



City of Avondale
City Council Meeting
Monday, May 6, 2019

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
Monday, May 6, 2019

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

WORK SESSION
6:00 PM

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. CITY CENTER SPECIFIC PLAN UPDATE (APPLICATION PL-19-0075)

This is a work session item before City Council to discuss application PL-19-0075, a request by the City's Planning Division to update the City Center Specific Plan. The update is to reflect evolving conditions impacting the implementation of the adopted Vision for the Avondale City Center. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian-friendly City Center that will create a place of significance in Avondale.

3. ADJOURNMENT

CITIZEN'S LEADERSHIP ACADEMY GRADUATION RECEPTION
Immediately following the Work Session

1. CITIZEN'S LEADERSHIP ACADEMY GRADUATION RECEPTION

A reception for the Citizen's Leadership Academy Graduation will be held immediately following the Work Session in the Sonoran Conference Room in City Hall. The Avondale City Council will be in attendance at the reception; no official City business will be conducted.

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. RECOGNITION ITEMS

a. NEW FIRE AND MEDICAL DEPARTMENT EMPLOYEE INTRODUCTIONS

Assistant Fire Chief, Larry Rooney, will introduce new employees of the Fire and Medical Department:

- Ryan Nuetzman
- Dylan Parisi
- Brendan Weise

b. NEW FIRE AND MEDICAL DEPARTMENT EMPLOYEE PROMOTIONS

Assistant Fire Chief, Larry Rooney, will announce three employees of the Fire and Medical Department who were recently promoted within the department:

- Evan Titterington, Battalion Chief
- Bryan Depauw, Captain
- Kyle Winterstein, Captain
- Kristy Coleman, Engineer
- Calen Smith, Engineer

3. UNSCHEDULED PUBLIC APPEARANCES

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

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. RESOLUTION 3549-519 - ADOPTING THE FINAL DEVELOPMENT FEE STUDY

City Council will consider a request to adopt Resolution 3549-519 to adopt the Final Development Fee Study which includes the final calculated development impact fees. The Council will take appropriate action.

b. USE OF GENERAL CONTINGENCY FOR HOMELESS OUTREACH AND CONSULTATION SERVICES

City Council will consider a request for the use of General Fund contingency for outreach and consultation services to address homelessness. The Council will take appropriate action.

c. THIRD AMENDMENT TO THE CPA - COHONE TECHNOLOGIES - FLEET PARTS & SERVICES

City Council will consider a request to approve the Third Amendment to the Cooperative Purchasing Agreement with Cohone Technologies Sales & Service, LLC to provide fleet and equipment parts, service and accessories for a maximum aggregate amount not to exceed \$80,000 over the term of the agreement which ends March 30, 2020, and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. RESOLUTIONS 3531-519 AND 3532-519 - VERDE TRAILS UNIT I PARCEL 3 MAINTENANCE IMPROVEMENT DISTRICT

City Council will consider a request to approve the Petition for Formation, adopt Resolution 3531-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 07, Verde Trails Unit I Parcel 3, providing for the assessment, and Resolution 3532-519 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.

e. RESOLUTIONS 3533-519 AND 3534-519 - VERDE TRAILS UNIT I PARCEL 4 MAINTENANCE IMPROVEMENT DISTRICT

City Council will consider a request to approve the Petition for Formation, adopt Resolution 3533-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 10, Verde Trails Unit I Parcel 4, providing for the assessment, and Resolution 3534-519 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.

f. RESOLUTIONS 3543-519 AND 3544-519 - VERDE TRAILS UNIT I PARCEL 7 MAINTENANCE IMPROVEMENT DISTRICT

City Council will consider a request to approve the Petition for Formation, adopt Resolution 3543-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 11, Verde Trails Unit I Parcel 7, providing for the assessment, and Resolution 3544-519 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.

g. RESOLUTIONS 3535-519 AND 3536-519 - VERDE TRAILS UNIT I PARCEL 8 MAINTENANCE IMPROVEMENT DISTRICT

City Council will consider a request to approve the Petition for Formation, adopt Resolution 3535-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 12, Verde Trails Unit I Parcel 8, providing for the assessment, and Resolution 3536-519 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 3537-519 AND 3538-519 - VERDE TRAILS UNIT I PARCELS 9 AND 10 MAINTENANCE IMPROVEMENT DISTRICT

City Council will consider a request to approve the Petition for Formation, adopt Resolution 3537-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 13, Verde Trails Unit I Parcels 9 and 10, providing for the assessment, and Resolution 3538-519 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.

i. RESOLUTIONS 3539-519 AND 3540-519 - VERDE TRAILS UNIT I PARCEL 11 MAINTENANCE IMPROVEMENT DISTRICT

City Council will consider a request to approve the Petition for Formation, adopt Resolution 3539-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 08, Verde Trails Unit I Parcel 11, providing for the assessment, and Resolution 3540-519 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.

j. RESOLUTIONS 3550-519 AND 3551-519 - VERDE TRAILS UNIT II MAINTENANCE IMPROVEMENT DISTRICT

City Council will consider a request to approve the Petition for Formation, adopt Resolution 3550-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 15, Verde Trails Unit II, providing for the assessment, and Resolution 3551-519 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.

k. RESOLUTIONS 3545-519 AND 3546-519 - VISTA DEL VERDE PHASE 2 MAINTENANCE IMPROVEMENT DISTRICT REVISION

City Council will consider a request to approve the Petition for Formation, adopt Resolution 3545-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 14, Vista Del Verde Phase 2 Revision, providing for the assessment, and Resolution 3546-519 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.

l. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 3 (APPLICATION PL-18-0316)

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 3 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 113 single-family lots, 13 common area tracts, and dedicate local streets and easements on 27.3 gross acres located west of the southwest corner of 107th Avenue and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

m. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 4 (APPLICATION PL-18-0330)

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 4 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 115 single-family lots, 12 common area tracts, and dedicate local streets and easements on 25.8 gross acres located west of the southwest corner of 107th Avenue and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

n. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 7 (APPLICATION PL-19-0037)

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 7 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 70 single-family lots, 9 common area tracts, and dedicate local streets and easements on 16.1 gross acres located at the southwest corner of 107th Avenue and the planned Wier Avenue alignment. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

o. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 8 (APPLICATION PL-18-0329)

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 8 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 99 single-family lots, 12 common area tracts, and dedicate local streets and easements on 26.4 gross acres located west of the southwest corner of 107th Avenue and the planned Wier Avenue. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

p. FINAL PLAT OF VERDE TRAILS UNIT I PARCELS 9 AND 10 (APPLICATION PL-18-0318)

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcels 9 and 10 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 55 single-family lots and 13 common area tracts, including Verde Trails' 4.4-acre central amenity area, and dedicate local streets and easements on 23.6 gross acres located west of the southwest corner of 107th Avenue and the planned Wier Avenue. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for these parcels as a separate agenda item. The Council will take appropriate action.

q. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 11 (APPLICATION PL-18-0312)

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 11 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 140 single-family lots, 16 common area tracts, and dedicate local streets and easements on 33.7 gross acres located west of the southwest corner of 107th Avenue and the planned Wier Avenue. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

r. FINAL PLAT OF VERDE TRAILS UNIT II (APPLICATION PL-19-0046)

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Verde Trails Unit II. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 146 single-family lots, 16 common area tracts, and dedicate adjacent arterial and collector streets, internal local streets and easements on 39.4 gross acres located east of the southeast corner of Avondale Boulevard and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

5. REGULAR AGENDA

a. RESOLUTION 3552-519 - ADOPTION OF THE FISCAL YEAR 2020 TENTATIVE BUDGET

City Council will consider a request to adopt Resolution 3552-519 setting forth the fiscal year 2020 tentative budget and establishing the City's annual expenditure limitation. The Council will take appropriate action.

6. DISCUSSION ITEMS

Council will discuss items listed below and possibly give direction to city staff to research and prepare item for future meeting.

a. FOLLOW UP ON AUDIT AND FINANCIAL REPORTING

City Council will receive an update on the plan to resolve material weaknesses and internal control deficiencies observed during the FY2018 annual external financial audit.

7. EXECUTIVE SESSION

City Council may hold an executive session pursuant to (i) Ariz. Rev. Stat §38-431.03 (A)(3) for discussion or consultation for legal advice with the City Attorney; (ii) Ariz. Rev. Stat §34-431.01 (A)(4) for discussion or consultation with the City Attorney in order to consider its position and instruct the City Attorney regarding the City's position regarding a Community Facility District; and (iii) Ariz. Rev. Stat §34-431.01 (A)(4) for discussion or consultation with the City Attorney in order to consider its position and instruct the City Attorney regarding the City's position regarding pending litigation.

8. ADJOURNMENT

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 oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.



CITY COUNCIL REPORT

SUBJECT: City Center Specific Plan Update (Application PL-19-0075)

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development & Engineering Services Department Director

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

PURPOSE:

This is a work session item before City Council to discuss application PL-19-0075, a request by the City's Planning Division to update the City Center Specific Plan. The update is to reflect evolving conditions impacting the implementation of the adopted Vision for the Avondale City Center. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian-friendly City Center that will create a place of significance in Avondale.

BACKGROUND:

The City of Avondale has contracted with Matrix Design Group Consultants to update the City Center Specific Plan (CCSP). Adopted in 2008, the CCSP is comprised of 402 acres along Avondale Boulevard between Interstate 10 (I-10) and Van Buren Street. The Specific Plan establishes a framework of streets, land uses, parks, and building form intended to create an active area with a variety of residential unit types, employment centers, and various active pedestrian-oriented uses. The City Council re-established the vision for the plan in 2012 and was successful in the development of the American Sports Center and transit center.

In November, 2018 the Council provided direction to update the plan and provide a more flexible framework that will assist in attracting development to the area. The City Council's vision remains strong to see the City Center develop as a prominent entertainment destination with a strong sense of place based on current and future market conditions.

The purpose of the CCSP update is to provide guidance for and create a unique, iconic, and pedestrian-friendly destination within the core of Avondale. The intent of the update is to reflect the City's current level of expectation for a high quality destination that will create a place of significance in Avondale. It is understood that the overriding goal of the plan and supporting documents is to create a vibrant sports and entertainment district that lends itself to family-oriented activities, shopping, dining, quality housing, and professional employment.

PLANNING COMMISSION WORK SESSION:

A project status update was presented to Planning Commission on April 18, 2019. Planning Commission was

pleased to see the CCSP update is in progress, looks forward to seeing a draft plan, and excited to see development occur in the near future.

DISCUSSION:

During the City Council work session in November with the consultant and staff, the need for a market analysis was discussed to better define the market area surrounding the City Center and report on the City Center's potential opportunities to develop residential and commercial projects in the short and long term. A market analysis was needed to report on the types of uses that would be viable opportunities for the City. It was also important to conduct the assessment first to identify the market indicators and expectations before proposing new land uses or design criteria.

The completed market assessment focuses on development opportunities specific to City Center and outlines a market-driven outlook for each major land use desired including residential, retail, hospitality, and office. (EXHIBIT A) The analysis concluded that flexibility with development proposals is needed to address market constraints while maintaining a long-term vision. The report includes two main recommendations that would accelerate development: (1) Public/private partnerships (2) Identifying a major catalyst user to help promote or kick-start development. During this plan update, City Staff has been contacted by prospective retail and residential developers, and has been working with the existing property owners to launch preliminary concepts upon the plan's update and completion. This plan will take into consideration the recent text amendment changes to the plan for the property on the northwest corner of Avondale Blvd. and Van Buren St. These projects would fit well within the proposed land use plan.

Following the market analysis, the consultant and staff have proposed an updated outline for the proposed plan as EXHIBIT C along with new land use concepts shown on EXHIBIT D. The land use districts include the Gateway District, Village District, Residential District, Neighborhood District, Park Avenue District, and Promenade District. The Park Avenue District is centrally-located and includes City-owned property and buildings. The land use categories reflect development opportunities in conjunction with the market analysis. The proposed new land uses if approved would replace the existing land uses as shown on EXHIBIT B as well as serve as a rebranding of the area. The proposed land use plan identifies districts that define appropriate use locations to build a successful project.

In addition, an illustrative conceptual plan, EXHIBIT E has been prepared by Matrix to identify potential building placement, open space, circulation, and density along the east side of the specific plan area proposed as the Park Avenue District.

One weakness that the market study identifies is the overall size of the specific plan area at 402 acres. Downtowns of most moderately sized cities are much smaller in size. Therefore, the recommendation is to reduce the City Center land area and remove the western eighty acres which is under one land owner. The recommendation is also to include additional property to the east along Roosevelt Street for a future residential development. The proposed land use plan depicts a smaller area defined within the City Center Specific Plan.

A new name and brand has also been proposed for the update as "The Boulevard" for the entire City Center planned area. In addition, new sections in the plan will include District Concepts, Circulation, Development Form, and Implementation Strategies.

The CCSP update process included a Work Session Charette with City Council held on November 12, 2018, City staff team meetings, outreach with CCSP Property Owners and other potential development entities, two ad hoc committee meetings with property owners and interested parties, and completion of the market analysis.

A neighborhood meeting is scheduled for May 7, 2019. Staff will also be meeting individually with each property owner within the plan boundary. Planning Commission and City Council will take action on the CCSP update once a final draft is complete.

The plan update is scheduled for Planning Commission on June 20, 2019 and City Council action on July 22, 2019. The complete City Center updated draft will be placed on the department webpage and provided to the City Council and property owners for review upon completion by the Consultant.

Following the CCSP plan update, the Zoning Ordinance will be revised to remove the City Center Zoning District allowing for individual property owners and developers to create individual PAD zoning for new projects subject to approval by the City Council and in accordance with the updated Specific Area Plan's district concepts, circulation, open space, and development form. This will allow individual properties more flexibility with customized zoning.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The City Center update and presentation is provided to the City Council for information, feedback, and direction.

MEMORANDUM

To: Matrix Design Group, Inc.

From: Elliott D. Pollack & Company

Date: March 28, 2019

Re: Development Opportunities for Avondale City Center

Elliott D. Pollack & Company was retained to assess the market area surrounding the Avondale City Center and report the City Center's potential opportunities to develop residential and commercial projects in the short and long term. The following assessment outlines a market-driven outlook for each major land use.

Residential

With close proximity to the I-10 freeway, residential products with medium to high density would be suitable residential products within the City Center master plan and help support additional commercial development. Development types that would have appeal to developers in today's market include multi-family, single-family rental communities, condominiums, townhomes, and clustered, small-lot single family residential. However, the sites located within the City Center are still competing with other West Valley sites as well as the broader metropolitan region. There are many sites considered superior to the City Center that will likely develop first. But the City Center is most certainly in the path of eventual residential development.

For example, apartment construction has been concentrated in the urban areas of Metro Phoenix. Of the 155 complexes built in Maricopa County since 2014, the majority (93 complexes) have been built in Phoenix, Scottsdale and Tempe. These cities also command the highest rents with complexes in the remaining suburban cities having rents generally much lower. Most of the construction activity has also occurred in either Phoenix (primarily the central city) or the East Valley. Only 18 communities (11%) have been completed in the West Valley. Two of those were in Avondale. These historical capture rates are important to understand both the potential and limitations for opportunities moving forward.

There have been positive trends in apartment development for the suburban areas of the Valley, especially for sites with freeway access. Just a few years ago, there were no active apartment projects west of the I-17. Today, there are several projects that have been built, under construction, or in the planning stages. Close proximity to the freeway is a common site selection factor for these suburban apartment projects. The recently completed 400-unit Avalon apartment community (located north of McDowell on 103rd Avenue, north of the Harkins and Costco anchored Gateway Pavilions shopping center) is one example of that positive trend for continued suburban and West

Elliott D. Pollack & company

7505 East 6th Avenue, Suite 100 Scottsdale, AZ 85251 ■ Ph 480.423.9200 ■ info@edpco.com ■ www.arizonaeconomy.com

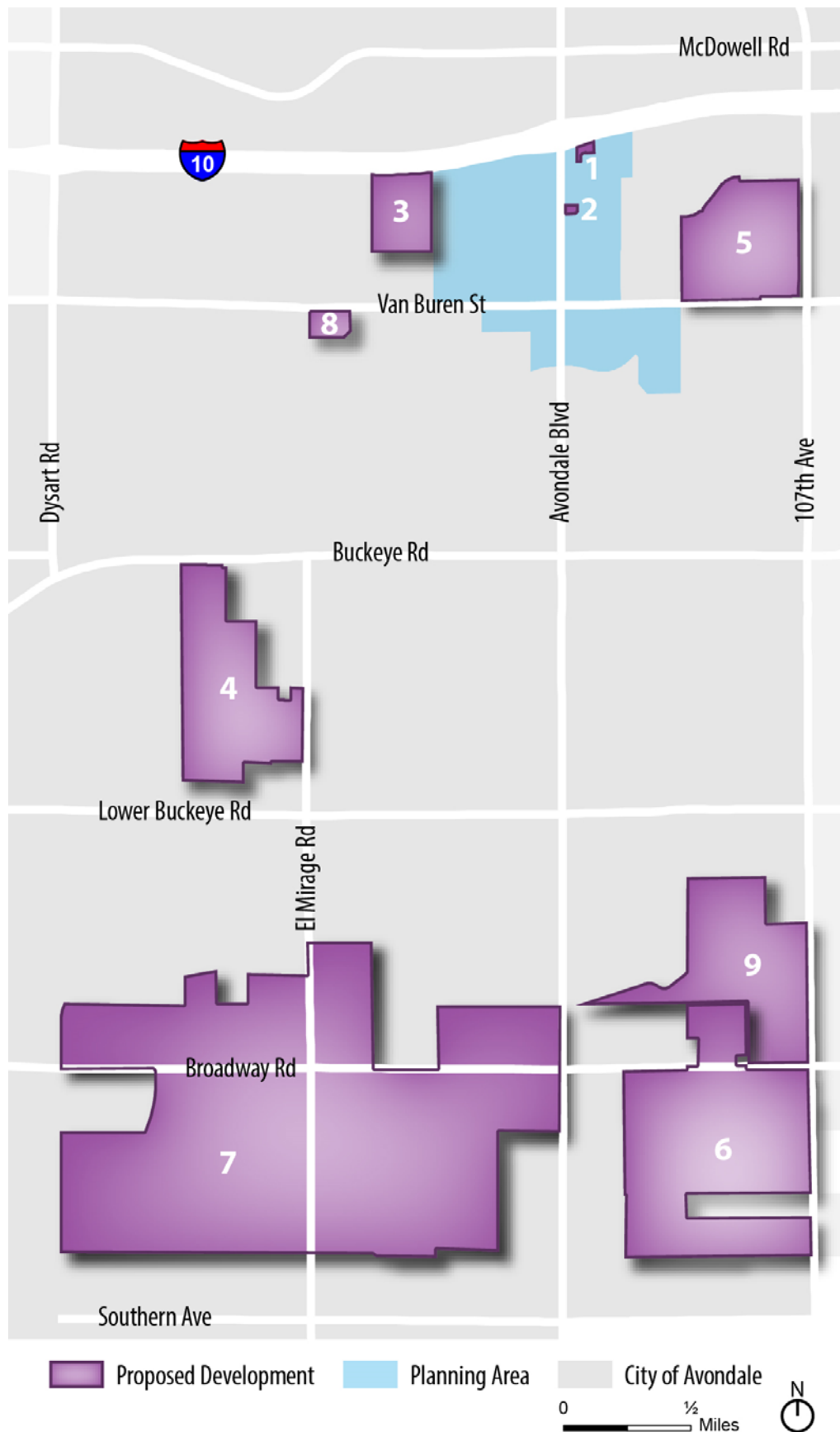
Valley multi-family development. The absorption activity at Avalon over the next 12 to 18 months will help to prove the market for additional apartment communities in Avondale.

