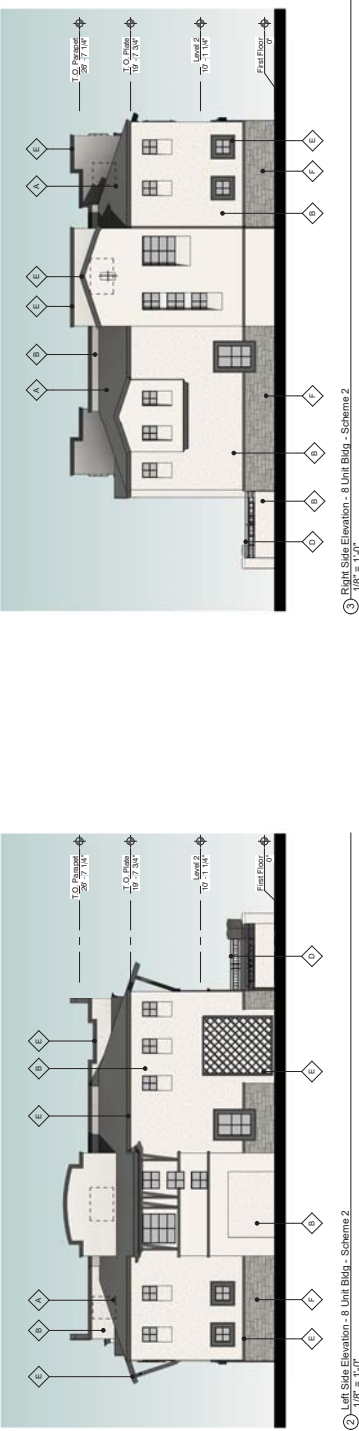
REVISIONS	
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Phase: PAD-REZONING
2nd SUBMITTAL
Drawn By: AD
Reviewed By: LDB
SDI Project No.: 3994
Date: 10/09/2019

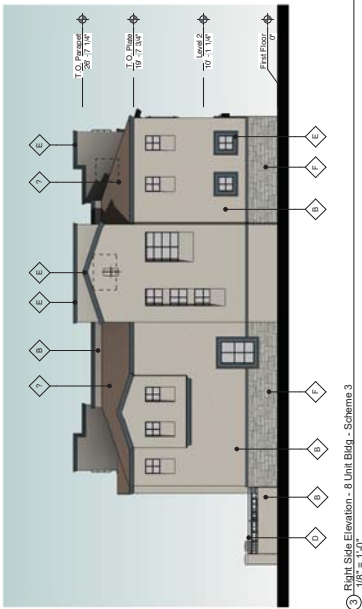
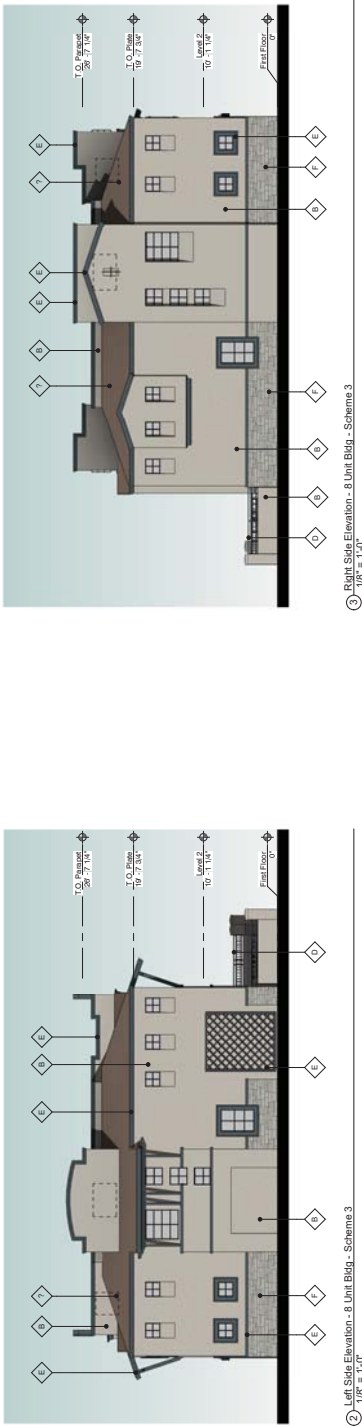
A3.2.1

Avondale Townhomes on Dysart

1020 N. 4th ST.
AVONDALE, AZ 85323



MARK	MATERIAL	MANUF. / FINISH	DESCRIPTION	IMAGE
A	BARREL TILE - ROOFING	FAIRFAX ROOFING	807 SLATE RANGE	
B	STUCCO FINISH SYSTEM - MAIN BODY - SMOOTH FINISH	DE	DUNK EDWARDS DESIGNS - POSSIBLE	
C	FRONT DOORS	DE	DUNK EDWARDS DESIGNS - CHARMAL SLAIDE	
C.1	FRONT DOORS	DE	DUNK EDWARDS DESIGNS - STYAMORE STAND	
C.2	FRONT DOORS	DE	DUNK EDWARDS DESIGNS - TALESON BLUE	
D	METAL BLINDS / METAL WINDOW TRIM	DE	DUNK EDWARDS DESIGNS - EDGE OF BLACK	
E	EXPOSED WOOD - PAINTED	DE	DUNK EDWARDS DESIGNS - CHARMAL SLAIDE	
F	STACKED STONE	ES	BLOOMING STONE - LEDGE - LUMDOC - 72	



FINISH SCHEDULE EXTERIOR - SCHEME 3	FINISH SCHEDULE EXTERIOR - SCHEME 3	FINISH SCHEDULE EXTERIOR - SCHEME 3	FINISH SCHEDULE EXTERIOR - SCHEME 3	FINISH SCHEDULE EXTERIOR - SCHEME 3	FINISH SCHEDULE EXTERIOR - SCHEME 3
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE	IMAGE
A	BARREL TILE - ROOFING	FAIRFAX	802 CONCORD BLEND		
B	STUCCO FINISH SYSTEM - MAIN BODY - SMOOTH FINISH	DE	DUNK EDWARDS DEWIS - RECLAIMED WOOD		
C	FRONT DOORS	DE	DUNK EDWARDS DEWIS - NOBLE TANA		
C.1	FRONT DOORS	DE	DUNK EDWARDS DEWIS - STANFORD STARD		
C.2	FRONT DOORS	DE	DUNK EDWARDS DEWIS - TALESON BLUE		
D	METAL BLINDS / METAL WINDOW TRIM	DE	DUNK EDWARDS DEWIS - EDGE OF BLACK		
E	EXPOSED WOOD - PAINTED	DE	DUNK EDWARDS DEWIS - NOBLE TANA		
F	STACKED STONE	ES	BLONDADO STONE - LEDGE - LUMDOC - 72		



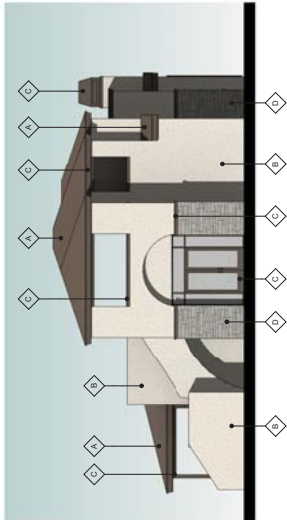
REVISIONS

Project: 10000
Drawn By: AD
Reviewed By: LDB
SD Project No: 3994
Date: 10/20/2019

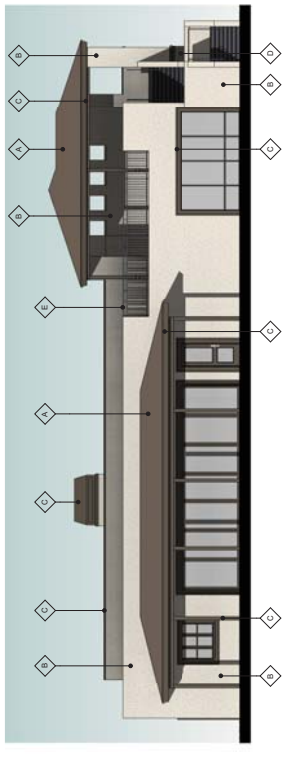
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A3.2.3
EXTERIOR ELEVATIONS
8 UNIT BLDG - SCHEME 3



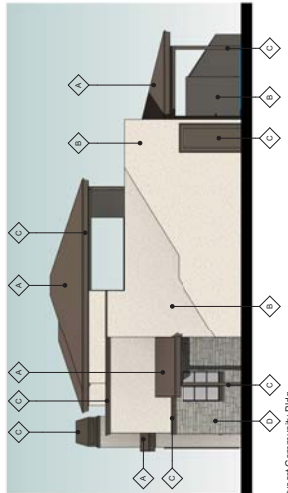
6 North Elevation - Dysart Community Bldg
1/8" = 1'-0"



5 East Elevation - Dysart Community Bldg
1/8" = 1'-0"

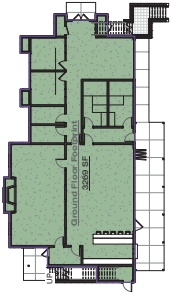


4 South Elevation - Dysart Community Bldg
1/8" = 1'-0"

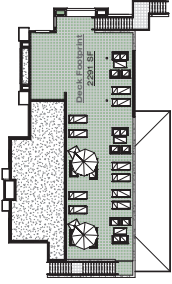


3 West Elevation - Dysart Community Bldg
1/8" = 1'-0"

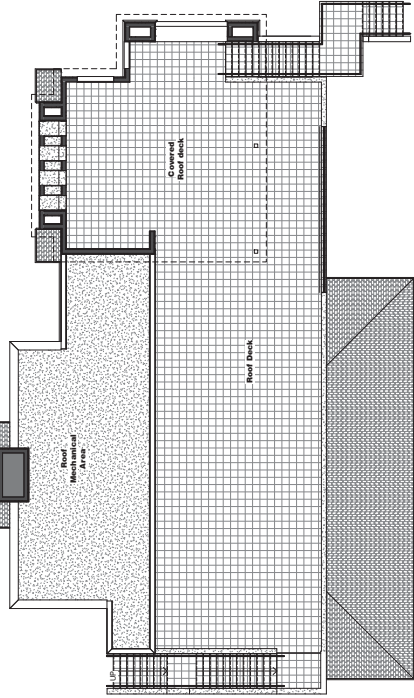
FINISH SCHEDULE EXTERIOR - SCHEME 1			
FINISH	WALL/CEILING	DESCRIPTION	IMAGE
A	BARREL TILE - ROOFING	36X2 CONCORD BLEND	
B	STUCCO FINISH SYSTEM - MAIN BODY - SMOOTH FINISH	DE	
C	TIMBER LINE RASCA - ITALIAN CHERRY CAP - EXPOSED WOOD - PAINTED	DE	
D	STACKED STONE	ES	