As of the latest projections from the Maricopa Association of Governments (MAG), modest growth in residential development is anticipated in and immediately surrounding the City Center. By 2030, MAG is projecting 300 to 350 new dwelling units in the zones that encompass the City Center. Beyond 2030, MAG expects the City Center region to experience much more robust growth, especially in the northwest area. These projections report nearly 1,350 new residential units between 2030 and 2040 and an additional 1,100 units in the decade following (2040-2050). This equates to approximately 1,000 new residents in and around City Center by 2030 (6,300 total residents) and nearly 3,600 new residents between 2030 and 2040 (9,900 total residents). By 2050, the City Center area is expected to have 12,800 residents.

The planned opening in 2019 of the first phase of Mattamy Homes' Roosevelt Park II, with 233 homes (607 total homes at build out) at the northwest corner of 107th Avenue and Van Buren will allow the immediate area to exceed MAG's initial projection for the 2020-2030 period. Additionally, proposed residential projects such as Fairway Townhomes (161 units at the SEC of Fairway and Van Buren) and further south such as Del Rio Ranch Phase III (491 homes), Verde Trails (over 1,000 homes), Alamar (3,695 homes) and Entrada (estimated 600 homes) are all positive trends for the continued growth in the southern region of Avondale.

South Avondale Development Pipeline						
Map	Project	Location	Type	Size		Status
Commercial						
1	Residence Inn by Marriott	E of SEC Avondale Blvd & I-10	Hotel	102	rooms	U/C
2	My Place Hotel	NEC Avondale Blvd & Dale Earnhardt	Hotel	63	rooms	U/C
3	Avondale 50	N of NWC 119th Ave & Van Buren	Bus. Park	49	acres	Proposed
Residential						
4	Del Rio Ranch Phase III	W of El Mirage Rd S of Buckeye Rd	SFR	491	homes	Planned 2019
5	Roosevelt Park Phase II	NWC 107th Ave & Van Buren	SFR	607	homes	Planned 2019
6	Verde Trails I & II	SWC 107th Ave & Broadway	SFR	675	homes	Planned 2019
7	Alamar Phase I	SWC Avondale Blvd & Broadway	SFR	461	homes	Planned 2020
8	Fairway Townhomes	SEC Fairway Dr & Van Buren	TH	161	homes	Proposed
9	Entrada	NWC 107th Ave & Broadway	SFR	600	homes	Proposed





It is our opinion that interest could be generated for residential projects at various City Center sites over the next several years. We recommend that the City be proactive in engaging developers and consider development agreements that may help induce development to the City Center over competing West Valley locations, especially if community benefits such as workforce housing can be incorporated. With public investment, the development timeline projected above could be accelerated, which would then accelerate the feasibility of commercial elements.

Retail

Market conditions existing today in the retail real estate sector have been severely affected by the last recession. The latest business cycle exposed significant longer-term challenges for the brick-and-mortar retail market in Greater Phoenix as well as trends that will affect how the market performs in the future. Following are some of those trends and challenges.

- **Domination:** The market has become dominated by big box retailers and power/community shopping centers. The Avondale market area illustrates a similar trend. There are numerous power centers and anchored shopping centers along I-10 from 99th Avenue to Pebble Creek Parkway, with nearly every retail and restaurant segment and brand found within these centers.
- **Obsolescence:** Retailing is constantly changing resulting in some companies going out of business as others are entering the marketplace. Currently, restaurants and value-oriented retail are the most viable in the market and actively expanding.
- **Greater Phoenix is Over-Retailed:** Because of the region's tremendous history of growth, virtually all national retail chains want to be here, resulting in more retail space than is demanded by the population.
- **Consolidation:** As retail market conditions change, consolidation of companies within the industry occurs. This trend is particularly evident in the grocery store sector.
- **Internet or E-Commerce Sales:** A long term threat to brick and mortar retailing.

Within the last 15 years, the market has seen seismic shifts in the manner in which people purchase retail goods and services. Clearly e-commerce has had a significant impact on brick-and-mortar retailers. However, the public has also shown a strong preference for purchasing goods and services at big box retailers, many of whom have transitioned into modified grocery outlets.

The Greater Phoenix retail market had a relatively healthy 2018, with both reduced vacancy and continued absorption, albeit more modest than in 2017. With the local economy remaining healthy and the housing market continuing on its path of development, expanding retailers will sustain the momentum in the market, particularly among restaurants and other small-space users that thrive when household incomes increase.

There will continue to be competition for retail tenants in the trade area surrounding Avondale City Center. In the West/Southwest submarket, there is 1.2 million square feet of retail space planned in existing and future shopping centers.

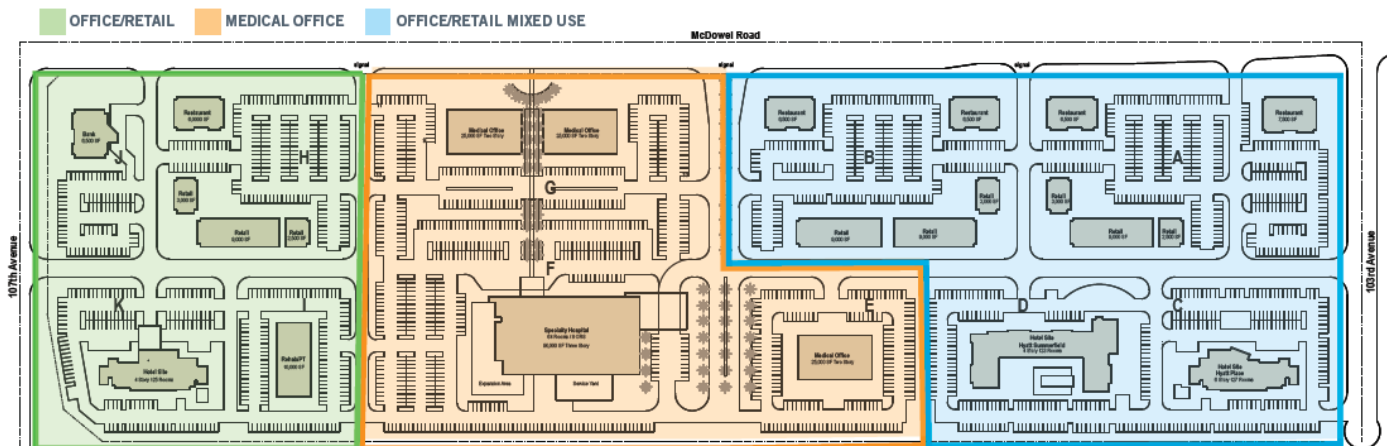


Retail Construction Phases Under Construction & Planned Q3 2018

Property Name Address	Total SF Year Built	Existing	Under Construction	Planned	Development Type
ALDI Laveen Center SE Baseline Rd/59th Ave	52,900 2019			52,900	Neighborhood Center
Canyon Trails Towne Center NE Yuma Rd Cotton Ln	700,000 2008	389,271		139,300	Power Center
EoS Fitness NE Encanto Ave/75th Ave	81,000 2018	35,000		46,000	Neighborhood Center
Estrella Commons SEC I-10/Estrella Pkwy	190,400 2019			190,400	Neighborhood Center
Laveen Park Place SW Baseline Rd/59th Ave	273,763 2018			273,763	Power Center
Maya Cinemas SW McDowell Rd/67th Ave	83,076 2019			83,076	Neighborhood Center
Park 10 SE McDowell Rd/107th Ave	146,305 2016	69,665		76,640	Retail/Office
Pebblecreek Village SW McDowell Rd Pebble Creek Pkwy	176,420 2018			176,420	Neighborhood Center
Sundance Marketplace SE Yuma Rd Watson Rd	64,151 2018			64,151	Community Center
Village Grove at Verrado NW Indian Schl Rd Jackrabbit Trl	173,557 2018			140,270	Neighborhood Center
Properties: 10	1,941,572	493,936		1,242,920	
Source: CBRE					

Centers closest to City Center include:

Park 10, a 43-acre mixed use project at the northeast corner of I-10 and 107th Avenue which is available for retail, medical and office uses. Nearly 70,000 square feet has been developed at the eastern edge of the property.

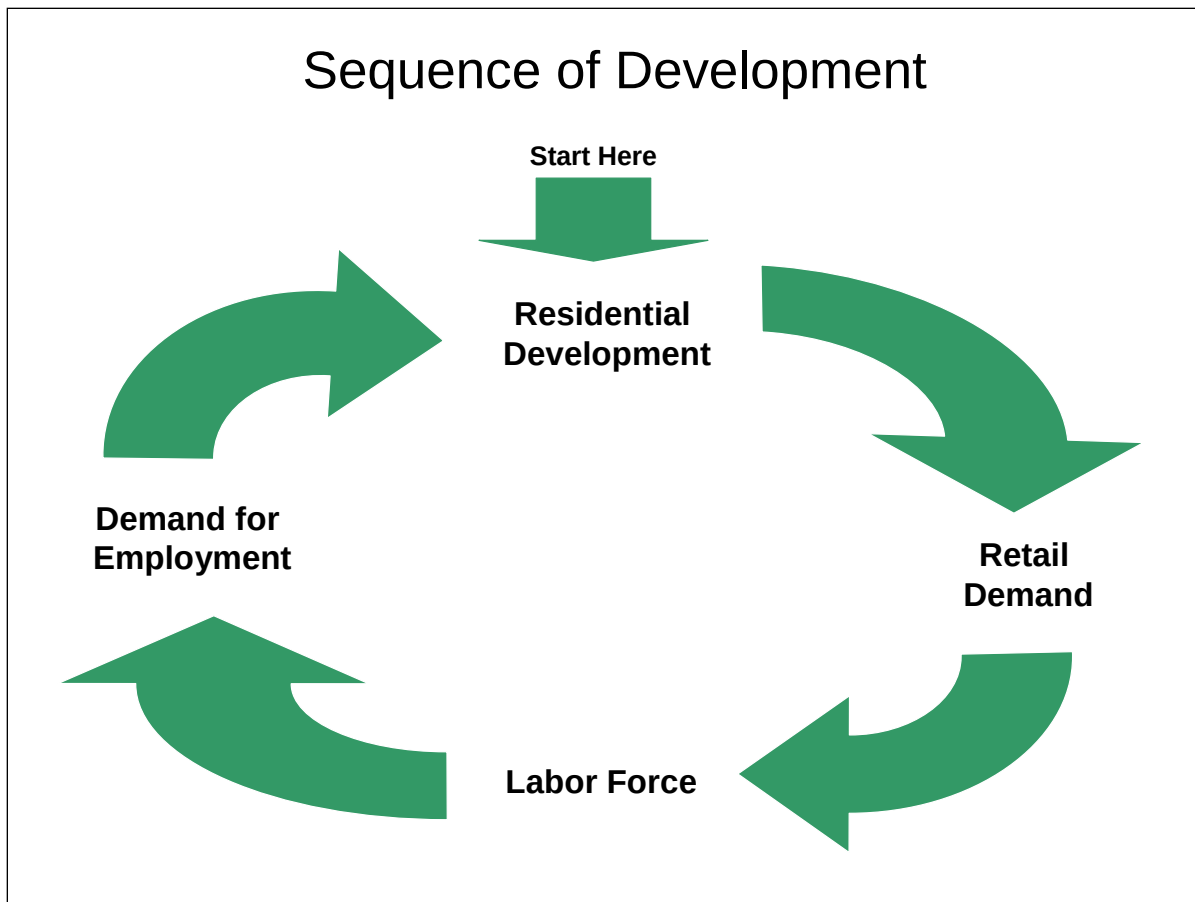


Estrella Commons, at the southeast corner of I-10 and Estrella Parkway. This is a mixed-use plan including two hotel sites, nearly 170,000 square feet of commercial space including a grocery store and theater, single family subdivisions totaling 430 homes, an apartment community and a 290-unit single family rental community.



Continued residential development in all forms within and surrounding the Avondale City Center will be critical to the eventual success of the City Center vision. As the following graphic helps to illustrate, local residents will be the main source of retail demand and also provide a local workforce for eventual office development. This residential development must come first, eventually building to a critical mass of residents to attract additional retailers.





According to ESRI demographics, there is generally a surplus of retail in the surrounding market area compared to local resident demand. However, retail gaps were identified in the immediate 1-mile radius surrounding the City Center. The 1-mile area around City Center is currently underserved in nearly every retail category, though many of these needs can be found within two miles of City Center and do not necessarily represent an opportunity for additional retail development.

The largest underserved retail categories that would have potential opportunities at City Center include food and beverage stores, food services and drinking places, and general merchandise stores. by just over 52,000 square feet. This amount of calculated space does not justify additional retail development in regard to general merchandise or food and beverage stores. However, it does indicate that there may be opportunities today for new restaurant, fast food, coffee shop, or other food away from home options, which would serve the local population, hotel guests, and patrons of the sports complex. ESRI reports a \$6.9 million leakage of restaurant demand, equating to between 13,000 and 20,000 square feet of potential restaurant development.



Retail MarketPlace Profile Avondale City Center - 1 Mile Radius			
Summary Demographics			
2018 Population	8,710		
2018 Households	3,003		
2018 Median Disposable Income	\$44,958		
2018 Per Capita Income	\$22,226		
2017 Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap
Motor Vehicle & Parts Dealers	\$18,042,388	\$86,681,105	-\$68,638,717
Furniture & Home Furnishings Stores	\$2,821,052	\$0	\$2,821,052
Electronics & Appliance Stores	\$2,849,598	\$0	\$2,849,598
Bldg Materials, Garden Equip. & Supply Stores	\$5,304,237	\$1,431,123	\$3,873,114
Food & Beverage Stores	\$14,412,872	\$936,852	\$13,476,020
Health & Personal Care Stores	\$5,008,756	\$9,378,501	-\$4,369,745
Gasoline Stations	\$8,206,636	\$9,735,744	-\$1,529,108
Clothing & Clothing Accessories Stores	\$3,972,461	\$0	\$3,972,461
Sporting Goods, Hobby, Book & Music Stores	\$2,382,426	\$0	\$2,382,426
General Merchandise Stores	\$16,422,645	\$0	\$16,422,645
Miscellaneous Store Retailers	\$3,306,935	\$223,324	\$3,083,611
Nonstore Retailers	\$803,539	\$69,666	\$733,873
Food Services & Drinking Places	\$9,369,856	\$2,516,042	\$6,853,814
Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2018 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.			

Some of the most actively developed retail types in today's market include restaurants, value-oriented retail, and local services. These users may be located within shops or freestanding pads. The uses that could be marketed for the City Center include fast food restaurants, fast casual restaurants, coffee shops, fitness/pilates/yoga studios, dry cleaners, hair salons, and nail salons.

Going forward, according to MAG's projection of population in the immediate area, new population will create retail demand for approximately 27,000 square feet of space over the next decade (2020-2030). This amount of space again denotes opportunities that are limited to freestanding pads or small shops in an unanchored development.

Based on our review of residential projects in the pipeline and the opportunity to attract additional residential development within and immediately surrounding City Center, it is our opinion that the area could reasonably experience twice as much residential growth as originally forecasted by MAG over the next 10 years, equating to demand for over 63,000 square feet of retail space, or the equivalent of a small neighborhood center.

In the longer term (2030-2050), a more substantial amount of retail will be warranted due to the expected population growth in the immediate and surrounding area. The anticipated growth in population in these later years should reach a critical mass of new residents to attract an anchored



neighborhood center and other retail development in excess of 100,000 square feet of commercial space. This could include a major anchor tenant such as a grocery store or family entertainment center. With the extensive residential master planned subdivisions located further south near Broadway Road planned to begin opening in 2019 and 2020, a larger retail anchor with a draw of 3 to 5 miles may be possible at City Center.

Hospitality

Similar to residents, hotel development provides an influx of disposable income spending by visitors in categories such as transportation, restaurants, retail, personal services, and entertainment. These tourists act as a base industry sector by bringing dollars from outside the region into Avondale to spend while creating minimal need for City services. More importantly, as each new hotel project is constructed and achieves stabilized occupancy, they will incrementally create additional demand for nearby retail and restaurants. This supplements the demand from permanent residents.

Avondale has done a tremendous job leveraging its I-10 freeway access and visibility to attract hotel development. With the existing hotels of Hilton Garden Inn and Homewood Suites by Hilton and the two new hotel projects (Residence Inn by Marriott – 102 rooms, My Place Hotel – 63 rooms), the City Center is experiencing success in developing a hospitality core. Continued hotel development should be encouraged as the market grows or for differentiated hotel segments that do not cannibalize the existing hotels' market share.

Office

Typically, the office market is one of the last commercial real estate sectors to enter a suburban city. By comparison, retail development is usually the first commercial sector to enter a community after housing/residential development and when population growth reaches a critical mass. In this southern area of Avondale, a critical mass of population is still developing, and Avondale will begin to see office development only after continued significant growth in residential and retail development.

Office developers prefer to cluster office buildings in high traffic, accessible locations, preferably near amenities. Approximately 87% of all speculative office space in Maricopa County is located in three cities – Phoenix, Scottsdale and Tempe. Absorption in suburban areas is typically modest and the Avondale office market will in all likelihood experience slow growth. Given the amount of office land available along the I-10 and Loop 101, Avondale City Center will be challenged to compete with other potential office sites.

The demand for mid-rise office buildings along Avondale Boulevard is most likely still decades into the future. Based on the current demographic characteristics of the population surrounding the City Center area, competition from other West Valley communities that have similar, if not better, assets to attract office employers (including the Westgate area in Glendale along the Loop 101), and employment growth that will still take some time to mature as the West Valley shifts from blue collar employment to management and professional jobs, office development at City Center will take quite some time.