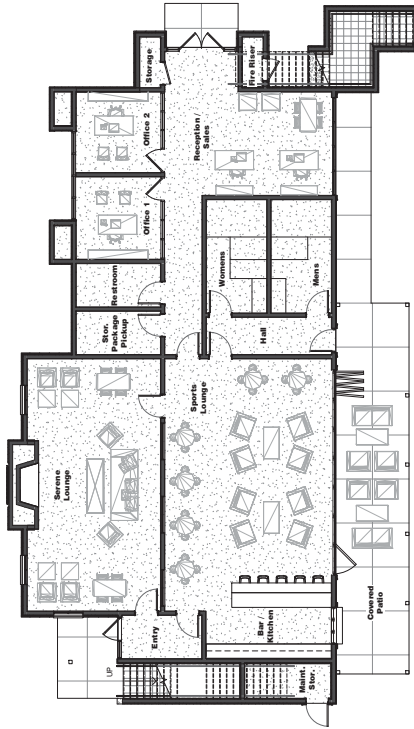
7 Ground Floor Area Plan
1" = 20'-0"



8 Deck Level
1" = 20'-0"



2 Deck Plan - Dysart Community Bldg
1/8" = 1'-0"



1 Floor Plan - Dysart Community Bldg
1/8" = 1'-0"

Amenty Building Amenty Building Amenty Building

STREET ADDRESS
CITY, STATE



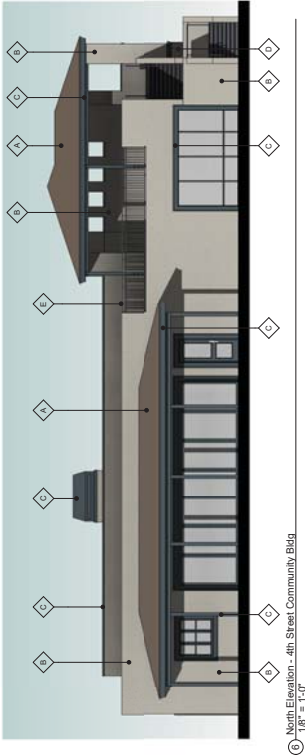
PROJECT NO. 10092019
DATE 10/09/2019
SHEET 3094

PROJECT NO. 10092019
DATE 10/09/2019
SHEET 3094

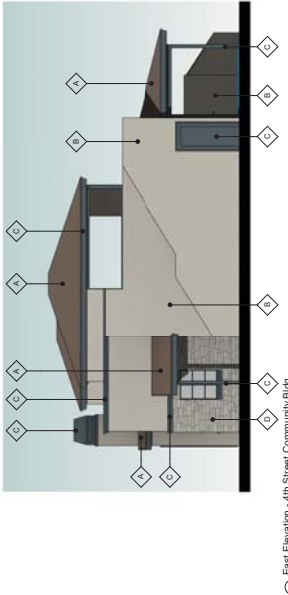
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AMENITY BUILDING -
EXTERIOR ELEVATIONS

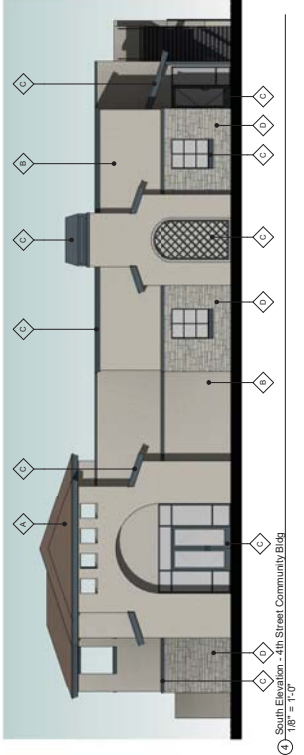
1111 W University Dr., Suite #704, Tampa, FL 33606
14000
14000
14000



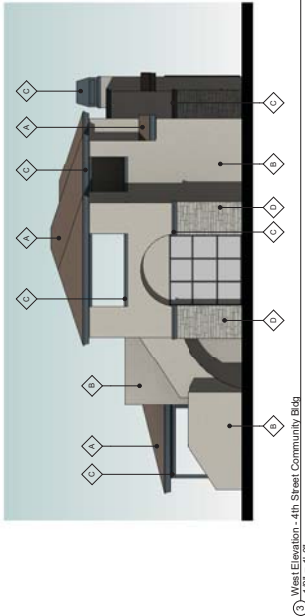
③ North Elevation - 4th Street Community Bldg.
1/8" = 1'-0"



④ East Elevation - 4th Street Community Bldg.
1/8" = 1'-0"

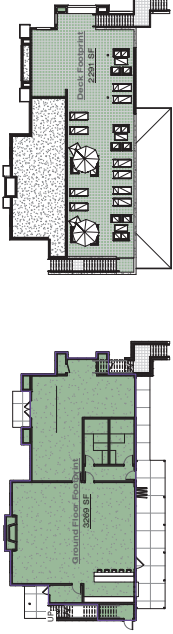


⑤ South Elevation - 4th Street Community Bldg.
1/8" = 1'-0"