The most likely interim office/employment development opportunities for the City Center in the near term will be local serving office users that can locate in unanchored retail centers or neighborhood centers often anchored by a grocery store or other major tenant with regional name recognition. Service oriented office tenants are ideal for smaller centers. These users prefer to be located close to a population base and can include personal and medical services. These office users are well suited to occupy a modest amount of space that can be located within an in-line shop or as a freestanding pad. The most marketable users today could include:

Medical

- Dental/Orthodontic offices
- Physical Therapy
- Chiropractor
- Primary Care Physician
- Dermatology, Esthetician, Weight Loss or Other Specialization

Local Services

- Insurance Providers
- Financial Advisors
- Tax Accountants
- Real Estate Agency
- Banking

Modified SWOT Analysis

Weaknesses and Threats

1. At 402 acres in size the City Center Plan is likely too large. Downtowns of most moderately-sized cities are much smaller in size. For instance, Downtown Tempe is roughly 90 acres in area. Lifestyle centers similar to Kierland Commons or the Scottsdale Quarter are no more than 40 acres in size. The plan for the Avondale City Center has attempted to address an area that is too large in area with many divergent uses.
2. The fractured ownership of the City Center area makes it difficult to implement an overall plan of development. Projects that have endorsed many of the design objectives of the City Center Plan have been developed under a single unified ownership. This allows for creation of a lively street scene, outdoor cafes, walkability, open spaces, and other amenities. It also allows for unified planning, marketing, and phasing of the project.
3. The market area is impacted by the extent of non-residential uses, typically industrial uses, located to the east and west of Avondale Boulevard. This reduces the support for retail and other uses in the City Center.
4. To date, the City Center has developed in a haphazard manner and uses that might have benefited the City Center have developed in other locations. As a result, apart from the sports facility, the current City Center development does not have a focus or center of activity/attraction for residents. For instance, the Akos Medical Campus that is locating on McDowell Road could have served as an anchor for the City Center. Likewise, the City Hall campus that could serve as a partial anchor for the City Center is located outside of its boundaries. Making connections from City Hall to the City Center could help to mitigate this somewhat and help drive more traffic to the site.



5. The retail market surrounding the City Center is very mature and most major retailers have already located within the market area. Retail development has largely passed over Avondale Boulevard in favor of 99th Avenue, Litchfield Road, Dysart Road, and sites farther west in Goodyear. The opportunity to capture a major retail anchor appears limited. Future retail development in the City Center will likely be neighborhood serving – grocery stores, personal services, small office users (dentists, insurance, etc.), and similar uses.
6. The surrounding trade area is limited in size with moderate incomes. According to the American Community Survey 2013-2017 5-Year estimates, there are 22,758 persons in 7,128 households within one mile of the intersection of Avondale Boulevard and Van Buren. Household incomes are moderate at approximately \$49,000. By comparison, the median income in Maricopa County is \$58,580. In the near term, the limited population levels near the City Center will impede development.

Strengths and Opportunities

In spite of the above weaknesses, the longer-term opportunities for development of the City Center appear very positive.

1. The population of the market area that will support development in the City Center should grow rapidly. Some of the nearby residential subdivisions include Roosevelt Park II with 607 homes, Verde Trails with more than 1,000 homes and Alamar with nearly 3,700 homes. The Fairway Townhomes project of 161 units is also proposed on Van Buren Street and Fairway Drive.
2. The City Center area is an infill location that over time will become more valued as a potential site for mixed-use development.
3. High density residential development is key to the success of the City Center. The plan appears to have significant areas designated for such uses.
4. The City Center Plan can be designed as a phased plan that will allow for an increase in the intensity of uses over time as the market demands. The parking lots of today can be converted to structured parking to support office development in the future. The plan needs to establish implementation measures for the near-term, so development can proceed incrementally under a vision for the area that will allow for transition to more intensive uses over time.

Conclusions

While the above weaknesses are impediments to future development in the City Center, the City has recognized that some changes are needed. The amendments to the design standards for the Empire property west of Avondale Boulevard will serve to encourage near-term development in the City Center. However, the City should still promote the development of a neighborhood-serving retail center that stands out from others and provides for walkability, outdoor uses, and other design objectives. This development could jumpstart other projects as well.

An example of a traditional retail center that stands out from others is the 92,000 square foot Paseo Village in McCormick Ranch in Scottsdale. The center is now 25 years old and has



undergone changes in tenants over the years, losing a grocery store which is now occupied with a fitness center. The complex has lush landscaping and walkways within the parking lot. A gas station is even included at the northern end of the center. Adjacent to the center to the right, a church is being redeveloped into office and restaurant space.



Initial phases of commercial development at the City Center will be constrained by a limited market. It is recommended that development proposals be allowed flexibility to address these market constraints while maintaining an eye on the long-term City Center vision. This will require a collaborative effort on the part of the City leadership, staff, property owners and the development community.

Long term redevelopment of properties over time – whether as individual buildings undergoing expansion or remodels, future conversion of surface parking lots into parking structures, or adaptive reuse of buildings including possibly tear downs of buildings from early phase of



development— has a legitimate role in the long-term development of the City Center Plan over time. Redevelopment as a strategy to respond to changing market conditions over time is consistently used in city centers within communities throughout the Valley.

The City's vision for this area as an important employment center capable of accommodating retail, hotels, office buildings and high-density residential uses can be achieved in the long term. However, the implementation process must be tempered with the realities of the real estate market and the site relative to competing areas. The vision can be achieved over the long term if the underlying planning standards, guidelines and zoning are set in place to permit interim development of property in the short and intermediate terms which will benefit the City as well as property owners, and ultimate development of property at higher density and intensity as the real estate market in the West Valley matures and demand for employment expands.

From an economic perspective, the key to a successful Avondale City Center is phased development of property over the long term, much like what has occurred in other parts of the Valley where redevelopment activities are underway due to strong demand for retail or office uses. The City Center Plan must be designed to accommodate land uses based on current demand as well as future demand.

Adopting planning standards and guidelines that permit phased or staged development of retail and office sites along Avondale Boulevard will bring significant benefits to the City as well as to property owners. Conversely, forcing the area to lie fallow until demand for intensive retail or office development surfaces in the future will produce few, if any, benefits.

There are two main recommendations that could help to accelerate market demand for all types of development:

- 1. Identification of incentives and public/private partnerships that may become available to promote development of the City Center.**

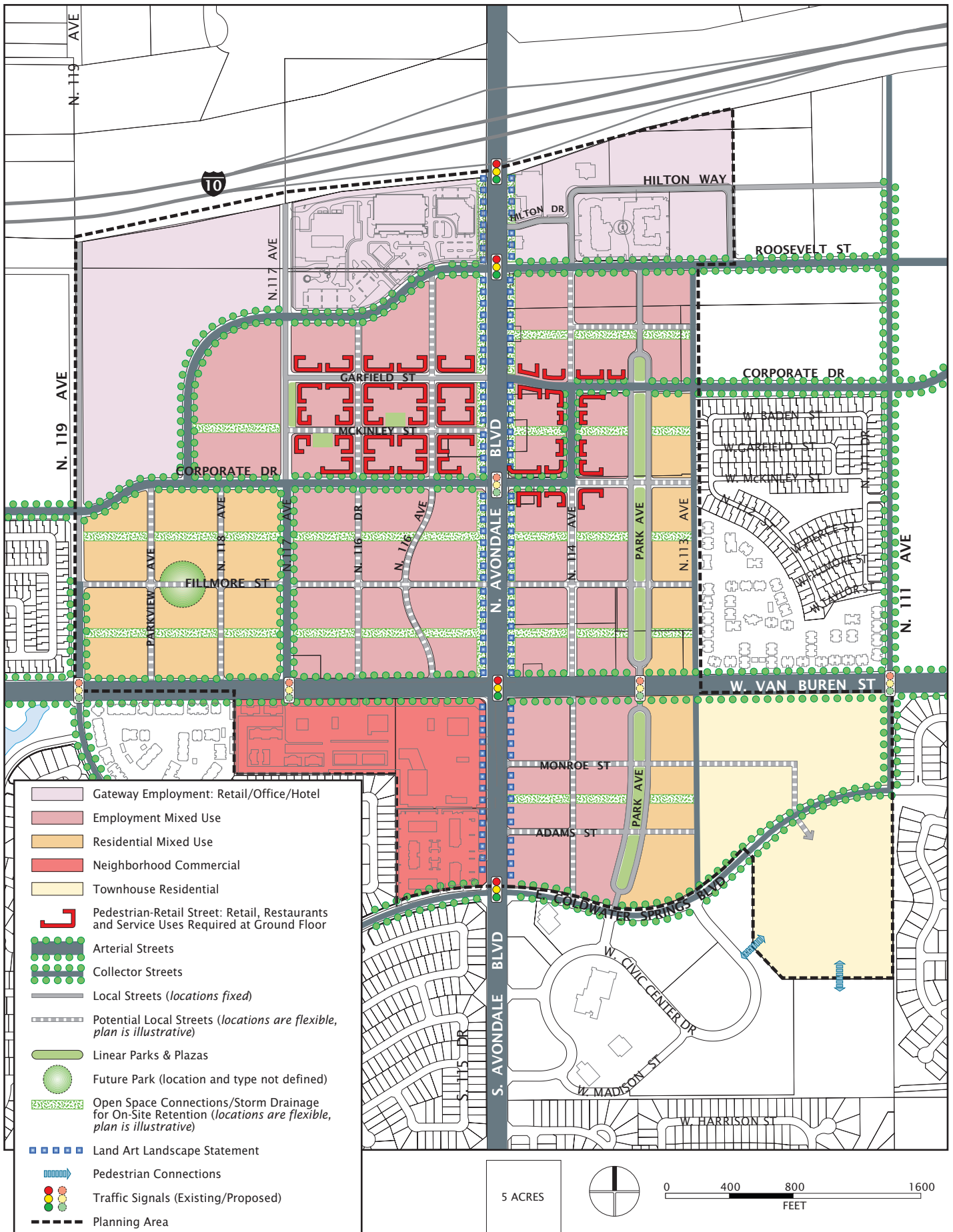
Public investment by the City can help induce development on a project by project basis or by engaging a master developer for certain sites within City Center. Careful construction of development agreements, verified to be a fiscally sound investment for Avondale, can help attract development and move a project beyond past hurdles that may have been related to the cost of infrastructure, design standards, or simply the market rents compared to expected development costs.

- 2. Identification of “catalysts” that will help promote or kick-start development of the City Center.**

As the Specific Plan identifies, a major user could land in the northwest area of City Center and could include a corporate campus for a major employer, a post-secondary institution, or a major healthcare center. While expectations should be tempered (attracting a major user should be considered a low probability event), it still worth pursuing and planning efforts to make a site development ready and marketed to regional economic development agencies should be next steps.



City Center Plan Framework



Avondale CCSP 2019 Draft Outline

Exhibit C

I. Introduction

1. Overview

- **Vision**

- **Purpose**

The purpose of the Avondale City Center Specific Plan is to provide guidance for and create a unique, iconic, and pedestrian-friendly destination within the core of Avondale...

- **Background**

2008 Avondale CCSP

- **Planning Context and Character**

- **Placemaking Concepts**

2. Administration

- **Development Review Process**

- **Amendment Procedures**

II. The Boulevard Plan

1. Boulevard Districts

- **Boulevard District Concepts**

1. Gateway
2. Village
3. Park Avenue
4. Residential
5. Neighborhood
6. Promenade

2. Circulation

- **Circulation Plan**

1. Proposed street network
2. Cross sections

- **Multimodal Streets**

1. Pedestrian connectivity
2. Bicycle circulation
3. Regional Transit Integration

3. Development Form

- **Site Planning**

1. Building Placement
2. Open space, Landscaping, and Drainage
3. Parking

- **Buildings**

1. Massing
2. Articulation
3. Frontage
4. Common features/elements

Avondale CCSP 2019 Draft Outline

- **Public Spaces**

1. Streetscape
2. Parks and open spaces
3. Public art

III. Implementation

- **Implementation Strategies**

1. Capital project priorities
2. Entitlement enhancements
3. Strategic infrastructure investments
4. Leasing strategies
5. Phasing
6. *Other*

- **Funding**

1. Funding program/agency
2. Available resources
3. *Other*

IV. Appendix

1. Existing Conditions

- **Relevant Plans and Studies**

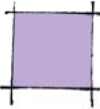
- **Existing Land Use**

- **Existing Circulation**

2. Market Study

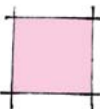
Legend

Gateway District



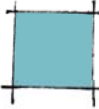
- Education campus (housing, multi-family & townhomes)
- Medical campus / hospital
- Large urban form residential / apartment
- Lifestyle amenities (see open space & amenities plan)
- Hotel
- Office
- Retail / restaurant

Neighborhood District



- Single-family detached
- Attached townhomes
- Education campus
- Limited employment

Village District



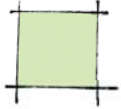
- Retail
- Office employment
- Urban multi-family
- Restaurants
- Education campus

Park Avenue District



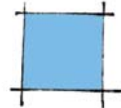
- Central gathering area for community-wide events
- Large scale sports & entertainment
 - ASC
 - Theatre / Performing Arts Center
 - Mixed-use
- Boutique mixed-use / Main Street retail
- Restaurants
- Urban form multi-family
- Office
- Education Campus

Residential District



- Single-family attached residential
- Multi-family

Promenade District



- Community retail
- Pad development
- Transitional retail
- Office



N.T.S.





CITY COUNCIL REPORT

SUBJECT: Resolution 3549-519 - Adopting the Final Development Fee Study

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Lindsey Duncan, Finance & Budget Director, (623) 333-2011

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

PURPOSE:

City Council will consider a request to adopt Resolution 3549-519 to adopt the Final Development Fee Study which includes the final calculated development impact fees. The Council will take appropriate action.

BACKGROUND:

On October 15, 2018, the Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) were presented to Council with an overview of the service area land uses and projected growth assumptions prepared by TischlerBise as well as the proposed methodology for the development fees to be calculated for eligible necessary public service categories.

On November 15, 2018, a notice of public hearing on the LUA and IIP was posted on the City's website. Copies of the documents were released and also posted on the website for inspection by interested parties.

On January 14, 2019, City Council conducted a public hearing on the proposed LUA and IIP. During the public hearing no representatives from the development community approached Council with inquiries.

On February 19, 2019 City Council formally adopted the Land Use Assumptions and Infrastructure Improvement Plan along with a resolution of notice of intent to assess development fees in compliance with State law. The adopted LUA and IIP were posted on the City's website after adoption.

On March 25, 2019, City Council held a public hearing on the proposed development fees as calculated in the Draft Development Fee Study. The final report has been drafted and is posted on the City's website for interested parties to review.

DISCUSSION:

Per direction from City Council, staff has finalized the development fee report including the maximum supportable fees that the City may assess on new development. The final adopted fees shall not be effective for at least 75 days. All new permits issued commencing on August 1, 2019, will include the amended development impact fees.

BUDGET IMPACT:

RECOMMENDATION:

Staff requests that Council adopt a resolution approving the final development fee study and calculated development impact fees.

RESOLUTION NO. 3549-519

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE,
ARIZONA, ADOPTING DEVELOPMENT FEES IN COMPLIANCE WITH
STATE LAW.

WHEREAS, Arizona's enabling legislation for development fees, ARIZ. REV. STAT. § 9-463.05 (the "Development Fee Statute") requires the City to produce three integrated documents prior to assessing development fees: (i) land use assumptions ("LUA"), (ii) an infrastructure improvements plan ("IIP"), and (iii) a development fee study based upon the LUA/IIP. The Development Fee Statute also requires a two-phase adoption process, whereby the LUA and IIP are reviewed, refined and adopted before the development fee study is addressed; and

WHEREAS, in accordance with the Development Fee Statute, (i) the LUA and IIP were released to the public, (ii) the City Council held a public hearing on January 14, 2019, to receive public comment on the LUA/IIP and (iii) the City Council approved Resolution 3522-219 on February 19, 2019, adopting the LUA/IIP and giving notice of its intent to assess development fees; and

WHEREAS, in accordance with the Development Fee Statute, the City Council held a public hearing on March 25, 2019, to receive input on the document entitled Land Use Assumptions, Infrastructure Improvements Plan and Draft Development Fee Study, dated January 7, 2019, prepared by TischlerBise (the "Draft Development Fee Study"); and

WHEREAS, the Draft Development Fee Study has been updated to include comments received from the public, including representatives of the development community (the updated document is referred to as the "Final Development Fee Study"); and

WHEREAS, the City Council desires to conclude the second phase of the development fee adoption process by approving the Final Development Fee Study.

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 Final Development Fee Study is hereby adopted in substantially the form and substance of Exhibit A, attached hereto and incorporated herein by reference.

SECTION 3. In accordance with the Development Fee Statute, the development fees set forth in the Final Development Fee Report shall not be effective until 75 days after the date of this Resolution.

SECTION 4. 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, May 6, 2019.

Kenneth Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 3549-519

[Final Development Fee Study]

See the following pages.

DRAFT
**Infrastructure Improvements Plan
and Development Fee Report**

Prepared for:
Avondale, Arizona

January 7, 2019



4701 Sangamore Road

Suite S240

Bethesda, MD 20816

301.320.6900

www.TischlerBise.com

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EXECUTIVE SUMMARY

The City of Avondale, Arizona, contracted with TischlerBise to document land use assumptions, prepare the Infrastructure Improvements Plan (hereinafter referred to as the “IIP”), and update development fees within the Avondale Service Area pursuant to Arizona Revised Statutes (“ARS”) § 9-436.05 (hereafter referred to as the “Enabling Legislation”). Municipalities in Arizona may assess development fees to offset infrastructure costs to a municipality for necessary public services. The development fees must be based on an Infrastructure Improvements Plan and Land Use Assumptions. The IIP for each type of infrastructure is in the middle section of this document. The proposed development fees are displayed in the Development Fee Report in the next section.

Development fees are one-time payments used to construct system improvements needed to accommodate new development. The fee represents future development’s proportionate share of infrastructure costs. Development fees may be used for infrastructure improvements or debt service for growth related infrastructure. In contrast to general taxes, development fees may not be used for operations, maintenance, replacement, or correcting existing deficiencies.

This update of Avondale’s Infrastructure Improvements Plan and associated update to its development fees includes the following necessary public services:

1. Fire Facilities
2. Library Facilities
3. Parks and Recreational Facilities
4. Police Facilities
5. Street Facilities
6. Wastewater Facilities
7. Water Facilities

Avondale retired debt related to its Civic Center. Since that was the only component in the General Government Facilities development fee, TischlerBise excluded General Government Facilities from this update. This plan includes all necessary elements required to be in full compliance with SB 1525.

ARIZONA DEVELOPMENT FEE ENABLING LEGISLATION

The Enabling Legislation governs how development fees are calculated for municipalities in Arizona.

Necessary Public Services

Under the requirements of the Enabling Legislation, development fees may only be used for construction, acquisition or expansion of public facilities that are necessary public services. “Necessary public service” means any of the following categories of facilities that have a life expectancy of three or more years and that are owned and operated on behalf of the municipality: water, wastewater, storm water, library, street, fire, police, and neighborhood parks and recreational. Additionally, a necessary public service includes any facility that was financed before June 1, 2011 and that meets the following requirements:

1. Development fees were pledged to repay debt service obligations related to the construction of the facility.
2. After August 1, 2014, any development fees collected are used solely for the payment of principal and interest on the portion of the bonds, notes, or other debt service obligations issued before June 1, 2011 to finance construction of the facility.