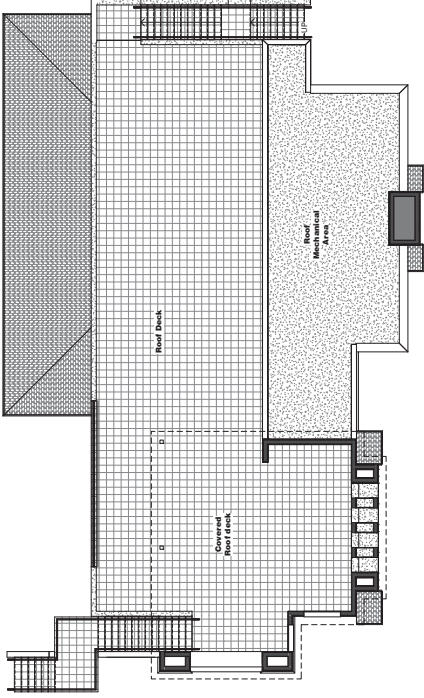


⑥ West Elevation - 4th Street Community Bldg.
1/8" = 1'-0"

FINISH SCHEDULE EXTERIOR - SCHEMATIC 1			
FINISH	SYMBOL	DESCRIPTION	MATCH
A	BRICK	BRICK CONCOURSE BLIND	BRICK
B	STUCCO FINISH SYSTEM - MAIN BODY - SMOOTH FINISH	QUINN EDWARDS DETROIT - RECLAIMED WOOD	WOOD
C	TRIM TRIM LUS RASCA - RAJALUS CHARTER CAP - EXPOSED WOOD - PAINTED	QUINN EDWARDS DETROIT - RECLAIMED WOOD	WOOD
D	STACKED STONE	ELDMOND STONE - LAMPDOCK 72	STONE

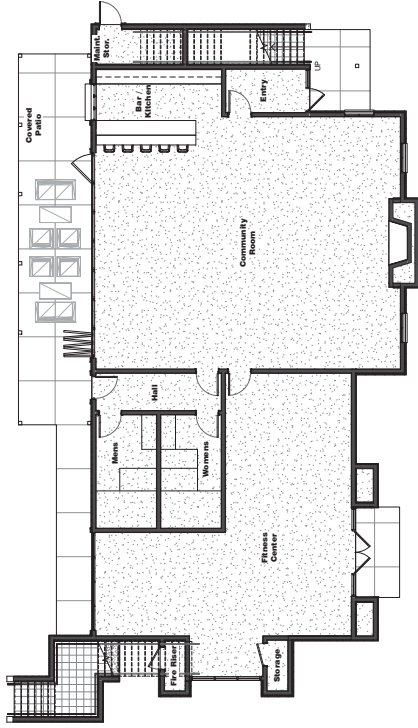


⑦ Ground Floor Area Plan
1" = 20'-0"



⑧ Deck Level
1" = 20'-0"

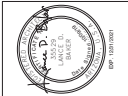
⑨ Deck Plan - 4th Street Community Bldg.
1/8" = 1'-0"



⑩ Floor Plan - 4th Street Community Bldg.
1/8" = 1'-0"

Amenty Building Amenty Building on Dysart

CITY, STATE



PROJECT: 4th STREET COMMUNITY BUILDING
DRAWN BY: AD
REVIEWED BY: LDB
SD PROJECT NO: 3996
DATE: 10/26/2019

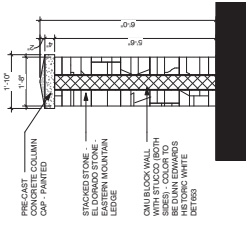
Sheet: **A4.2**
AMENITY BUILDING -
EXTERIOR ELEVATIONS

1111 W University Dr., Suite 704, Tempe, AZ 85281
480.948.9766
1480.948.9766

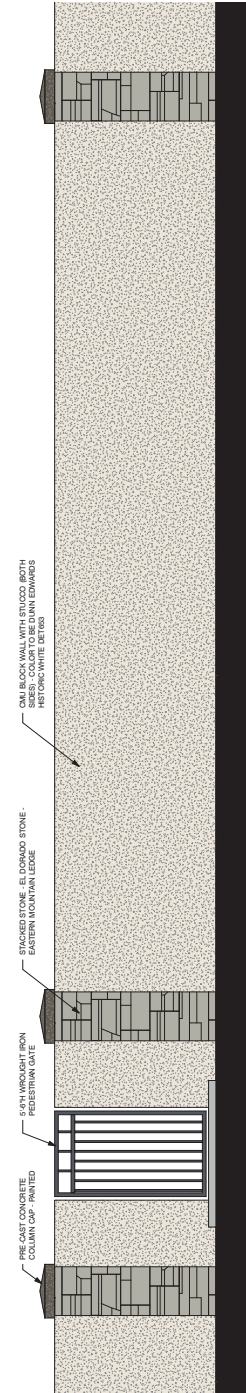


EXHIBIT G

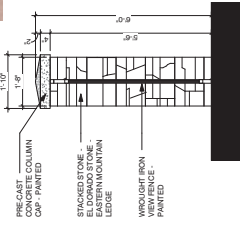
SITE DETAILS - PERIMETER WALLS EXHIBIT



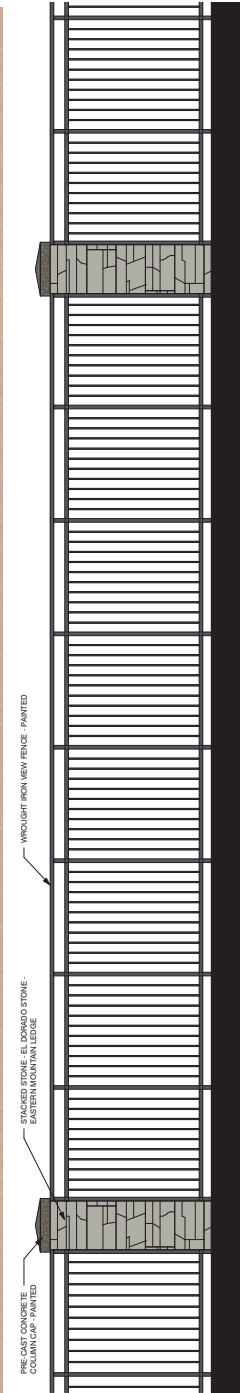
③ Site Wall - Perimeter CMU Wall - Section
1/2" = 1'-0"



① Site Wall Elevation & 3d Perspective - Perimeter CMU Wall
1/2" = 1'-0"



④ Site Wall - Perimeter View Fence - Section
1/2" = 1'-0"



② Site Wall Elevation & 3d Perspective - Perimeter View Fence
1/2" = 1'-0"



REVISIONS

Project: A1.4
Drawn By: AD
Reviewed By: LDB
SD Project No: 3084
Date: 10/09/2019

Sheet: A1.4
SITE DETAILS -
PERIMETER WALLS

Avondale Townhomes on Dysart
1020 N. 4th St.
AVONDALE, AZ 85323

EXHIBIT H

OPEN SPACE PLAN



AREA SCHEDULE: CLUBHOUSE / AMENITY AREAS	
Area	Area Classification
16992.2 SF	Clubhouse Amenity Area
18003.3 SF	Clubhouse Amenity Area
30110.5 SF	

Sheet:

EXHIBIT I

AMENITIES OF ACTIVE OPEN SPACES

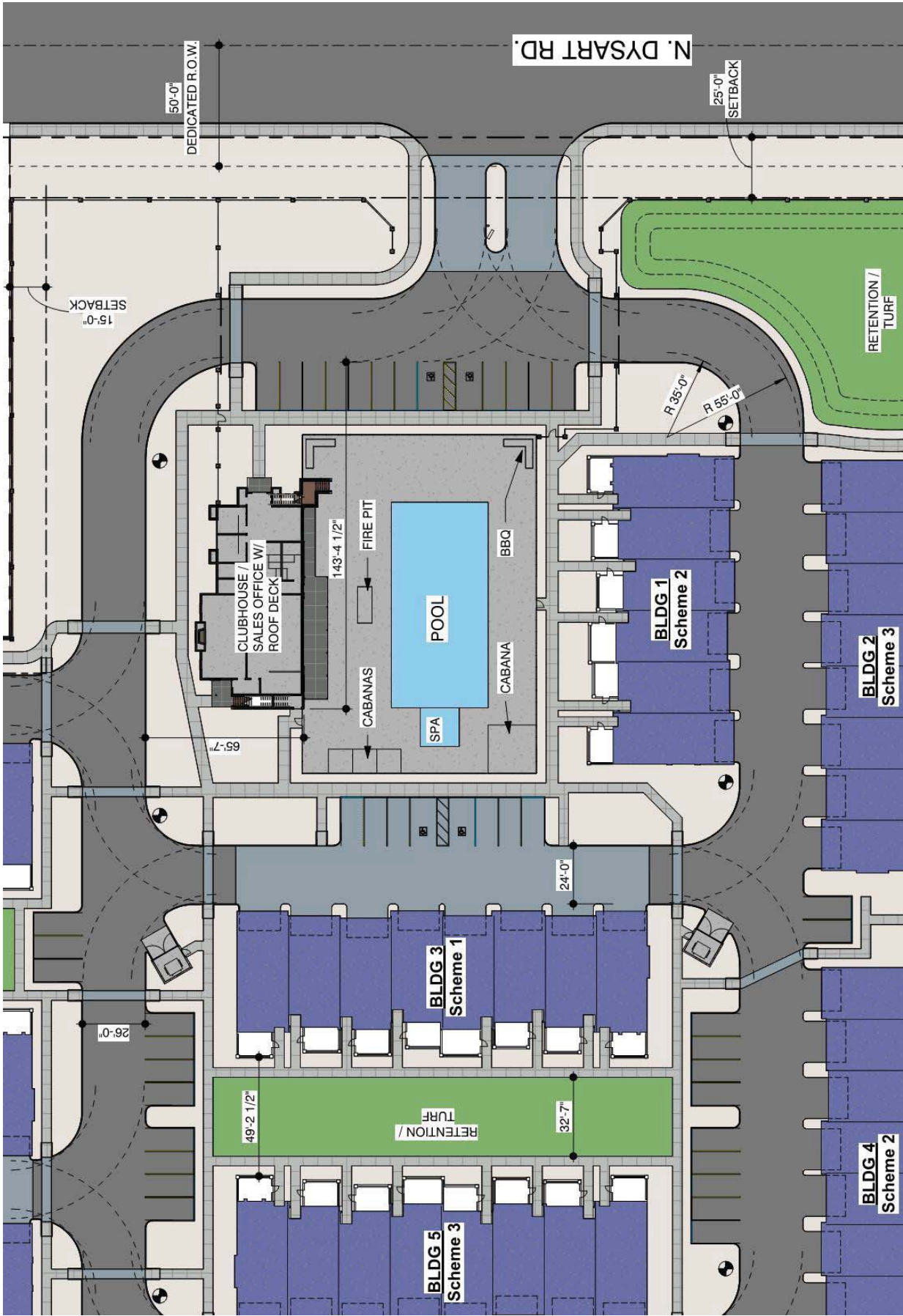


Exhibit G - Amenities of Active Open Space - Dysart Entry Clubhouse
 Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