Infrastructure Improvements Plan

Development fees must be calculated pursuant to an IIP. For each necessary public service that is the subject of a development fee, by law, the IIP shall include the following seven elements:

1. A description of the existing necessary public services in the service area and the costs to update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.
2. An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.
3. A description of all or the parts of the necessary public services or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved Land Use Assumptions, including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services, which shall be prepared by qualified professionals licensed in this state, as applicable.
4. A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial.
5. The total number of projected service units necessitated by and attributable to new development in the service area based on the approved Land Use Assumptions and calculated pursuant to generally accepted engineering and planning criteria.
6. The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.

7. A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved Land Use Assumptions and a plan to include these contributions in determining the extent of the burden imposed by the development.

Qualified Professionals

The IIP must be developed by qualified professionals using generally accepted engineering and planning practices. A qualified professional is defined as “a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person’s license, education, or experience.” TischlerBise is a fiscal, economic, and planning consulting firm specializing in the cost of growth services. Our services include development fees, fiscal impact analysis, infrastructure financing analyses, user fee/cost of service studies, capital improvement plans, and fiscal software. TischlerBise has prepared over 800 development fee studies over the past 30 years for local governments across the United States.

Conceptual Development Fee Calculation

In contrast to project-level improvements, development fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and/ or park improvements.

Evaluation of Credits/Offsets

Regardless of the methodology, a consideration of credits/offsets is integral to the development of a legally defensible development fee. There are two types of credits/offsets that should be addressed in development fee studies and ordinances. The first is a revenue credit/offset due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the development fee. This type of credit/offset is integrated into the fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the development fee program. For ease of administration, TischlerBise normally recommends developer reimbursements for system improvements.

DEVELOPMENT FEE REPORT

METHODOLOGY

Development fees for the necessary public services made necessary by new development must be based on the same level of service (“LOS”) provided to existing development in the service area. There are three basic methodologies used to calculate development fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methods for calculating development fees and how those methods can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.
- **Incremental Expansion** (concurrent improvements) - The incremental expansion method documents current LOS standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.
- **Plan-Based** (future improvements) - The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

DEVELOPMENT FEE COMPONENTS

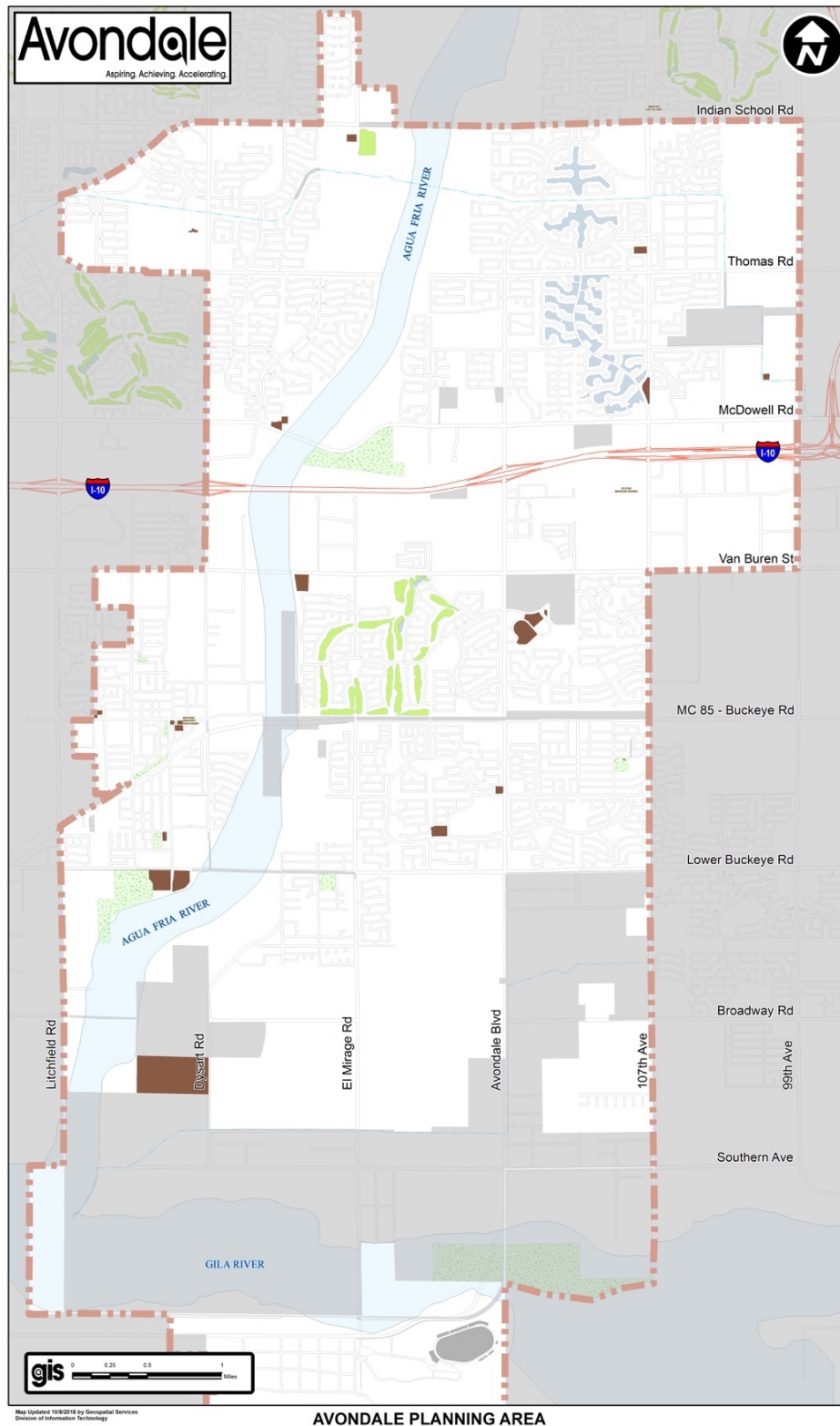
Figure 1 summarizes service areas, methodology, and infrastructure cost components for each development fee. Because Avondale plans to provide a uniform level of service for all types of infrastructure included in this infrastructure improvements plan, the service area for all fee components is the City of Avondale.

Figure 1: Proposed Development Fee Service Areas, Methods, and Cost Components

Facility Type	Service Area	Incremental Expansion	Plan-Based	Cost Recovery	Cost Allocation
Fire	Citywide	Stations, Apparatus and Equipment	Development Fee Study	N/A	Population, Nonres. Trips
Library	Citywide	N/A	Development Fee Study	Library Debt	Population, Jobs
Parks and Recreational	Citywide	Developed Park Land, Park Amenities	Development Fee Study	N/A	Population, Jobs
Police	Citywide	Stations, Vehicles and Equipment, Comm. Equipment	Property and Evidence Facility, Development Fee Study	N/A	Population, Nonres. Trips
Street	Citywide	Signalized Intersections	Arterial Improvements, Development Fee Study	N/A	VMT
Wastewater	Citywide	N/A	Development Fee Study	Treatment, Collection System	Gallons
Water	Citywide	N/A	Water Facilities, Water Recharge, Development Fee Study	Water Facilities	Gallons

SERVICE AREA

The map below illustrates the area within Avondale's service area.



PROPOSED DEVELOPMENT FEES

Development fees for residential development will be assessed per dwelling unit, based on the type of unit. Nonresidential development fees will be assessed per square foot of floor area (non-utility) or per meter (utility). Fees shown below represent the maximum allowable fees – development fees fund 100 percent of growth-related infrastructure.

Avondale may adopt fees that are less than the amounts shown; however, a reduction in development fee revenue will necessitate an increase in other revenues, a decrease in planned capital improvements and/or a decrease in Avondale’s LOS standards. All costs in the Development Fee Report are in current dollars with no assumed inflation rate over time. If cost estimates change significantly over time, development fees should be recalibrated.

Figure 2: Proposed Non-Utility Development Fees

Residential Development		Development Fees per Unit				
Development Type	Fire	Library	Parks and Recreational	Police	Street	Total
Single Unit	\$775	\$119	\$1,497	\$832	\$3,171	\$6,394
2+ Unit	\$519	\$80	\$1,002	\$557	\$1,649	\$3,807

Nonresidential Development		Development Fees per Square Foot				
Development Type	Fire	Library	Parks and Recreational	Police	Street	Total
Industrial	\$0.05	\$0.01	\$0.08	\$0.06	\$0.25	\$0.45
Commercial	\$0.78	\$0.09	\$0.54	\$0.83	\$3.31	\$5.55
Office / Institutional	\$0.31	\$0.11	\$0.68	\$0.32	\$1.43	\$2.85

Figure 3: Proposed Utility Development Fees

Residential Development		Development Fees per Unit		
Development Type	Wastewater	Water	Total	
Residential	\$5,808	\$3,822	\$9,630	

Nonresidential Development		Development Fees per Meter		
Meter Size (inches)	Wastewater	Water	Total	
0.75	\$5,808	\$3,822	\$9,630	
1.00	\$9,700	\$6,383	\$16,083	
1.50	\$19,342	\$12,728	\$32,070	
2.00	\$30,959	\$20,372	\$51,331	
3.00	\$61,976	\$40,782	\$102,758	
4.00	\$96,826	\$63,715	\$160,541	
6.00	\$193,595	\$127,392	\$320,987	

CURRENT DEVELOPMENT FEES

Avondale's current development fees are displayed below in Figure 4 and Figure 5.

Figure 4: Current Non-Utility Development Fees

Residential Development		Development Fees per Unit					
Unit Type	Fire	General Government	Library	Parks and Recreational	Police	Street	Total
Single Unit	\$607	\$357	\$179	\$796	\$499	\$2,945	\$5,383
2+ Unit	\$501	\$295	\$148	\$658	\$412	\$2,058	\$4,072

Nonresidential Development		Development Fees per Square Foot					
Land Use Type	Fire	General Government	Library	Parks and Recreational	Police	Street	Total
Industrial	\$0.10	\$0.06	\$0.03	\$0.13	\$0.08	\$1.00	\$1.40
Commercial	\$0.62	\$0.37	\$0.18	\$0.82	\$0.51	\$3.66	\$6.16
Office / Institutional	\$0.18	\$0.10	\$0.05	\$0.24	\$0.15	\$1.58	\$2.30

Figure 5: Current Utility Development Fees

Residential Development		Development Fees per Unit		
Development Type	Wastewater	Water	Total	
Residential	\$7,673	\$4,651	\$12,324	

Nonresidential Development		Development Fees per Meter		
Meter Size (inches)	Wastewater	Water	Total	
0.75	\$7,673	\$4,651	\$12,324	
1.00	\$12,814	\$7,767	\$20,581	
1.50	\$25,551	\$15,488	\$41,039	
2.00	\$40,898	\$24,790	\$65,688	
3.00	\$81,873	\$49,627	\$131,500	
4.00	\$127,812	\$77,533	\$205,345	
6.00	\$255,748	\$155,021	\$410,769	

DIFFERENCE BETWEEN PROPOSED AND CURRENT DEVELOPMENT FEES

The differences between the proposed and current development fees are displayed below in Figure 6 and Figure 7.

Figure 6: Difference Between Proposed and Current Non-Utility Development Fees

Residential Development		Development Fees per Unit					
Unit Type	Fire	General Government	Library	Parks and Recreational	Police	Street	Total
Single Unit	\$168	(\$357)	(\$60)	\$701	\$333	\$226	\$1,011
2+ Unit	\$18	(\$295)	(\$68)	\$344	\$145	(\$409)	(\$265)

Nonresidential Development		Development Fees per Square Foot					
Land Use Type	Fire	General Government	Library	Parks and Recreational	Police	Street	Total
Industrial	(\$0.05)	(\$0.06)	(\$0.02)	(\$0.05)	(\$0.02)	(\$0.75)	(\$0.95)
Commercial	\$0.16	(\$0.37)	(\$0.09)	(\$0.28)	\$0.32	(\$0.35)	(\$0.61)
Office/Institutional	\$0.13	(\$0.10)	\$0.06	\$0.44	\$0.17	(\$0.15)	\$0.55

Figure 7: Difference Between Proposed and Current Utility Development Fees

Residential Development	Development Fees per Unit		
Development Type	Wastewater	Water	Total
Residential	(\$1,865)	(\$829)	(\$2,694)

Nonresidential Development	Development Fees per Meter		
Meter Size (inches)	Wastewater	Water	Total
0.75	(\$1,865)	(\$829)	(\$2,694)
1.00	(\$3,114)	(\$1,384)	(\$4,498)
1.50	(\$6,209)	(\$2,760)	(\$8,969)
2.00	(\$9,939)	(\$4,418)	(\$14,357)
3.00	(\$19,897)	(\$8,845)	(\$28,742)
4.00	(\$30,986)	(\$13,818)	(\$44,804)
6.00	(\$62,153)	(\$27,629)	(\$89,782)

FIRE FACILITIES IIP

ARS § 9-463.05 (T)(7)(f) defines the facilities and assets that can be included in the Fire Facilities IIP:

“Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training police and firefighters from more than one station or substation.”

The Fire Facilities IIP includes components for fire stations, apparatus and equipment, and the cost of preparing the Fire Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current level of service, is used to calculate both the stations and the apparatus and equipment components of the Fire Facilities IIP and Development Fees. A plan-based methodology is used for the Development Fee Report.

Service Area

Avondale’s Fire Department strives to provide a uniform response time citywide, and its fire stations operate as an integrated network. Depending on the number and type of calls, apparatus can be dispatched citywide from any of the stations. As a result, the service area for the Fire Facilities IIP is citywide.

Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Fire Facilities IIP and related Development Fee Report will allocate the cost of public services between residential and nonresidential based on functional population.

For certain infrastructure facilities TischlerBise often uses “functional population” to establish the relative demand for infrastructure from both residential and nonresidential development. As shown in Figure 8, functional population accounts for people living and working in a jurisdiction. Residents who do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents who work in Avondale are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents who work outside Avondale are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2015 functional population data, the resulting proportionate share is 82 percent residential and 18 percent nonresidential.

Figure 8: Functional Population

	Demand Units in 2015	Demand Hours/Day	Person Hours	Proportionate Share
Residential				
Estimated Residents	80,329			
Residents Not Working	43,885	20	877,700	
Employed Residents	36,444			
Employed in Service Area	1,596	14	22,344	
Employed outside Service Area	34,848	14	487,872	
Residential Subtotal			1,387,916	82%
Nonresidential				
Non-working Residents	43,885	4	175,540	
Jobs in Service Area	13,656			
Residents Employed in Service Area	1,596	10	15,960	
Non-Resident Workers (inflow Commuters)	12,060	10	120,600	
Nonresidential Subtotal			312,100	18%
TOTAL			1,700,016	100%

Source: Maricopa Association of Governments 2015 Population Estimate; U.S. Census Bureau, OnTheMap 6.1.1 Application, 2015.

RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

Figure 9 displays the demand indicators for residential and nonresidential land uses. For residential development the table displays the persons per housing unit. For nonresidential development the table displays the number of vehicle trips generated per thousand square feet of floor area.

Figure 9: Fire Facilities Ratio of Service Unit to Development Unit

Residential Development	per Unit
Development Type	Persons per Housing Unit ¹
Single Unit	3.18
2+ Unit	2.13

Nonresidential Development	per 1,000 Sq Ft
Development Type	Avg Wkdy Veh Trips ²
Industrial	0.87
Commercial	12.46
Office/ Institutional	4.87

1. See Land Use Assumptions

2. Average Weekday Vehicle Trip Ends X Trip Rate Adjustment.

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Fire Stations – Incremental Expansion

The City of Avondale plans to expand its current inventory of fire stations. Shown below in Figure 10, Avondale’s existing fire stations include 44,054 square feet.

Figure 10: Existing Fire Stations

Description	Square Feet
Fire Station 171	6,620
Fire Station 172	16,974
Fire Station 173	12,000
NW Public Safety Facility (Fire Share)	8,460
Total	44,054

Fire Stations Level of Service

To allocate the proportionate share of demand for fire stations to residential and nonresidential development, this analysis uses functional population. Avondale’s existing level of service for residential development is 0.4263 square feet per person (44,054 square feet X 82 percent residential share / 84,736 persons). The nonresidential level of service is 0.1101 square feet per vehicle trip (44,054 square feet X 18 percent nonresidential share / 72,025 vehicle trips). Based on estimates for the planned Lakin Ranch Fire Station, the cost per square foot is \$377 (\$4.0 million / 10,600 square feet). The cost per person is \$160.87 (0.4263 square feet per person X \$377 per square foot) and the cost per vehicle trip is \$41.55 (0.1101 square feet per vehicle trip X \$377 per square foot).

Figure 11: Existing Level of Service

Cost Allocation Factors	
Cost per Square Foot	\$377

Level-of-Service Standards	
Existing Square Feet	44,054
Residential	
Residential Share	82%
2018 Population	84,736
Square Feet per Person	0.4263
Cost per Person	\$160.87
Nonresidential	
Nonresidential Share	18%
2018 Vehicle Trips	72,025
Square Feet per Vehicle Trip	0.1101
Cost per Vehicle Trip	\$41.55

Planned Cost of Lakin Ranch Fire Station

Description	Square Feet	Cost per SF	Total Cost
Lakin Ranch Fire Station	10,600	\$377	\$4,000,000

Fire Apparatus and Equipment – Incremental Expansion

Development fees will be used to expand Avondale’s inventory of fire apparatus and equipment. Figure 12 lists the current apparatus used by Avondale’s Fire Department. The current inventory includes 129 units of apparatus and equipment with a total replacement cost of approximately \$8.4 million. The replacement cost per unit is \$65,178 (\$8,408,000 / 129 units).

Figure 12: Existing Fire Apparatus and Equipment

Description	Number of Units	Cost per Unit	Replacement Cost
Engines	6	\$500,000	\$3,000,000
Light and Air Truck	1	\$500,000	\$500,000
Heavy Rescue	2	\$700,000	\$1,400,000
Ladder	1	\$1,500,000	\$1,500,000
Brush Truck	1	\$350,000	\$350,000
Command Vehicle	4	\$70,000	\$280,000
Sedan / SUV	10	\$35,000	\$350,000
Safety Trailer	1	\$35,000	\$35,000
Light Pickup Truck	2	\$30,000	\$60,000
Large Van	1	\$70,000	\$70,000
Medium Pickup Truck	2	\$50,000	\$100,000
Utility Van	1	\$40,000	\$40,000
Trailer / Light Tower	2	\$10,000	\$20,000
Trailer - Flatbed	1	\$10,000	\$10,000
ATV - EMS rescue	1	\$12,000	\$12,000
ATV - Brush Truck	1	\$12,000	\$12,000
Golf Carts	2	\$10,000	\$20,000
Portable Radios	64	\$7,500	\$480,000
Mobile Radios	26	\$6,500	\$169,000
Total	129	\$65,178	\$8,408,000

Fire Apparatus and Equipment Level of Service

As previously discussed, functional population is used to allocate the proportionate share of demand to residential and nonresidential development. Avondale's existing LOS for residential development is 0.00125 apparatus per person (129 apparatus X 82 percent residential share / 84,736 persons). The nonresidential level of service is 0.00032 apparatus per vehicle trip (129 apparatus X 18 percent nonresidential share / 72,025 vehicle trips). The cost per person is \$81.36 (0.00125 units per person X \$65,178 per unit) and the cost per vehicle trip is \$21.01 (0.00032 units per vehicle trip X \$65,178 per unit).

Figure 13: Existing Level of Service

Cost Allocation Factors	
Cost per Apparatus	\$65,178
Level-of-Service Standards	
Existing Apparatus	129
Residential	
Residential Share	82%
2018 Population	84,736
Apparatus per Person	0.00125
Cost per Person	\$81.36
Nonresidential	
Nonresidential Share	18%
2018 Vehicle Trips	72,025
Apparatus per Vehicle Trip	0.00032
Cost per Vehicle Trip	\$21.01

IIP and Development Fee Report – Plan-Based

The cost to prepare the Fire Facilities IIP and development fees totals \$14,323. Avondale plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is \$1.49 per person and \$0.29 per vehicle trip.

Figure 14: IIP and Development Fee Report

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Library	\$15,118	Residential	82%	Population	84,736	92,626	7,890	\$1.57
		Nonresidential	18%	Jobs	17,086	19,298	2,212	\$1.23
Parks and Recreational	\$14,323	Residential	91%	Population	84,736	92,626	7,890	\$1.65
		Nonresidential	9%	Jobs	17,086	19,298	2,212	\$0.58
Police	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Street	\$25,065	Residential	100%	VMT	498,794	545,990	47,196	\$0.53
Wastewater	\$21,484	Residential	100%	Gallons	5,926,764	6,547,057	620,293	\$0.03
Water	\$28,644	Residential	100%	Gallons	11,289,122	12,534,726	1,245,605	\$0.02
Total	\$133,280							

PROJECTED SERVICE UNITS AND PROJECTED DEMAND FOR SERVICES

ARS § 9-463.05(E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

The *Land Use Assumptions* document projects an additional 14,490 persons and 19,428 nonresidential trips over the next 10 years, as shown in Figure 15.

ARS § 9-463.05(E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

Fire Stations

Shown in Figure 15, Avondale's population is projected to increase by 14,090 persons by 2028, and nonresidential vehicle trips are projected to increase by 19,428 during the same period. Using the 2018 LOS, future development will demand 8,316 additional square feet of fire stations. Based on the average cost of \$377 per square foot, the growth-related expenditure on fire stations is \$3.14 million (8,316 square feet X \$377 per square foot).

Figure 15: Projected Demand for Fire Stations

Type of Infrastructure		Level of Service		Demand Unit	Cost per Sq. Ft.
Fire Stations		0.4263 Square Feet		per Person	\$377
		0.1101 Square Feet		per Vehicle Trip	

Demand for Fire Stations					
Year	Population	Vehicle Trips	Residential	Nonresidential	Total Square Feet
2018	84,736	72,025	36,124	7,930	44,054
2019	86,392	73,721	36,830	8,116	44,947
2020	88,048	75,465	37,536	8,309	45,845
2021	89,704	77,262	38,242	8,506	46,749
2022	91,360	79,118	38,948	8,711	47,659
2023	92,626	81,026	39,488	8,921	48,409
2024	93,910	82,986	40,035	9,137	49,172
2025	95,212	85,011	40,590	9,359	49,950
2026	96,532	87,094	41,153	9,589	50,742
2027	97,870	89,241	41,724	9,825	51,549
2028	99,226	91,453	42,302	10,069	52,370
10-Yr Increase	14,490	19,428	6,177	2,139	8,316

Fire Apparatus and Equipment

Shown in Figure 16, population is projected to increase by 14,090 persons by 2028, and nonresidential vehicle trips are projected to increase by 9,163 during the same period. Using the 2018 LOS, future development will demand 24.4 additional units of apparatus and equipment. Based on the average cost of \$65,178 per unit, the growth-related expenditure on apparatus and equipment is \$1.59 million (24.4 units X \$65,178).

Figure 16: Projected Demand for Apparatus and Equipment

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Apparatus and Equipment	0.00125 Units	per Person	\$65,178
	0.00032 Units	per Vehicle Trip	

Need for Fire Apparatus and Equipment					
Year	Population	Vehicle Trips	Residential	Nonresidential	Total Units
2018	84,736	72,025	105.8	23.2	129.0
2019	86,392	73,721	107.9	23.8	131.6
2020	88,048	75,465	109.9	24.3	134.2
2021	89,704	77,262	112.0	24.9	136.9
2022	91,360	79,118	114.1	25.5	139.6
2023	92,626	81,026	115.6	26.1	141.8
2024	93,910	82,986	117.2	26.8	144.0
2025	95,212	85,011	118.9	27.4	146.3
2026	96,532	87,094	120.5	28.1	148.6
2027	97,870	89,241	122.2	28.8	151.0
2028	99,226	91,453	123.9	29.5	153.4
10-Yr Increase	14,490	19,428	18.1	6.3	24.4

Growth-Related Expenditures	\$1,178,906	\$408,182	\$1,587,088
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FIRE FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for Fire Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Proposed Fire Facilities Development Fees

Infrastructure components and cost factors for Fire Facilities are summarized in the upper portion of Figure 17. The cost per service unit is \$243.72 per person and \$62.85 per vehicle trip. Figure 17 displays the ratio of a service unit to various types of land uses for residential and nonresidential development.

Fire Facilities development fees for residential development are assessed according to the number of persons per housing unit. The single-family fee of \$775 is calculated using a cost per service unit of \$243.72 per person multiplied by a demand unit of 3.18 persons per housing unit.

Nonresidential development fees are calculated using vehicle trips as the service unit. The fee of \$0.78 per square foot of commercial development is derived from a cost per service unit of \$62.85 per vehicle trip multiplied by a demand unit of 37.75 average weekday vehicle trip ends per 1,000 square feet, multiplied by a trip rate adjustment factor of 33 percent, divided by 1,000 square feet.

Figure 17: Schedule of Fire Development Fees

Fee Component	Cost per Person	Cost per Vehicle Trip
Fire Stations	\$160.87	\$41.55
Apparatus and Equipment	\$81.36	\$21.01
Development Fee Report	\$1.49	\$0.29
Total	\$243.72	\$62.85

Residential Development		Development Fees per Unit		
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Increase / Decrease
Single Unit	3.18	\$775	\$607	\$168
2+ Unit	2.13	\$519	\$501	\$18

Nonresidential Development		Development Fees per Square Foot			
Development Type	Avg Wkdy Veh Trip Ends ¹	Trip Rate Adjustment	Proposed Fees	Current Fees	Increase / Decrease
Industrial	1.74	50%	\$0.05	\$0.10	(\$0.05)
Commercial	37.75	33%	\$0.78	\$0.62	\$0.16
Office / Institutional	9.74	50%	\$0.31	\$0.18	\$0.13

1. See Land Use Assumptions

PROJECTED FIRE FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Projected Fire Facilities Development Fee Revenue

Projected fee revenue shown in Figure 18 is based on the development projections in the *Land Use Assumptions* document and the updated Fire Facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Anticipated development fee revenue of approximately \$4.74 million over the next 10 years is approximately equal to the projected growth-related cost of fire infrastructure (\$4.74 million).

Figure 18: Projected Fire Facilities Development Fee Revenue

		Fee Component	Growth Share	Existing Share	Total
		Fire Stations	\$3,138,239	\$0	\$3,138,239
		Apparatus and Equipment	\$1,587,088	\$0	\$1,587,088
		Development Fee Report	\$14,323	\$0	\$14,323
		Total	\$4,739,650	\$0	\$4,739,650

		Single Unit \$775 per unit	2+ Unit \$519 per unit	Industrial \$0.05 per sq. ft.	Commercial \$0.78 per sq. ft.	Office / Inst \$0.31 per sq. ft.
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF
Base	2018	23,423	5,816	2,739	3,987	4,103
Year 1	2019	23,783	6,056	2,800	4,101	4,146
Year 2	2020	24,143	6,296	2,864	4,220	4,190
Year 3	2021	24,503	6,536	2,930	4,342	4,235
Year 4	2022	24,863	6,776	2,997	4,468	4,281
Year 5	2023	25,209	6,854	3,064	4,599	4,327
Year 6	2024	25,559	6,934	3,134	4,733	4,375
Year 7	2025	25,914	7,015	3,206	4,871	4,422
Year 8	2026	26,275	7,096	3,279	5,014	4,471
Year 9	2027	26,640	7,179	3,354	5,162	4,521
Year 10	2028	27,010	7,263	3,432	5,315	4,571
10-Year Increase		3,587	1,447	694	1,328	468
Projected Revenue		\$2,771,272	\$750,025	\$37,832	\$1,037,152	\$143,033

Projected Fee Revenue	\$4,739,314
Total Expenditures	\$4,739,650

LIBRARY FACILITIES IIP

ARS § 9-463.05 (T)(7)(d) defines the facilities and assets that can be included in the Library Facilities IIP:

“library facilities of up to ten thousand square feet that provide a direct benefit to development, not including equipment, vehicles or appurtenances.”

The Library Facilities IIP includes components for facilities and the cost of preparing the Library Facilities IIP and Development Fees. The cost recovery method is used to repay debt issued to build Avondale’s library, and a plan-based methodology is used for the Development Fee Report.

Service Area

Avondale provides a uniform level of service and equal access to library facilities within the city limits. As a result, the service area for the Library Facilities IIP is citywide.

Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Library Facilities IIP and development fees will allocate the cost of public services between residential and nonresidential based on functional population. As previously shown in Figure 8, residential development generates 82 percent of demand and nonresidential development generates the remaining 18 percent of demand.

RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

Figure 19 displays the demand indicators for residential and nonresidential land uses. For residential development the table displays the persons per housing unit. For nonresidential development the table displays the number of employees per thousand square feet of floor area.

Figure 19: Library Facilities Ratio of Service Unit to Development Unit

Residential Development	per Unit
Development Type	Persons per Housing Unit ¹
Single Unit	3.18
2+ Unit	2.13

Nonresidential Development	per 1,000 Sq Ft
Development Type	Jobs per 1,000 Sq Ft ¹
Industrial	0.34
Commercial	2.34
Office/Institutional	2.97

1. See Land Use Assumptions

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Library Facilities – Cost Recovery

The City of Avondale has two libraries with a combined floor area of 43,200 square feet. Civic Center Library has excess capacity to serve future development through 2027, and Avondale plans to recover future development’s share of debt issued in 2006 to construct the library.

Figure 20: Existing Libraries

Description	Square Feet
Civic Center Library	30,500
Sam Garcia Library	12,700
Total	43,200

Level of Service

Avondale plans to retire the Civic Center Library debt in 2027. This library is projected to serve both existing and future development; therefore, costs are allocated to total projected residential and nonresidential development in 2027. Avondale’s population in 2027 is projected to be 97,870 persons of whom 84,736 are from existing development with the remaining 13,134 persons coming from future development. Total employment in 2027 is projected to be 21,292 jobs. Existing employment is estimated to equal 17,086, and the projected employment increase equals 4,206 jobs from future development. Based on total debt of \$4.3 million, the cost per person is \$36.00 (\$4,296,721 X 82 percent residential share / 97,870 population) and the cost per job is \$36.32 (\$4,296,721 X 18 percent nonresidential share / 21,292 jobs).

Figure 21: Planned Level of Service

Facility	Total Debt	Year of Final Debt Payment	Type of Development	Demand Unit	Proportionate Share	2027 Development
Civic Center Library	\$4,296,721	2027	Residential	person	82%	97,870
			Nonresidential	job	18%	21,292

Cost per Person	\$36.00
Cost per Job	\$36.32

Development Fee Report – Plan-Based

The cost to prepare the Library Facilities IIP and related Development Fee Report totals \$15,118. Avondale plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new development from the *Land Use Assumptions* document, the cost per person is \$1.57 and the cost per job is \$1.23.

Figure 22: IIP and Development Fee Report

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Library	\$15,118	Residential	82%	Population	84,736	92,626	7,890	\$1.57
		Nonresidential	18%	Jobs	17,086	19,298	2,212	\$1.23
Parks and Recreational	\$14,323	Residential	91%	Population	84,736	92,626	7,890	\$1.65
		Nonresidential	9%	Jobs	17,086	19,298	2,212	\$0.58
Police	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Street	\$25,065	Residential	100%	VMT	498,794	545,990	47,196	\$0.53
Wastewater	\$21,484	Residential	100%	Gallons	5,926,764	6,547,057	620,293	\$0.03
Water	\$28,644	Residential	100%	Gallons	11,289,122	12,534,726	1,245,605	\$0.02
Total	\$133,280							

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

As shown in the *Land Use Assumptions* document, population is expected to increase by an additional 13,134 persons and employment is expected to increase by 4,206 jobs over the next nine years.

ARS § 9-463.05(E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

LIBRARY FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for Library Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Projected Library Facilities Development Fees

Infrastructure components and cost factors for Library Facilities are summarized in the upper portion of Figure 23. The cost per service unit for Library Facilities is \$37.57 per person and \$37.55 per job. Figure 23 displays the ratio of a service unit to various types of land uses for residential and nonresidential development.

Library Facilities development fees for residential development are assessed according to the number of persons per housing unit. The single-family fee of \$119 is calculated using a cost per service unit of \$37.57 per person multiplied by a demand unit of 3.18 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of \$0.09 per square foot of commercial development is derived from a cost per service unit of \$37.55 per job multiplied by a demand unit of 2.34 jobs per 1,000 square feet, divided by 1,000 square feet.

Figure 23: Schedule of Library Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Library Debt	\$36.00	\$36.32
Development Fee Report	\$1.57	\$1.23
Total	\$37.57	\$37.55

Residential Development	Development Fees per Unit			
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Increase / Decrease
Single Unit	3.18	\$119	\$179	(\$60)
2+ Unit	2.13	\$80	\$148	(\$68)

Nonresidential Development	Development Fees per Square Foot			
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Increase / Decrease
Industrial	0.34	\$0.01	\$0.03	(\$0.02)
Commercial	2.34	\$0.09	\$0.18	(\$0.09)
Office / Institutional	2.97	\$0.11	\$0.05	\$0.06

1. See Land Use Assumptions

PROJECTED LIBRARY FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains the forecast of revenues required by Arizona's enabling legislation (ARS § 9-463.05(E)(7)).

In accordance with state law, this report includes an IIP for Library Facilities needed to accommodate new development. Projected fee revenue shown in Figure 24 is based on the development projections in the *Land Use Assumptions* document and the updated development fees for Library Facilities. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and development fee revenue will increase at a corresponding rate. If development occurs at a slower rate than is projected, the demand for infrastructure will also decrease, along with development fee revenue. Anticipated development fee revenue of \$640,703 is approximately equal to the projected growth-related cost of library facilities (\$640,704). Existing development's share of \$3.67 million will need to be funded with other sources of revenue.

Figure 24: Projected Library Facilities Development Fee Revenue

		Fee Component	Growth Share	Existing Share	Total
		Library Debt	\$625,586	\$3,671,135	\$4,296,721
		Development Fee Report	\$15,118	\$0	\$15,118
		Total	\$640,704	\$3,671,135	\$4,311,839

		Single Unit \$119 per unit	2+ Unit \$80 per unit	Industrial \$0.01 per sq. ft.	Commercial \$0.09 per sq. ft.	Office / Inst \$0.11 per sq. ft.
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF
Base	2018	23,423	5,816	2,739	3,987	4,103
Year 1	2019	23,783	6,056	2,800	4,101	4,146
Year 2	2020	24,143	6,296	2,864	4,220	4,190
Year 3	2021	24,503	6,536	2,930	4,342	4,235
Year 4	2022	24,863	6,776	2,997	4,468	4,281
Year 5	2023	25,209	6,854	3,064	4,599	4,327
Year 6	2024	25,559	6,934	3,134	4,733	4,375
Year 7	2025	25,914	7,015	3,206	4,871	4,422
Year 8	2026	26,275	7,096	3,279	5,014	4,471
Year 9	2027	26,640	7,179	3,354	5,162	4,521
9-Year Increase		3,217	1,363	615	1,176	418
Projected Revenue		\$377,163	\$107,973	\$7,837	\$101,810	\$45,921

Projected Fee Revenue	\$640,703
Total Expenditures	\$4,311,839
Existing Development Share	\$3,671,137

PARKS AND RECREATIONAL FACILITIES IIP

ARS § 9-463.05 (T)(7)(g) defines the facilities and assets that can be included in the Parks and Recreational Facilities IIP:

“Neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development. Park and recreational facilities do not include vehicles, equipment or that portion of any facility that is used for amusement parks, aquariums, aquatic centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities or similar recreational facilities, but may include swimming pools.”

The Parks and Recreational Facilities IIP includes components for land, amenities, and the cost of preparing the Parks and Recreational Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current level of service, is used to calculate the land and amenity components. A plan-based methodology is used for the development fee study.

Service Area

Avondale plans to provide a uniform level of service and equal access to parks and recreational facilities within the city limits. The parks and recreation programs are structured and provided to make full use of Avondale’s total inventory of facilities. As a result, the service area for the Parks and Recreational Facilities IIP is citywide.

Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Parks and Recreational Facilities IIP and development fees will allocate the cost of public services between residential and nonresidential based on daytime population. According to the U.S. Census Bureau’s OnTheMap web application, there were 12,060 inflow commuters traveling to Avondale for work in 2015. The proportionate share is based on cumulative impact days per year with residents potentially impacting parks and recreational facilities 365 days per year. Inflow commuters potentially impact park and recreational facilities 250 days per year, assuming 5 workdays per week multiplied by 50 weeks per year. For parks and recreational facilities, residential development generates 91 percent of demand and nonresidential development generates the remaining nine percent of demand.

Figure 25: Daytime Population

Residents	Inflow Commuters	Cumulative Impact Days per Year			Cost Allocation for Parks	
		Residential ¹	Nonresidential ²	Total	Residential	Nonresidential
80,329	12,060	29,320,085	3,015,000	32,335,085	91%	9%

1. Days per Year = 365

2. Days per Year = 250 (5 Days per Week x 50 Weeks per Year)

Source: Arizona Department of Administration 2014 Population Estimate; U.S. Census Bureau, OnTheMap 6.1.1 Application, 2015.

RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

Figure 26 displays the demand indicators for residential and nonresidential land uses. For residential development the table displays the persons per housing unit. For nonresidential development the table displays the number of employees per thousand square feet of floor area.