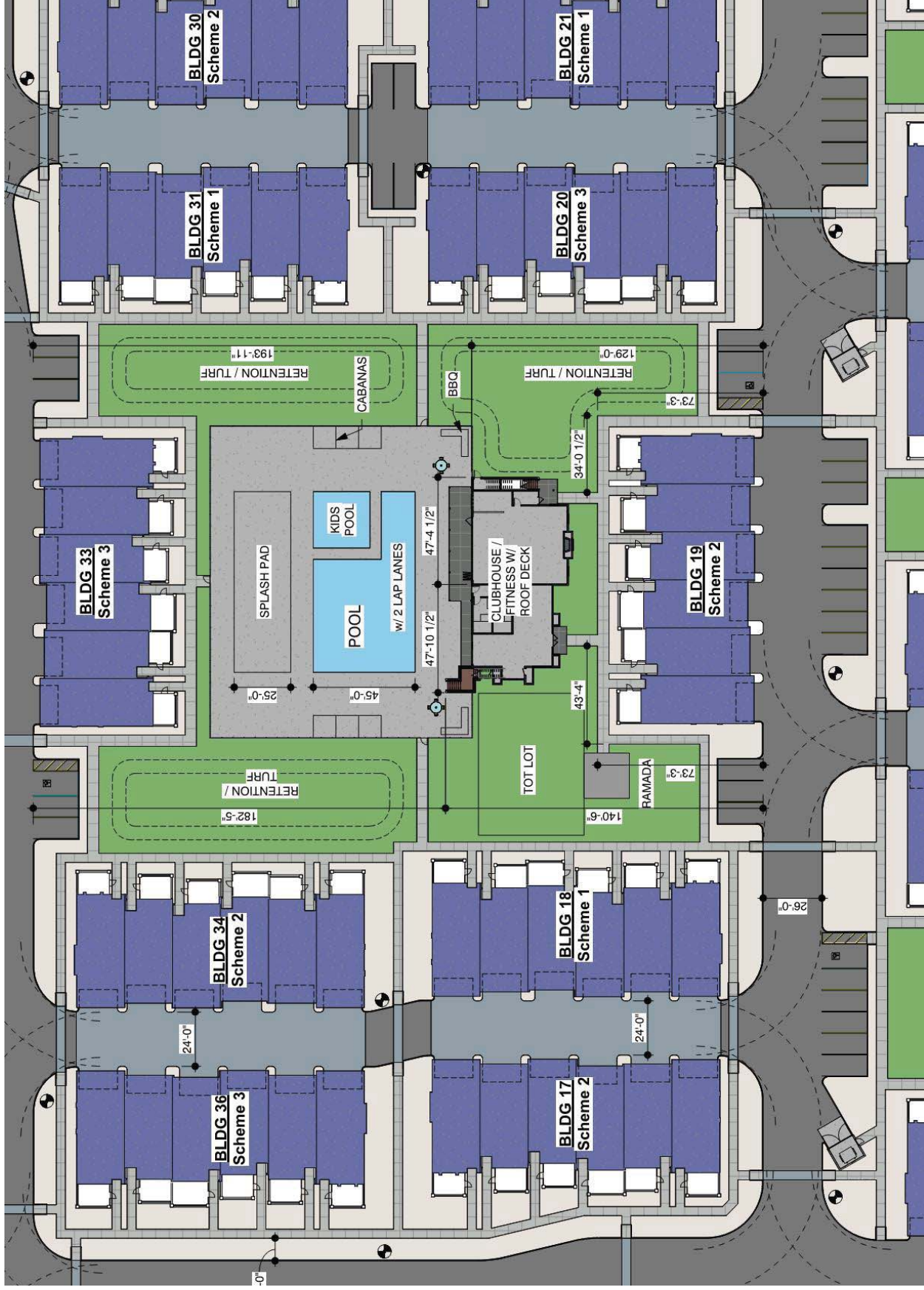
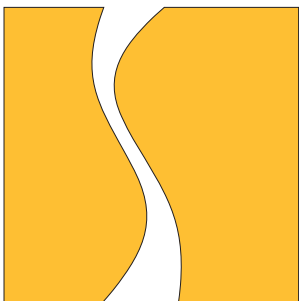


Exhibit G - Amenities of Active Open Space - Clubhouse Near 4th St.
 Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St



Synectic Design, Inc.
1111 W University Drive
Suite 104
Tempe, AZ 85281

Exhibit F

Certificates of Adequate School Facilities

Avondale Elementary School District

Agua Fria Union High School District



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for multi-family development has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Avondale Townhomes on Dysart Project Manager: Ashton Duggins, Synectic Design
Request: Zoning change from C-2 to MHDR Acreage/Parcel Size: 25.37 Acres
Current Density Allowed: 12 Units per Acre Density Proposed: 11.9 Units per Acre
Total number of residential units proposed: 302 Units

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☒ No ☐

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Is a school site within the proposed development needed?