Figure 26: Parks and Recreational Facilities Ratio of Service Unit to Development Unit

Residential Development	per Unit
Development Type	Persons per Housing Unit ¹
Single Unit	3.18
2+ Unit	2.13

Nonresidential Development	per 1,000 Sq Ft
Development Type	Jobs per 1,000 Sq Ft ¹
Industrial	0.34
Commercial	2.34
Office / Institutional	2.97

1. See Land Use Assumptions

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Developed Park Land – Incremental Expansion

Avondale plans to develop a 30-acre park at Lakin Ranch over the next 10 years. Shown below in Figure 27, Avondale’s existing parks include 85.1 acres of developed land. The definition of necessary public services for parks and recreational facilities includes parks or facilities on real property up to 30 acres in area, or parks and facilities larger than 30 acres if the facilities provide a direct benefit to the development. Two of Avondale’s parks, Friendship Community Park and Festival Fields, are larger than 30 acres, however, the LOS analysis uses only 30 acres for both parks.

Figure 27: Existing Developed Park Land

Description	Developed Acres
Fred Campbell Neighborhood Park	1.5
Dennis DeConcini Neighborhood Park	2.0
Las Ligas Neighborhood Park	8.1
Mountain View Neighborhood Park	3.6
Dessie Lorenz Neighborhood Park	4.6
Donnie Hale Neighborhood Park	5.3
Friendship Community Park	30.0
Festival Fields	30.0
Total	85.1

Developed Park Land Level of Service

To allocate the proportionate share of demand for developed park land to residential and nonresidential development, this analysis uses daytime population shown in Figure 25. Avondale's existing LOS for residential development is approximately 0.00091 developed acres per person (85.1 acres X 91 percent residential share / 84,736 persons). For nonresidential development, the existing LOS is approximately 0.00045 developed acres per job (85.1 acres X 9 percent nonresidential share / 17,086 jobs).

The cost to develop an acre of park land is \$175,000 and includes two components: infrastructure improvements and site improvements. Infrastructure improvements include earthwork, utilities, drainage, electrical distribution, and irrigation and cost \$125,000 per acre. Site improvements include area lighting, lighted walking paths, and furnishings (benches, trash receptacles, drinking fountains, pet waste dispensers, signage, etc.) at a cost of \$50,000 per acre. Avondale plans to use land donated by developers, so the cost per acre does not include the cost to acquire land.

The cost per person for developed park land is \$159.93 (0.00091 developed acres per person X \$175,000 per developed acre) and the cost per job is \$78.45 (0.00045 developed acres per job X \$175,000 per developed acre).

Figure 28: Existing Level of Service

Cost Allocation Factors	
Cost per Acre - Infrastructure ¹	\$125,000
Cost per Acre - Site Improvements ¹	\$50,000
Developed Cost per Acre	\$175,000

Level-of-Service Standards	
Existing Developed Acres	85.1
Residential	
Residential Share	91%
2018 Population	84,736
Developed Acres per Person	0.00091
Cost per Person	\$159.93
Nonresidential	
Nonresidential Share	9%
2018 Jobs	17,086
Developed Acres per Job	0.00045
Cost per Job	\$78.45

1. Parks and Recreation Department, City of Avondale.

Park Amenities – Incremental Expansion

Avondale will use development fees to expand its inventory of park amenities. The current inventory of park amenities, shown below in Figure 29, includes 83 amenities with a total replacement cost of \$28.78 million—approximately \$346,729 per amenity.

Figure 29: Existing Park Amenities

Description	Units	Unit Cost	Replacement Cost
Softball Field - Adult	8	\$825,000	\$6,600,000
Softball Field - Youth	3	\$625,000	\$1,875,000
Soccer Field	11	\$530,000	\$5,830,000
Multi-Use Field	2	\$475,000	\$950,000
Tennis Court	2	\$108,000	\$216,000
Basketball Court	9	\$120,000	\$1,080,000
Volleyball Court	1	\$24,000	\$24,000
Playground (2 - 5 years old)	3	\$125,000	\$375,000
Playground (5 - 12 years old)	8	\$230,000	\$1,840,000
Ramada	19	\$84,000	\$1,596,000
Restroom	6	\$420,000	\$2,520,000
Parking Lots	8	\$525,938	\$4,207,500
Dog Park	1	\$650,000	\$650,000
Football Field	1	\$535,000	\$535,000
Splash Pad	1	\$480,000	\$480,000
Total	83	\$346,729	\$28,778,500

Park Amenities Level of Service

As previously discussed, daytime population is used to allocate the proportionate share of demand to residential and nonresidential development. Avondale's existing level of service for residential development is 0.00089 amenities per person (83 amenities X 91 percent residential share / 84,736 persons). The nonresidential level of service is 0.00044 amenities per job (83 amenities X 9 percent nonresidential share / 17,086 jobs). The cost per person is \$309.06 (0.00089 amenities per person X \$346,729 per amenity) and the cost per job is \$151.59 (0.00044 amenities per job X \$346,729 per amenity).

Figure 30: Existing Level of Service

Cost Allocation Factors	
Cost per Amenity	\$346,729

Level-of-Service Standards	
Existing Amenities	83
Residential	
Residential Share	91%
2018 Population	84,736
Amenities per Person	0.00089
Cost per Person	\$309.06
Nonresidential	
Nonresidential Share	9%
2018 Jobs	17,086
Amenities per Job	0.00044
Cost per Job	\$151.59

Development Fee Report – Plan-Based

The cost to prepare the Parks and Recreational Facilities IIP and development fees totals \$14,323. Avondale plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new development from the *Land Use Assumptions* document, the cost per person is \$1.65 and the cost per job is \$0.58.

Figure 31: IIP and Development Fee Report

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Library	\$15,118	Residential	82%	Population	84,736	92,626	7,890	\$1.57
		Nonresidential	18%	Jobs	17,086	19,298	2,212	\$1.23
Parks and Recreational	\$14,323	Residential	91%	Population	84,736	92,626	7,890	\$1.65
		Nonresidential	9%	Jobs	17,086	19,298	2,212	\$0.58
Police	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Street	\$25,065	Residential	100%	VMT	498,794	545,990	47,196	\$0.53
Wastewater	\$21,484	Residential	100%	Gallons	5,926,764	6,547,057	620,293	\$0.03
Water	\$28,644	Residential	100%	Gallons	11,289,122	12,534,726	1,245,605	\$0.02
Total	\$133,280							

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

As shown in the *Land Use Assumptions* document, Avondale’s population is expected to increase by an additional 14,490 persons and employment is expected to increase by 4,739 jobs over the next 10 years.

ARS § 9-463.05(E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

Developed Park Land

Avondale plans to maintain its current developed park land level of service over the next 10 years. Based on a projected population increase of 14,490 persons, Avondale's future residential development demands 13.2 additional acres of developed park land (14,490 additional persons X 0.00091 developed acres per person). Future nonresidential development demands 2.1 additional acres of developed park land (4,739 additional jobs X 0.00045 developed acres per job) over the next 10 years. Future development demands approximately 15.3 additional acres of developed park land over the next 10 years at a cost of approximately \$2.7 million.

Figure 32: Projected Demand for Developed Park Land

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Developed Park Land	0.00091 Developed Acres	per Person	\$175,000
	0.00045 Developed Acres	per Job	

Need for Developed Park Land					
Year	Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres
2018	84,736	17,086	77.4	7.7	85.1
2019	86,392	17,505	79.0	7.8	86.8
2020	88,048	17,935	80.5	8.0	88.5
2021	89,704	18,377	82.0	8.2	90.2
2022	91,360	18,832	83.5	8.4	91.9
2023	92,626	19,298	84.7	8.7	93.3
2024	93,910	19,776	85.8	8.9	94.7
2025	95,212	20,268	87.0	9.1	96.1
2026	96,532	20,773	88.2	9.3	97.5
2027	97,870	21,292	89.4	9.5	99.0
2028	99,226	21,825	90.7	9.8	100.5
10-Yr Increase	14,490	4,739	13.2	2.1	15.3

Growth-Related Expenditures	\$2,317,386	\$371,775	\$2,689,161
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Park Amenities

Avondale also plans to maintain its current park amenities level of service over the next 10 years. Based on a projected population increase of 14,490 persons, Avondale's future residential development demands 13 additional park amenities (14,490 additional persons X 0.00089 park amenities per person). Future nonresidential development demands two additional park amenities (4,739 additional jobs X 0.00044 park amenities per job) over the next 10 years. Future development demands approximately 15 additional park amenities over the next 10 years at a cost of approximately \$5.20 million.

Figure 33: Projected Demand for Park Amenities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Park Amenities	0.00089 Units	per Person	\$346,729
	0.00044 Units	per Job	

Need for Park Amenities					
Year	Population	Jobs	Residential Units	Nonresidential Units	Total Units
2018	84,736	17,086	76	7	83
2019	86,392	17,505	77	8	85
2020	88,048	17,935	78	8	86
2021	89,704	18,377	80	8	88
2022	91,360	18,832	81	8	90
2023	92,626	19,298	83	8	91
2024	93,910	19,776	84	9	92
2025	95,212	20,268	85	9	94
2026	96,532	20,773	86	9	95
2027	97,870	21,292	87	9	97
2028	99,226	21,825	88	10	98
10-Yr Increase	14,490	4,739	13	2	15

Growth-Related Expenditures	\$4,478,279	\$718,385	\$5,196,664
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PARKS AND RECREATIONAL FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for parks and recreational facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Proposed Parks and Recreational Facilities Development Fees

Infrastructure components and cost factors for Parks and Recreational Facilities are summarized in the upper portion of Figure 34. The cost per service unit for Parks and Recreational Facilities is \$470.64 per person and \$230.62 per job. Figure 34 displays the ratio of a service unit to various types of land uses for residential and nonresidential development.

Parks and Recreational Facilities development fees for residential development are assessed according to the number of persons per housing unit. For example, the single-family fee of \$1,497 is calculated using a cost per service unit of \$470.64 per person multiplied by a demand unit of 3.18 persons per housing unit. Nonresidential development fees are calculated using jobs as the service unit. The fee of \$0.54 per square foot of commercial development is derived from a cost per service unit of \$230.62 per job multiplied by a demand unit of 2.34 jobs per 1,000 square feet, divided by 1,000 square feet.

Figure 34: Schedule of Parks and Recreational Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Developed Park Land	\$159.93	\$78.45
Park Amenities	\$309.06	\$151.59
Development Fee Report	\$1.65	\$0.58
Total	\$470.64	\$230.62

Residential Development	Development Fees per Unit			
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Increase / Decrease
Single Unit	3.18	\$1,497	\$796	\$701
2+ Units	2.13	\$1,002	\$658	\$344

Nonresidential Development	Development Fees per Square Foot			
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Increase / Decrease
Industrial	0.34	\$0.08	\$0.13	(\$0.05)
Commercial	2.34	\$0.54	\$0.82	(\$0.28)
Office / Institutional	2.97	\$0.68	\$0.24	\$0.44

1. See Land Use Assumptions

PROJECTED PARKS AND RECREATIONAL FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

In accordance with state law, this report includes an IIP for Parks and Recreational Facilities needed to accommodate new development. Projected fee revenue shown in Figure 35 is based on the development projections in the *Land Use Assumptions* document and the updated development fees for Parks and Recreational Facilities. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and development fee revenue will increase at a corresponding rate. If development occurs at a slower rate than is projected, the demand for infrastructure will also decrease, along with development fee revenue. Anticipated development fee revenue of \$7.9 million is approximately equal to the projected growth-related cost of parks and recreational facilities (\$7.9 million).

Figure 35: Projected Parks and Recreational Facilities Development Fee Revenue

		Fee Component	Growth Share	Existing Share	Total
		Developed Park Land	\$2,689,161	\$0	\$2,689,161
		Park Amenities	\$5,196,664	\$0	\$5,196,664
		Development Fee Report	\$14,323	\$0	\$14,323
		Total	\$7,900,148	\$0	\$7,900,148

		Single Unit \$1,497 per unit	2+ Unit \$1,002 per unit	Industrial \$0.08 per sq. ft.	Commercial \$0.54 per sq. ft.	Office / Inst \$0.68 per sq. ft.
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF
Base	2018	23,423	5,816	2,739	3,987	4,103
Year 1	2019	23,783	6,056	2,800	4,101	4,146
Year 2	2020	24,143	6,296	2,864	4,220	4,190
Year 3	2021	24,503	6,536	2,930	4,342	4,235
Year 4	2022	24,863	6,776	2,997	4,468	4,281
Year 5	2023	25,209	6,854	3,064	4,599	4,327
Year 6	2024	25,559	6,934	3,134	4,733	4,375
Year 7	2025	25,914	7,015	3,206	4,871	4,422
Year 8	2026	26,275	7,096	3,279	5,014	4,471
Year 9	2027	26,640	7,179	3,354	5,162	4,521
Year 10	2028	27,010	7,263	3,432	5,315	4,571
10-Year Increase		3,587	1,447	694	1,328	468
Projected Revenue		\$5,358,546	\$1,449,418	\$55,039	\$716,667	\$320,375

Projected Fee Revenue	\$7,900,044
Total Expenditures	\$7,900,148

POLICE FACILITIES IIP

ARS § 9-463.05 (T)(7)(f) defines the facilities and assets that can be included in the Police Facilities IIP:

“Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation.”

The Police Facilities IIP includes components for police stations, vehicles and equipment, communications equipment, a property and evidence facility, and the cost of preparing the Police Facilities IIP and Development Fees. The incremental expansion methodology, based on the current level of service, is used to calculate the components for stations, vehicles and equipment, and communications equipment. A plan-based methodology is used for the property and evidence facility and the development fee study.

Service Area

Avondale’s Police Department strives to provide a uniform response time citywide. As a result, the service area for the Police Facilities IIP is citywide.

Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Police Facilities IIP and development fees are assessed on both residential and nonresidential development based on functional population shown in Figure 8. Based on 2015 functional population data, residential development accounts for approximately 82 percent of demand for police services and nonresidential development is responsible for the remaining 18 percent.

RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

Figure 36 displays the demand indicators for residential and nonresidential land uses. For residential development the table displays the persons per housing unit. For nonresidential development the table displays the number of vehicle trips generated per thousand square feet of floor area.

Figure 36: Police Facilities Ratio of Service Unit to Development Unit

Residential Development	per Unit
Development Type	Persons per Housing Unit ¹
Single Unit	3.18
2+ Unit	2.13

Nonresidential Development	per 1,000 Sq Ft
Development Type	Avg Wkdy Veh Trips ²
Industrial	0.87
Commercial	12.46
Office/ Institutional	4.87

1. See Land Use Assumptions

2. Average Weekday Vehicle Trip Ends X Trip Rate Adjustment.

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Police Stations – Incremental Expansion

Avondale plans to use development fees to expand its current inventory of police stations. Shown below in Figure 37, Avondale’s existing police stations include 41,738 square feet.

Figure 37: Existing Police Stations

Description	Square Feet
Main Police Station	24,758
Police Substation	6,480
Cashion Police Substation	3,000
NW Public Safety Facility (Police Share)	7,500
Total	41,738

Police Stations Level of Service

Functional population provides the proportionate share of demand for police stations from residential and nonresidential development. Avondale’s existing level of service for residential development is 0.4039 square feet per person (41,738 square feet X 82 percent residential share / 84,736 persons). The nonresidential level of service is 0.1043 square feet per vehicle trip (41,738 square feet X 18 percent / 72,025 vehicle trips). Using estimates for the planned Lakin Ranch substation, the cost per square foot is \$353 (\$3.0 million / 8,500 square feet). The cost per person is \$142.55 (0.4039 square feet per person X \$353 per square foot) and the cost per vehicle trip is \$36.81 (0.1043 square feet per vehicle trip X \$353 per square foot).

Figure 38: Existing Level of Service

Cost Allocation Factors	
Cost per Square Foot	\$353

Level-of-Service Standards	
Existing Square Feet	41,738
Residential	
Residential Share	82%
2018 Population	84,736
Square Feet per Person	0.4039
Cost per Person	\$142.55
Nonresidential	
Nonresidential Share	18%
2018 Vehicle Trips	72,025
Square Feet per Vehicle Trip	0.1043
Cost per Vehicle Trip	\$36.81

Description	Square Feet	Cost per SF	Total Cost
Lakin Ranch Substation	8,500	\$353	\$3,000,000

Property and Evidence Facility – Plan-Based

Avondale plans to construct a 12,500-square-foot property and evidence facility within the next 10 years at a total cost of \$5,000,000 (\$400 per square foot). This planned facility will serve both existing and future development; therefore, costs are allocated to total projected residential and nonresidential development in 2028. Avondale’s population in 2028 is projected to be 99,226 persons of whom 84,736 are from existing development with the remaining 14,490 persons coming from future development. Total nonresidential trips in 2028 are projected to equal 91,453 trips on an average weekday. Existing nonresidential vehicle trips are estimated to equal 72,025, and the projected trip increase equals 19,428 vehicle trips from future development.

The planned LOS to be provided to residential development in 2028 is 0.1033 square feet per person (12,500 square feet X 82 percent residential share / 99,226 persons). Nonresidential development’s planned LOS in 2028 is 0.0246 square feet per vehicle trip (12,500 square feet X 18 percent nonresidential share / 91,453 vehicle trips). Based on the planned cost of \$400 per square foot, the cost per person is \$41.32 (\$400 per square foot X 0.1033 square feet per person) and the cost per vehicle trip is \$9.84 (\$400 per square foot X 0.0246 square feet per vehicle trip).

Figure 39: Planned Property and Evidence Facility

Description	Square Feet	Total Cost
Property & Evidence Facility	12,500	\$5,000,000

Cost Allocation Factors	
Cost per Square Foot	\$400

Level-of-Service Standards	
Planned Square Feet	12,500
Residential	
Residential Share	82%
2028 Population	99,226
Square Feet per Person	0.1033
Cost per Person	\$41.32
Nonresidential	
Nonresidential Share	18%
2018 Vehicle Trips	91,453
Square Feet per Vehicle Trip	0.0246
Cost per Vehicle Trip	\$9.84

Police Vehicles and Equipment – Incremental Expansion

Development fees will be used to expand Avondale’s inventory of police vehicles and equipment. Figure 40 lists the current vehicles and equipment used by Avondale’s Police Department – 115 units representing a replacement cost of approximately \$5.86 million.