Yes ☐ No ☒

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☒

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

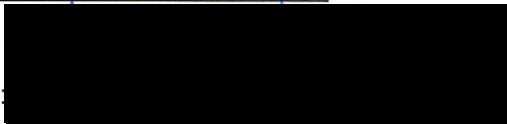
Date Reviewed: 9/18/19

School District: Avondale Elementary School District

District Superintendent: Dr. Betsy Hargrave

Phone #: 623-772-5000

E-mail: bhargra@avondale.k12.az.us

Signature: 

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondaleaz.gov/developmentservices



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for multi-family development has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

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If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☒

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 9/19/19
School District: Agua Fria Union High School
District Superintendent: Dennis Runyan
Phone #: 623-932-7154
E-mail: mshepard@aguafria.org

Signature: _____

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department
11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondaleaz.gov/developmentservices

Exhibit G

Email from Nearby Property Owner

Received December 2, 2019

From: Joe Cattaneo <joe@aandcproperties.com>
Sent: Monday, December 02, 2019 10:31 AM
To: Ken Galica
Cc: Jennifer Stumph; Michelle Cattaneo; Sarah Cattaneo
Subject: Notice of Upcoming Public Hearings - Input on Applications PL-19-0194 and PL-19-0195

Mr. Galica:

In connection with our ownership of Baldrige Commons, the 2-building retail shopping center located at the NWC Dysart Road and Van Buren Road, we received postcards pertaining to the upcoming public hearings to be held on December 18, 2019. Based on the information provided, it would appear that discussions pertaining to the above-referenced applications will be heard at that meeting and we wanted to offer our input. We fully support the project as it will bring additional needed residential density to support the existing retail in the trade area. We believe there is more than sufficient commercial zoning in the trade area from a retail perspective at this time and for the foreseeable future given the changing climate of retail.

Please feel free to contact me if you have any questions or if you need any additional input. Again, we fully support the applicant's change in zoning.

Joe Cattaneo
A & C Properties, Inc.
4530 East Shea Blvd.
Suite 100
Phoenix, AZ 85028
Tele: (602) 494-7800
Fax: (602) 494-7898
Cell: [REDACTED]
Email: joe@aandcproperties.com

ORDINANCE NO. 2004-0120

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF AVONDALE FOR APPROXIMATELY 26 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DYSART ROAD AND VAN BUREN STREET, AS SHOWN IN APPLICATION PL-19-0194, REZONING SUCH PROPERTY FROM "AGRICULTURAL" TO "PLANNED AREA DEVELOPMENT."

WHEREAS, the Council of the City of Avondale (the "City Council") desires to amend the City of Avondale Zoning Atlas (the "Zoning Atlas"), pursuant to ARIZ. REV. STAT. § 9-462.04, to change the zoning description for a $\pm$ 26 acre parcel of real property from Agriculture to Planned Area Development (the "Zoning Atlas Amendment"); and

WHEREAS, all due and proper notices of the public hearings on the Zoning Atlas Amendment held by the City of Avondale Planning Commission (the "Commission") and by the City Council were given in the time, form and substance provided by ARIZ. REV. STAT. § 9-462.04; and

WHEREAS, on December 18, 2019, the Commission held a public hearing on the Zoning Atlas Amendment, after which hearing the Commission recommended approval; and

WHEREAS, the City Council held an additional public hearing regarding the Zoning Atlas Amendment on January 21, 2020; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Arizona Constitution, the City Council has considered the individual property rights and personal liberties of the residents of the City before adopting this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The $\pm$ 26 acre parcel of real property generally located at the southwest corner of Dysart Road and Van Buren Street, as shown in Application PL-19-0194, as more particularly described and depicted on Exhibit A attached hereto and incorporated herein by reference, is hereby rezoned from Agricultural to Planned Area Development, subject to the City

of Avondale adopted codes, requirements, standards and regulations, and the following stipulations:

1. Development shall conform to the Avondale Townhomes PAD Narrative date stamped October 17, 2019, except as modified by these conditions.
2. All perimeter offsite improvements, including improvements adjacent to the commercial parcels, shall be completed in the first phase of development.
3. The developer shall construct a bus shelter pad and bus shelter adjacent to Dysart Road in front of the future commercial parcels with the first phase of development on the commercial parcels. The design of the shelter shall be determined during the Site Plan review for the first commercial phase; the design will be required to complement the architecture of the Avondale Townhomes and related commercial buildings.
4. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26.002003.0000) prior to issuance of any construction permits for any portion of the project.

SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Ordinance.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
January 21, 2020.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED:

Michael Wawro, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 2004-0120

[Legal Description and Map]

See following pages.

EXHIBIT 'A'
GROSS PARCEL METES & BOUNDS LEGAL DESCRIPTION

A PORTION OF THE NE 1/4 OF SECTION 10, T.1N, R.1W OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH THE EAST 1/4 SECTION CORNER BEARS SOUTH 00°00'10" EAST, A DISTANCE OF 2646.63 FEET;

THENCE ALONG SAID SECTION LINE, SOUTH 00°00'10" EAST, A DISTANCE OF 790.00 FEET TO A POINT, BEING THE **POINT OF BEGINNING** FOR THE PARCEL DESCRIBED HEREIN:

THENCE CONTINUING ALONG SAID SECTION LINE, SOUTH 00°00'10" EAST, A DISTANCE OF 865.03 FEET;

THENCE LEAVING SAID SECTION LINE, NORTH 89°53'00" WEST, A DISTANCE OF 1307.87 FEET;

THENCE NORTH 00°08'51" EAST, A DISTANCE OF 1021.67 FEET;

THENCE SOUTH 89°57'20" EAST, A DISTANCE OF 652.64 FEET;

THENCE SOUTH 00°04'21" WEST, A DISTANCE OF 29.99 FEET;

THENCE SOUTH 89°57'20" EAST, A DISTANCE OF 19.93 FEET;

THENCE SOUTH 00°04'16" WEST, A DISTANCE OF 128.63 FEET;

THENCE SOUTH 89°59'10" EAST, A DISTANCE OF 632.83 FEET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 1,235,063 SQ. FEET, OR 28.353 ACRES MORE OR LESS.