Figure 40: Existing Police Vehicles and Equipment

Description	Units	Unit Cost	Replacement Cost
Patrol Vehicles	62	\$43,389	\$2,690,119
Non-Patrol Vehicles	24	\$25,038	\$600,920
Motorcycles	6	\$28,974	\$173,846
Trucks	9	\$29,753	\$267,775
Large Vans	3	\$58,752	\$176,255
Small Vans	3	\$24,688	\$74,064
Armored Truck	1	\$350,000	\$350,000
Command Vehicle	1	\$800,000	\$800,000
Trailers	5	\$3,212	\$16,062
Computer Hardware	1	\$710,000	\$710,000
Total	115	\$50,948	\$5,859,041

Police Vehicles and Equipment Level of Service

Functional population is used to allocate the proportionate share of demand to residential and nonresidential development. Avondale’s existing level of service for residential development is 0.00111 units per person (115 units X 82 percent residential share / 84,736 persons). The nonresidential level of service is 0.00029 units per vehicle trip (115 units X 18 percent nonresidential share / 72,025 vehicle trips). The cost per person is \$56.70 (\$50,948 per unit X 0.00111 units per person) and the cost per vehicle trip is \$14.64 (\$50,948 per unit X 0.00029 units per vehicle trip).

Figure 41: Existing Level of Service

Cost Allocation Factors	
Cost per Unit	\$50,948

Level-of-Service Standards	
Existing Vehicles and Equipment	115
Residential	
Residential Share	82%
2018 Population	84,736
Units per Person	0.00111
Cost per Person	\$56.70
Nonresidential	
Nonresidential Share	18%
2018 Vehicle Trips	72,025
Units per Vehicle Trip	0.00029
Cost per Vehicle Trip	\$14.64

Communications Equipment – Incremental Expansion

Development fees will be used to expand Avondale’s inventory of communications equipment. Figure 42 lists the current communications equipment used by Avondale’s Police Department. Avondale currently has 265 units of communications equipment representing a replacement cost of \$2.02 million – \$7,630 per unit (\$2,022,055 replacement cost / 265 units).

Figure 42: Existing Communications Equipment

Description	Units	Unit Cost	Replacement Cost
Consoles	4	\$152,960	\$611,841
Database Manager	1	\$85,000	\$85,000
Radios	260	\$5,097	\$1,325,214
Total	265	\$7,630	\$2,022,055

Communications Equipment Level of Service

Communications equipment costs are allocated according to functional population – 82 percent to residential development and 18 percent to nonresidential development. Avondale’s existing level of service for residential development is 0.00256 units per person (265 units X 82 percent residential share / 84,736 persons). The nonresidential level of service is 0.00066 units per vehicle trip (265 units X 18 percent nonresidential share / 72,025 vehicle trips). The cost per person is \$19.57 (\$7,630 per unit X 0.00256 units per person) and the cost per vehicle trip is \$5.05 (\$7,630 per unit X 0.00066 units per vehicle trip).

Figure 43: Existing Level of Service

Cost Allocation Factors	
Cost per Unit	\$7,630

Level-of-Service Standards	
Existing Units	265
Residential	
Residential Share	82%
2018 Population	84,736
Units per Person	0.00256
Cost per Person	\$19.57
Nonresidential	
Nonresidential Share	18%
2018 Vehicle Trips	72,025
Units per Vehicle Trip	0.00066
Cost per Vehicle Trip	\$5.05

Development Fee Report – Plan-Based

The cost to prepare the Police Facilities IIP and related Development Fee Report totals \$14,323. Avondale plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost per person is \$1.49 and the cost per vehicle trip is \$0.29.

Figure 44: IIP and Development Fee Report

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Library	\$15,118	Residential	82%	Population	84,736	92,626	7,890	\$1.57
		Nonresidential	18%	Jobs	17,086	19,298	2,212	\$1.23
Parks and Recreational	\$14,323	Residential	91%	Population	84,736	92,626	7,890	\$1.65
		Nonresidential	9%	Jobs	17,086	19,298	2,212	\$0.58
Police	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Street	\$25,065	Residential	100%	VMT	498,794	545,990	47,196	\$0.53
Wastewater	\$21,484	Residential	100%	Gallons	5,926,764	6,547,057	620,293	\$0.03
Water	\$28,644	Residential	100%	Gallons	11,289,122	12,534,726	1,245,605	\$0.02
Total	\$133,280							

PROJECTED SERVICE UNITS AND PROJECTED DEMAND FOR SERVICES

ARS § 9-463.05(E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

As shown in the *Land Use Assumptions* document, Avondale expects an additional 14,490 persons and 19,428 nonresidential trips over the next 10 years.

ARS § 9-463.05(E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

Police Stations

Over the next 10 years, Avondale's population is projected to increase by 14,490 persons and nonresidential vehicle trips are projected to increase by 19,428. Using the 2018 LOS standards shown at the top of Figure 45, future residential development generates demand for 5,853 additional square feet of police stations (0.4039 square feet per person X 14,490 additional persons), and future nonresidential development generates demand for 2,027 additional square feet of police stations (0.1043 square feet per vehicle trip X 19,428 additional vehicle trips). The 10-year demand for additional police stations equals 7,879 square feet at a cost of approximately \$2.78 million. This is approximately 93 percent of the planned Lakin Ranch substation (8,500 square feet and \$3.0 million).

Figure 45: Projected Demand for Police Stations

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq. Ft.
Police Stations	0.4039 Square Feet	per Person	\$353
	0.1043 Square Feet	per Vehicle Trip	

Need for Police Stations					
Year	Population	Vehicle Trips	Residential	Nonresidential	Total Square Feet
2018	84,736	72,025	34,225	7,513	41,738
2019	86,392	73,721	34,894	7,690	42,584
2020	88,048	75,465	35,563	7,872	43,435
2021	89,704	77,262	36,232	8,059	44,291
2022	91,360	79,118	36,901	8,253	45,153
2023	92,626	81,026	37,412	8,452	45,864
2024	93,910	82,986	37,931	8,656	46,587
2025	95,212	85,011	38,457	8,867	47,324
2026	96,532	87,094	38,990	9,085	48,074
2027	97,870	89,241	39,530	9,309	48,839
2028	99,226	91,453	40,078	9,539	49,617
10-Yr Increase	14,490	19,428	5,853	2,027	7,879

Growth-Related Expenditures	\$2,065,550	\$715,145	\$2,780,695
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Vehicles and Equipment

Shown in Figure 46, population is projected to increase by 14,490 persons by 2028, and nonresidential trips will increase by 19,428 trips during the same period. Using the 2018 LOS standards shown in Figure 46, future residential development generates demand for approximately 16 additional units (0.00111 units per person X 14,490 additional persons), and future nonresidential development generates demand for approximately six additional units (0.00029 units per vehicle trip X 19,428 additional vehicle trips). The 10-year demand for additional police vehicles and equipment equals 22 units at a cost of approximately \$1.11 million.

Figure 46: Projected Demand for Police Vehicles and Equipment

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Vehicles and Equipment	0.00111 Units	per Person	\$50,948
	0.00029 Units	per Vehicle Trip	

Need for Police Vehicles and Equipment					
Year	Population	Vehicle Trips	Residential	Nonresidential	Total Units
2018	84,736	72,025	94	21	115
2019	86,392	73,721	96	21	117
2020	88,048	75,465	98	22	120
2021	89,704	77,262	100	22	122
2022	91,360	79,118	102	23	124
2023	92,626	81,026	103	23	126
2024	93,910	82,986	105	24	128
2025	95,212	85,011	106	24	130
2026	96,532	87,094	107	25	132
2027	97,870	89,241	109	26	135
2028	99,226	91,453	110	26	137
10-Yr Increase	14,490	19,428	16	6	22

Growth-Related Expenditures	\$821,583	\$284,426	\$1,106,009
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Communications Equipment

As shown in Figure 47, population and nonresidential trips drive the need for communications equipment. Based on the development projections in the *Land Use Assumptions* document, Avondale will need approximately 50 additional units of communications equipment over the next 10 years [(0.00256 units per person X 14,490 additional persons) + (0.00066 units per vehicle trip X 19,428 additional vehicle trips)]. The 10-year, growth-related capital cost associated with these additional units of communications equipment is \$381,680.

Figure 47: Projected Demand for Communications Equipment

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Communications Equipment	0.00256 Units	per Person	\$7,630
	0.00066 Units	per Vehicle Trip	

Need for Police Communications Equipment					
Year	Population	Vehicle Trips	Residential	Nonresidential	Total Units
2018	84,736	72,025	217	48	265
2019	86,392	73,721	222	49	270
2020	88,048	75,465	226	50	276
2021	89,704	77,262	230	51	281
2022	91,360	79,118	234	52	287
2023	92,626	81,026	238	54	291
2024	93,910	82,986	241	55	296
2025	95,212	85,011	244	56	300
2026	96,532	87,094	248	58	305
2027	97,870	89,241	251	59	310
2028	99,226	91,453	254	61	315
10-Yr Increase	14,490	19,428	37	13	50

Growth-Related Expenditures	\$283,569	\$98,111	\$381,680
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POLICE FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for Police Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Proposed Police Facilities Development Fees

Figure 48 displays the ratio of a service unit to various types of land uses for residential and nonresidential development. Police Facilities development fees for residential development are assessed according to the number of persons per housing unit. Nonresidential development fees are calculated using vehicle trips as the service unit. The multipliers for each land use, which include average weekday vehicle trips ends per thousand square feet and a trip adjustment factor, are shown below. The cost per service unit for Police Facilities is \$261.63 per person and \$66.63 per vehicle trip.

Trip generation rates are from the reference book Trip Generation published by the Institute of Transportation Engineers (ITE 10th Edition 2017). A vehicle trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). To calculate development fees, trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent.

For commercial development, the trip adjustment factor is less than 50 percent because retail development and some services attract vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, the ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends. These factors are shown to derive inbound vehicle trips for each type of nonresidential land use.

Development fees for residential development are determined by type of housing unit. For example, the single-family fee of \$832 is calculated using a cost per service unit of \$261.63 per person multiplied by the demand unit of 3.18 persons per housing unit. Nonresidential development fees are stated per square foot of floor area unless otherwise noted. The fee of \$0.83 per square foot of commercial development is derived from a cost per service unit of \$66.63 per vehicle trip multiplied by a demand unit of 37.75 average weekday vehicle trip ends per 1,000 square feet, multiplied by a trip rate adjustment factor of 33 percent, divided by 1,000 square feet.

Figure 48: Schedule of Police Facilities Development Fees

Fee Component	Cost per Person	Cost per Vehicle Trip
Police Stations	\$142.55	\$36.81
Property and Evidence Facility	\$41.32	\$9.84
Vehicles and Equipment	\$56.70	\$14.64
Communications Equipment	\$19.57	\$5.05
Development Fee Report	\$1.49	\$0.29
Total	\$261.63	\$66.63

Residential Development	Development Fees per Unit			
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Increase / Decrease
Single Unit	3.18	\$832	\$499	\$333
2+ Unit	2.13	\$557	\$412	\$145

Nonresidential Development	Development Fees per Square Foot				
Development Type	Avg Wkdy Veh Trip Ends ¹	Trip Rate Adjustment	Proposed Fees	Current Fees	Increase / Decrease
Industrial	1.74	50%	\$0.06	\$0.08	(\$0.02)
Commercial	37.75	33%	\$0.83	\$0.51	\$0.32
Office / Institutional	9.74	50%	\$0.32	\$0.15	\$0.17

1. See Land Use Assumptions

PROJECTED POLICE FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Projected Police Facilities Development Fee Revenue

Projected fee revenue shown in Figure 49 is based on the development projections in the *Land Use Assumptions* document and the updated Police Facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Anticipated development fee revenue of approximately \$5.07 million over the next 10 years is approximately equal to the projected growth-related cost of police facilities (\$5.07 million). Existing development's share equals approximately \$4.21 million and must be paid with other sources of revenue.

Figure 49: Projected Revenue from Police Facilities Development Fees

		Fee Component	Growth Share	Existing Share	Total
		Police Stations	\$2,780,695	\$0	\$2,780,695
		Property and Evidence Facility	\$789,917	\$4,210,083	\$5,000,000
		Vehicles and Equipment	\$1,106,009	\$0	\$1,106,009
		Communications Equipment	\$381,680	\$0	\$381,680
		Development Fee Report	\$14,323	\$0	\$14,323
		Total	\$5,072,624	\$4,210,083	\$9,282,707

		Single Unit \$832 per unit	2+ Unit \$557 per unit	Industrial \$0.06 per sq. ft.	Commercial \$0.83 per sq. ft.	Office / Inst \$0.32 per sq. ft.
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF
Base	2018	23,423	5,816	2,739	3,987	4,103
Year 1	2019	23,783	6,056	2,800	4,101	4,146
Year 2	2020	24,143	6,296	2,864	4,220	4,190
Year 3	2021	24,503	6,536	2,930	4,342	4,235
Year 4	2022	24,863	6,776	2,997	4,468	4,281
Year 5	2023	25,209	6,854	3,064	4,599	4,327
Year 6	2024	25,559	6,934	3,134	4,733	4,375
Year 7	2025	25,914	7,015	3,206	4,871	4,422
Year 8	2026	26,275	7,096	3,279	5,014	4,471
Year 9	2027	26,640	7,179	3,354	5,162	4,521
Year 10	2028	27,010	7,263	3,432	5,315	4,571
10-Year Increase		3,587	1,447	694	1,328	468
Projected Revenue		\$2,975,549	\$805,236	\$40,112	\$1,099,686	\$151,656

Projected Fee Revenue	\$5,072,239
Total Expenditures	\$9,282,707
Existing Development Share	\$4,210,468

STREET FACILITIES IIP

ARS § 9-463.05 (T)(7)(e) defines the facilities and assets that can be included in the Street Facilities IIP:

“Street facilities located in the service area, including arterial or collector streets or roads that have been designated on an officially adopted plan of the municipality, traffic signals and rights-of-way and improvements thereon.”

The Street Facilities IIP includes components for arterial improvements, signalized intersections, and the cost of professional services for preparing the Street Facilities IIP and related Development Fee Report. The plan-based methodology is used for arterial improvements and the related Development Fee Report. The incremental expansion methodology is used for signalized intersections.

Service Area

Avondale’s arterial street network is designed to efficiently move traffic throughout the city; therefore, the service area for the Street Facilities IIP and Development Fees is citywide.

Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to provide necessary public services to the development. Trip generation rates and trip adjustment factors are used to determine the proportionate impact of residential, commercial, office, and industrial land uses Avondale’s street network.

RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

Figure 50 displays the demand indicators for residential and nonresidential land uses. For residential development the table displays VMT generated per housing unit. For nonresidential development the table displays VMT generated per thousand square feet of floor area.

Figure 50: Street Facilities Ratio of Service Unit to Development Unit

Residential Development		per Unit			
Development Type	Avg Wkdy Veh Trip Ends ¹	Trip Rate Adjustment	Trip Length Adjustment	Average Miles per Trip	VMT
Single Unit	10.00	65%	121%	1.940	15.258
2+ Unit	5.20	65%	121%	1.940	7.934

Nonresidential Development		per 1,000 Square Feet			
Development Type	Avg Wkdy Veh Trip Ends ¹	Trip Rate Adjustment	Trip Length Adjustment	Average Miles per Trip	VMT
Industrial	1.74	50%	73%	1.940	1.232
Commercial	37.75	33%	66%	1.940	15.951
Office / Institutional	9.74	50%	73%	1.940	6.897

1. TischlerBise Land Use Assumptions

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

The existing public services included in the Street Facilities IIP are 212.8 lane miles of arterials and 47 signalized intersections.

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

The daily lane capacity used in this analysis is 9,800, which is the roadway capacity of a two-lane arterial, found in the 2017 Maricopa Association of Governments Regional Transportation Model.

LEVEL OF SERVICE AND RATIO OF SERVICE UNIT TO LAND USE

Service Units

Avondale will use average weekday vehicle trip ends as the service units for documenting existing level-of-service standards and allocating the costs of future improvements. Components used to determine the service units and input variables are discussed, including trip generation rates, adjustments for commuting patterns and pass-by trips, and trip length weighting factors.

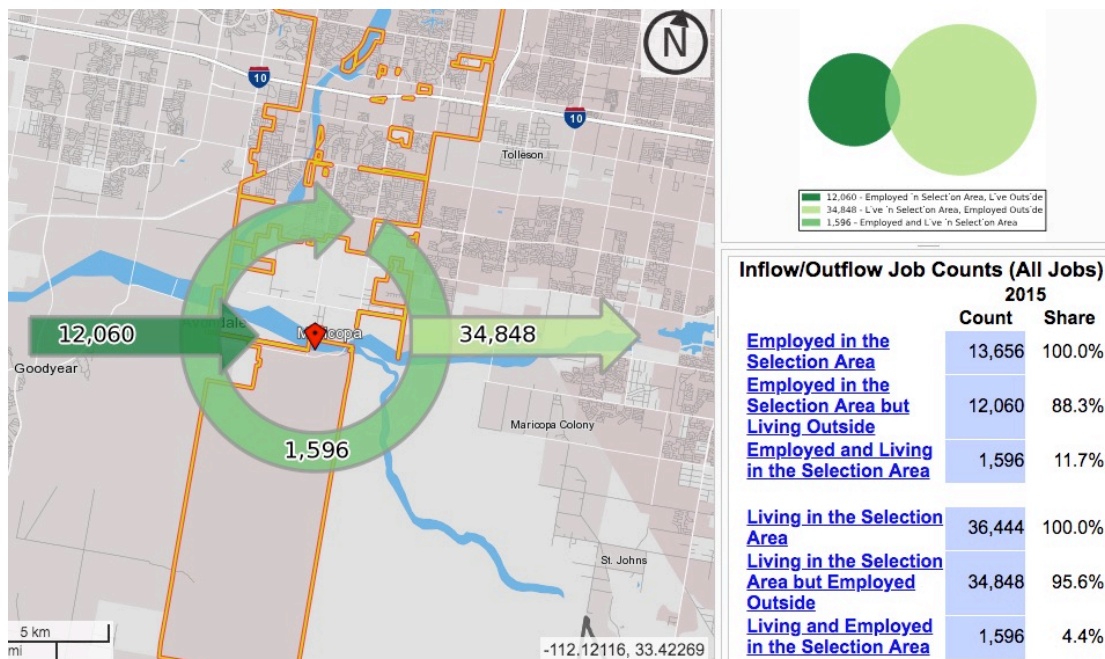
Trip Rate Adjustments

Avondale's Street Facilities Development Fees use average weekday trip generation rates from the reference book *Trip Generation* published by the Institute of Transportation Engineers (ITE 2017). A vehicle trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). To calculate Street Facilities Development Fees, trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further below, the development fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Adjustment for Commuting Patterns

Residential development has a trip adjustment factor of 65 percent to account for commuters leaving Avondale for work. According to the 2009 National Household Travel Survey, weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure 51, the Census Bureau's web application OnTheMap indicates 95.6 percent of resident workers traveled outside Avondale for work in 2015. In combination, these factors ($0.31 \times 0.50 \times 0.956 = 0.15$) support the additional 15 percent allocation of trips to residential development.