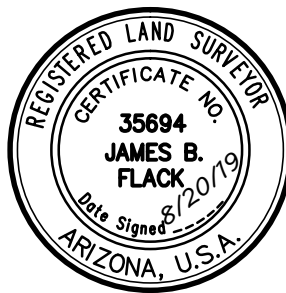
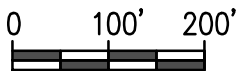
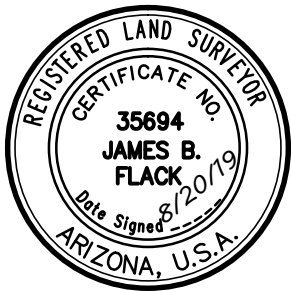
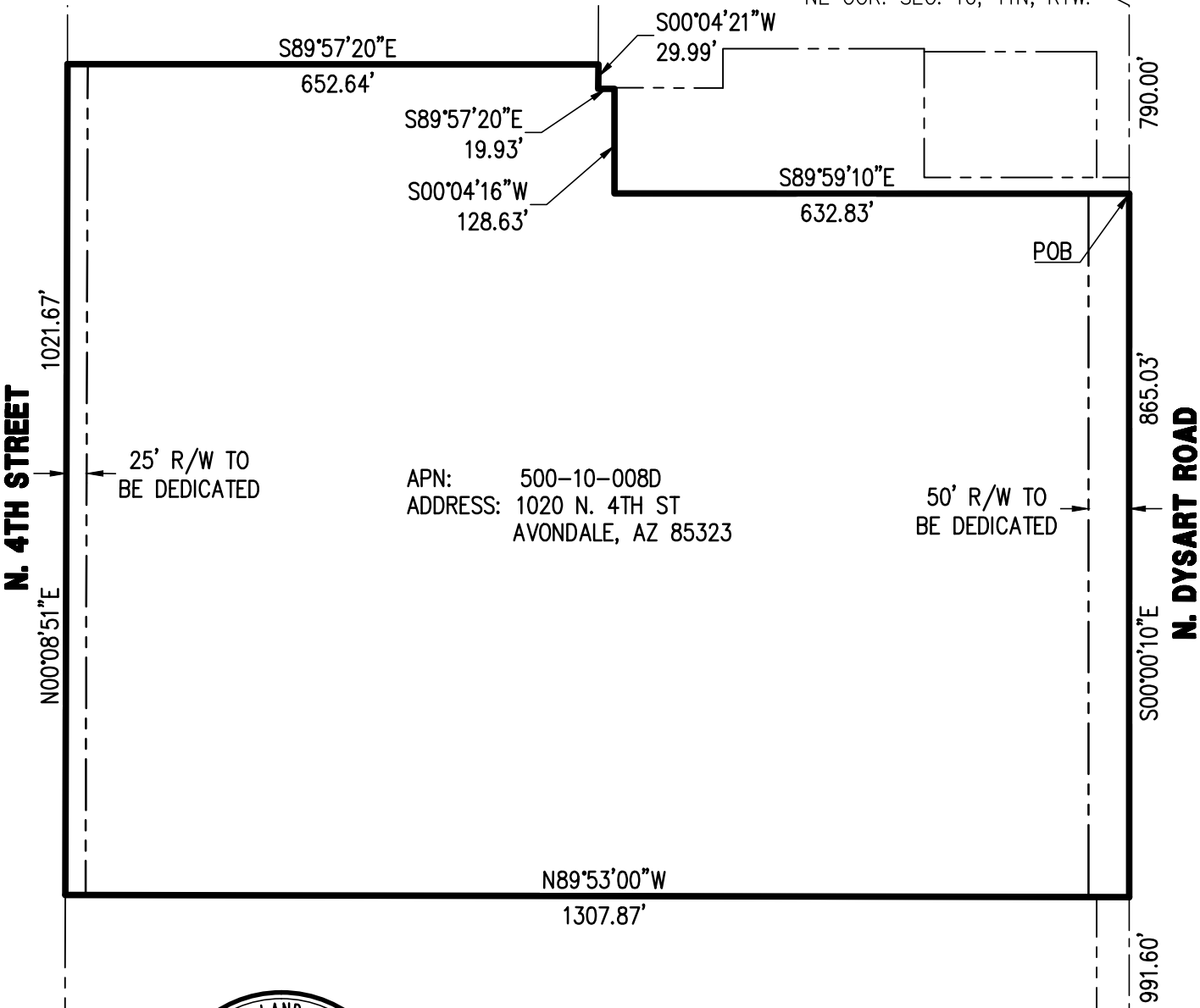


EXHIBIT 'A'
GROSS PARCEL METES & BOUNDS LEGAL DESCRIPTION

W. VAN BUREN STREET

POC
BRASS CAP IN HANDHOLE,
NE COR. SEC. 10, T1N, R1W.



SCALE 1" = 200'

BRASS CAP IN HANDHOLE,
E1/4 COR. SEC. 10, T1N, R1W.

W. WESTERN AVENUE