Figure 51: Inflow / Outflow Analysis



Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent because retail development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Trip Length Weighting Factor by Type of Land Use

The Street Facilities Development Fees methodology includes a percentage adjustment, or weighting factor, to account for trip length variation by type of land use. As documented in Table 6 of the 2009 National Household Travel Survey, vehicle trips from residential development are approximately 121 percent of the average trip length. The residential trip length adjustment factor includes data on home-based work trips, social, and recreational purposes. Conversely, shopping trips associated with commercial development are roughly 66 percent of the average trip length while other nonresidential development typically accounts for trips that are 73 percent of the average for all trips.

PROJECTED SERVICE UNITS, DEMAND, AND COSTS FOR SERVICES

TischlerBise created an aggregate travel model to convert development units within Avondale to project vehicle trips and vehicle miles of travel. Figure 52 summarizes the input variables used in the aggregate travel demand model.

Figure 52: Input Variables for Travel Demand Model

Development Type	ITE Code	Weekday VTE	Dev Unit	Trip Adj	Trip Length Wt Factor
Single Family	210	10.00	HU	65%	121%
Multi-Family	220	5.20	HU	65%	121%
Industrial	150	1.74	KSF	50%	73%
Commercial / Retail	820	37.75	KSF	33%	66%
Office / Institutional	710	9.74	KSF	50%	73%

Avg Trip Length (miles)	8.11
Vehicle Capacity Per Lane	9,800

ARS § 9-463.05(E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

Projected development in Avondale over the next 10 years, and the corresponding need for additional lane miles of arterials and signalized intersections, are shown in Figure 53. Trip generation rates and trip adjustment factors convert projected development into average weekday vehicle trips. As shown in Figure 53, new development in Avondale will generate 47,633 additional trips.

ARS § 9-463.05(E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

The travel demand model inputs are used to derive level of service in Vehicle Miles of Travel and future needs of lane miles and signalized intersections. A Vehicle Mile of Travel (VMT) is a measurement unit equal to one vehicle traveling one mile. In the aggregate, VMT is the product of vehicle trips multiplied by the average trip length. Based on estimates shown in Figure 53, existing infrastructure standards using the average trip length of 8.11 miles in Avondale are 1.02 lane miles per 10,000 VMT (212.83 arterial lane miles / (2,085,166 VMT / 10,000)).

As shown on the lower right side of Figure 53, future development generates an additional 382,407 VMT over the next 10 years. To maintain the existing infrastructure standards, Avondale needs 39.0 additional lane miles of arterials and 8.6 additional signalized intersections to accommodate projected development over the next 10 years.

Figure 53: Projected Travel Demand

Development Type		ITE Code	Weekday VTE	Dev Unit	Trip Adj	Trip Length Wt Factor
Single Family		210	10.00	HU	65%	121%
Multi-Family		220	5.20	HU	65%	121%
Industrial		150	1.74	KSF	50%	73%
Commercial / Retail		820	37.75	KSF	33%	66%
Office / Institutional		710	9.74	KSF	50%	73%

Avg Trip Length (miles)	8.11
Vehicle Capacity Per Lane	9,800

		Base	1	2	3	4	10	10-Year
		2018	2019	2020	2021	2022	2028	Increase
Development	Single Family Units	23,423	23,783	24,143	24,503	24,863	27,010	3,587
	Multi-Family Units	5,816	6,056	6,296	6,536	6,776	7,263	1,447
	Industrial / Flex KSF	2,739	2,800	2,864	2,930	2,997	3,432	694
	Commercial / Retail KSF	3,987	4,101	4,220	4,342	4,468	5,315	1,328
	Office / Institutional KSF	4,103	4,146	4,190	4,235	4,281	4,571	468
Avg Wkday Vehicle Trips	Single Family Trips	152,250	154,590	156,930	159,270	161,610	175,563	23,313
	Multi-Family Trips	19,658	20,469	21,280	22,092	22,903	24,550	4,892
	Residential Trips	171,908	175,059	178,210	181,362	184,513	200,113	28,205
	Industrial / Flex Trips	2,383	2,436	2,491	2,549	2,607	2,986	603
	Commercial / Retail Trips	49,663	51,094	52,568	54,089	55,663	66,206	16,543
	Office / Institutional Trips	19,979	20,191	20,406	20,624	20,848	22,261	2,282
	Nonresidential Trips	72,025	73,721	75,465	77,262	79,118	91,453	19,428
VMT	Total Vehicle Trips	243,933	248,780	253,675	258,624	263,631	291,566	47,633
	Vehicle Miles of Travel	2,085,166	2,125,316	2,165,725	2,206,431	2,247,447	2,467,573	382,407
	Annual Increase		40,150	40,409	40,706	41,016	38,405	
Demand	Arterial Lane Miles	212.8	216.9	221.0	225.1	229.3	251.8	39.0
	Annual Increase		4.1	4.1	4.1	4.2	3.9	3.9
	Signalized Intersections	47.0	47.9	48.8	49.7	50.7	55.6	8.6
	Annual Increase		0.9	0.9	0.9	1.0	0.8	0.9
								15.5%

Avondale plans to construct 9.3 lane miles of arterials over the next 10 years to serve future development. Since Avondale plans to build fewer than 39 lane miles, the average trip length of 8.11 miles is adjusted until the 10-year demand for arterial lane miles equals 9.3 lane miles. This results in an average trip length of 1.94 miles on the planned arterial improvements. The 10-year increase in VMT on the planned arterial improvements equals 91,476 VMT.

Figure 54: Revised Travel Demand

		Base	1	2	3	4	5	10	10-Year
		2018	2019	2020	2021	2022	2023	2028	Increase
Development	Single Family Units	23,423	23,783	24,143	24,503	24,863	25,209	27,010	3,587
	Multi-Family Units	5,816	6,056	6,296	6,536	6,776	6,854	7,263	1,447
	Industrial KSF	2,739	2,800	2,864	2,930	2,997	3,064	3,432	694
	Commercial KSF	3,987	4,101	4,220	4,342	4,468	4,599	5,315	1,328
	Office / Institutional KSF	4,103	4,146	4,190	4,235	4,281	4,327	4,571	468
Avg Wkday Vehicle Trips	Single Family Trips	152,250	154,590	156,930	159,270	161,610	163,856	175,563	23,313
	Multi-Family Trips	19,658	20,469	21,280	22,092	22,903	23,168	24,550	4,892
	Residential Trips	171,908	175,059	178,210	181,362	184,513	187,024	200,113	28,205
	Industrial Trips	2,383	2,436	2,491	2,549	2,607	2,666	2,986	603
	Commercial Trips	49,663	51,094	52,568	54,089	55,663	57,286	66,206	16,543
	Office / Institutional Trips	19,979	20,191	20,406	20,624	20,848	21,074	22,261	2,282
	Nonresidential Trips	72,025	73,721	75,465	77,262	79,118	81,026	91,453	19,428
	Total Vehicle Trips	243,933	248,780	253,675	258,624	263,631	268,050	291,566	47,633
VMT	Vehicle Miles of Travel	498,794	508,399	518,065	527,802	537,614	545,990	590,270	91,476
	Annual Increase		9,605	9,666	9,737	9,812	8,376	9,187	
Demand	Arterial Lane Miles	50.9	51.9	52.9	53.9	54.9	55.7	60.2	9.3
	Annual Increase		1.0	1.0	1.0	1.0	0.8	0.9	0.9
	Signalized Intersections	47.0	47.9	48.8	49.7	50.7	51.4	55.6	8.6
	Annual Increase		0.9	0.9	0.9	1.0	0.7	0.8	0.9

ARS § 9-463.05(E)(3) requires:

“A description of all or the parts of the necessary public services or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved land use assumptions, including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Arterial Improvements – Plan-Based

Avondale plans to construct 9.82 lane miles of arterials over the next 10 years. Shown below in Figure 55, Avondale’s staff identified the share of each project attributable to future development. This results in a growth share of 9.4 lane miles. Based on the construction of 9.4 lane miles, the growth-related cost of arterial improvements equals \$14.54 million. The cost per VMT for arterial improvements is \$158.93 (\$14,538,600 / 91,476 additional VMT).

Figure 55: Planned Arterial Improvements

Number	Description	Total		Growth		
		Lane Miles	Cost	Share	Lane Miles	Cost
ST1021	Dysart Road Extension - Whyman Ave to Lower Buckeye Rd	1.40	\$1,810,000	100%	1.4	\$1,810,000
ST1125	Avondale Blvd - McDowell Rd to Thomas Rd	1.00	\$1,708,000	100%	1.0	\$1,708,000
ST1146	Van Buren St (North Half) - Fairway Dr to 121st Ave	0.50	\$974,500	100%	0.5	\$974,500
ST1166	Avondale Blvd - Lower Buckeye Rd to Miami Ave	0.34	\$561,600	50%	0.2	\$280,800
ST1172	El Mirage - Lower Buckeye Rd to Calle Hermosa	0.40	\$937,000	50%	0.2	\$468,500
ST1224	107th Avenue/McDowell Rd Widening and Well Relocation	0.50	\$2,735,000	100%	0.5	\$2,735,000
ST1334	Van Buren - 107th Ave to Avondale Blvd	2.00	\$1,863,000	100%	2.0	\$1,863,000
ST1336	Fairway Drive - Van Buren St to Garfield	1.80	\$3,029,000	100%	1.8	\$3,029,000
ST1382	McDowell Road & 107th Avenue - Dual Left-turn Lanes	0.48	\$500,000	80%	0.4	\$400,000
ST1459	El Mirage Rd & Buckeye Rd - Install NBR Turn Lane	0.10	\$320,000	75%	0.1	\$240,000
ST1600	Dysart Rd Widening - Whyman Ave to Buckeye Rd	1.30	\$1,029,800	100%	1.3	\$1,029,800
Total		9.82	\$15,467,900	94%	9.3	\$14,538,600

Growth Cost	\$14,538,600
10-Year VMT Increase	91,476
Cost per VMT	\$158.93

Signalized Intersections – Incremental Expansion

Avondale’s current level of service for signalized intersections is 0.94 signalized intersections per 10,000 VMT (47 intersections / (498,794 VMT / 10,000)), and Avondale plans to maintain this level of service over the next 10 years. As shown in Figure 54, Avondale needs to construct 8.6 additional signalized intersections to maintain this standard over the next 10 years $((91,476 \text{ additional VMT} / 10,000) \times 0.94 \text{ signalized intersections per } 10,000 \text{ VMT})$. Shown below in Figure 56, Avondale’s staff identified 12 potential intersection improvements with an average cost per intersection of \$514,583 $(\$6,175,000 / 12 \text{ intersections})$. Avondale may use development fees to fund any of the 8.6 intersection projects included in Figure 56. The cost per VMT for signalized intersections is \$48.38 $(\$514,583 \text{ per intersection} \times 8.6 \text{ additional intersections} / 91,476 \text{ additional VMT})$.

Figure 56: Planned Signalized Intersections

Number	Description	Total
ST1127	Traffic Signal at 107th and Pierce	\$475,000
ST1170	Traffic Signal at Avondale & Lower Buckeye	\$600,000
ST1171	Traffic Signal at El Mirage & Lower Buckeye	\$575,000
ST1180	Traffic Signal - 107th Ave and Dealer Dr	\$475,000
ST1181	Traffic Signal - 107th Ave and Roosevelt St	\$475,000
ST1187	Traffic Signal - 119th Ave and McDowell Rd	\$475,000
ST1188	Traffic Signal - 119th Ave and Lower Buckeye Rd	\$475,000
ST1195	Traffic Signal - Central Ave and Lower Buckeye Rd	\$475,000
ST1248	Traffic Signal - Dysart Rd and Lower Buckeye Rd	\$475,000
ST1381	Traffic Signal - Maricopa St & Avondale Blvd	\$470,000
ST1383	Traffic Signal - Broadway Rd & Avondale Blvd	\$730,000
ST1437	Traffic Signal - Thomas Rd & 137th Ave	\$475,000
Total Development Fee Eligible Projects		\$6,175,000

Cost per Intersection	\$514,583
2018-2028 VMT Increase	91,476
Cost per VMT	\$48.38

Development Fee Report – Plan-Based

The cost to prepare the Street Facilities IIP and related Development Fee Report totals \$25,065. Avondale plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new development from the *Land Use Assumptions* document, the cost per VMT is \$0.53.

Figure 57: IIP and Development Fee Report

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Library	\$15,118	Residential	82%	Population	84,736	92,626	7,890	\$1.57
		Nonresidential	18%	Jobs	17,086	19,298	2,212	\$1.23
Parks and Recreational	\$14,323	Residential	91%	Population	84,736	92,626	7,890	\$1.65
		Nonresidential	9%	Jobs	17,086	19,298	2,212	\$0.58
Police	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Street	\$25,065	Residential	100%	VMT	498,794	545,990	47,196	\$0.53
Wastewater	\$21,484	Residential	100%	Gallons	5,926,764	6,547,057	620,293	\$0.03
Water	\$28,644	Residential	100%	Gallons	11,289,122	12,534,726	1,245,605	\$0.02
Total	\$133,280							

STREET FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for the Street Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Proposed Street Facilities Development Fees

Infrastructure standards and cost factors for Street Facilities are summarized in the upper portion of Figure 58. The cost per service unit is \$207.84 per vehicle mile of travel. Figure 58 displays the ratio of a service unit to various types of land uses for residential and nonresidential development.

Street Facilities development fees for residential development are assessed according to VMT generated per unit. The single-family fee of \$3,171 is calculated using a cost per service unit of \$207.84 per VMT multiplied by 10.0 average weekday vehicle trip ends, multiplied by 65 percent trip adjustment factor, multiplied by 1.94 miles per trip, multiplied by 121 percent trip length adjustment.

Nonresidential development fees are calculated using VMT as the service unit. The fee of \$3.31 per square foot of commercial development is derived from a cost per service unit of \$207.84 per VMT multiplied by 37.75 average weekday vehicle trip ends, multiplied by 33 percent trip adjustment factor, multiplied by 1.94 miles per trip, multiplied by 66 percent trip length adjustment, divided by 1,000 square feet.

Figure 58: Schedule of Street Facilities Development Fees

Fee Component	Cost per VMT
Arterial Improvements	\$158.93
Signalized Intersections	\$48.38
Development Fee Report	\$0.53
Total	\$207.84

Average Miles per Trip	1.940
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Residential Development	Development Fees per Unit					
Development Type	Avg Wkdy Veh Trip Ends ¹	Trip Rate Adjustment	Trip Length Adjustment	Proposed Fees	Current Fees	Increase / Decrease
Single Unit	10.00	65%	121%	\$3,171	\$2,945	\$226
2+ Unit	5.20	65%	121%	\$1,649	\$2,058	(\$409)

Nonresidential Development	Development Fees per Square Foot					
Development Type	Avg Wkdy Veh Trip Ends ¹	Trip Rate Adjustment	Trip Length Adjustment	Proposed Fees	Current Fees	Increase / Decrease
Industrial	1.74	50%	73%	\$0.25	\$1.00	(\$0.75)
Commercial	37.75	33%	66%	\$3.31	\$3.66	(\$0.35)
Office / Institutional	9.74	50%	73%	\$1.43	\$1.58	(\$0.15)

1. TischlerBise Land Use Assumptions

PROJECTED STREET FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Projected Street Facilities Development Fee Revenue

Projected fee revenue shown in Figure 59 is based on the development projections in the *Land Use Assumptions* document and the updated Street Facilities development fees. If development occurs at a faster rate than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs at a slower rate than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Anticipated development fee revenue of approximately \$18.98 million over the next 10 years is approximately equal to the projected growth-related cost of street facilities (\$18.99 million). Existing development share of planned improvements must be funded with other sources of revenue.

Figure 59: Projected Street Facilities Development Fee Revenue

		Fee Component	Growth Share	Existing Share	Total
		Arterial Improvements	\$14,538,600	\$929,300	\$15,467,900
		Signalized Intersections	\$4,425,414	\$0	\$4,425,414
		Development Fee Report	\$25,065	\$0	\$25,065
		Total	\$18,989,079	\$929,300	\$19,918,379

		Single Unit \$3,171 per unit	2+ Unit \$1,649 per unit	Industrial \$0.25 per SF	Commercial \$3.31 per SF	Office / Inst \$1.43 per SF
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF
Base	2018	23,423	5,816	2,739	3,987	4,103
Year 1	2019	23,783	6,056	2,800	4,101	4,146
Year 2	2020	24,143	6,296	2,864	4,220	4,190
Year 3	2021	24,503	6,536	2,930	4,342	4,235
Year 4	2022	24,863	6,776	2,997	4,468	4,281
Year 5	2023	25,209	6,854	3,064	4,599	4,327
Year 6	2024	25,559	6,934	3,134	4,733	4,375
Year 7	2025	25,914	7,015	3,206	4,871	4,422
Year 8	2026	26,275	7,096	3,279	5,014	4,471
Year 9	2027	26,640	7,179	3,354	5,162	4,521
Year 10	2028	27,010	7,263	3,432	5,315	4,571
10-Year Increase		3,587	1,447	694	1,328	468
Projected Revenue		\$11,359,765	\$2,384,929	\$173,154	\$4,389,527	\$668,964

Projected Fee Revenue	\$18,976,340
Total Expenditures	\$19,918,379
Existing Development Share	\$942,039

WASTEWATER FACILITIES IIP

ARS § 9-463.05 (T)(7)(b) defines facilities and assets that can be included in the Wastewater Facilities IIP:

“Wastewater facilities, including collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances for those facilities”

The Wastewater Facilities IIP includes components for treatment, collection, and the cost of preparing the Wastewater Facilities IIP and development fees. The cost recovery methodology is used for the treatment and collection components, and the plan-based methodology is used for the Development Fee Report.

Service Area

The service area for the Wastewater Facilities IIP is citywide.

Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to provide necessary public services to the development. The Wastewater Facilities IIP is based, and development fees are assessed, on both residential and nonresidential development. City staff provided wastewater flows to differentiate demand for wastewater facilities from residential and nonresidential development. In 2017, residential wastewater customers accounted for approximately 97 percent of total customers and 76 percent of average day flows. Nonresidential customers accounted for approximately 3 percent of total customers and 24 percent of average day flows.

RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

Residential Wastewater Facilities development fees are assessed on a per unit basis, based on average day gallons per connection. Development fees assume a residential unit in a multi-unit structure with a single meter would be served by a 0.75-inch meter. If not, then the corresponding meter size and capacity ratio shown below would be used to establish a ratio of service unit to land use.

For nonresidential Wastewater Facilities development fees, capacity ratios by meter size are the appropriate demand indicator for Wastewater Facilities. Capacity ratios equate 0.75-inch meters to the average day gallons per average single-family residential unit. Utilizing average day gallons is the most efficient way to show a direct relationship between development units, usage, and system capacity. The nonresidential Wastewater Facilities development fees are calculated by multiplying the number of gallons per unit by the capacity ratio for the corresponding size and type of water meter, which are provided by the American Water Works Association (2017) and shown below in Figure 60.

Figure 60: Wastewater Facilities Ratio of Service Unit to Development Unit

Demand Indicators		
Residential Gallons per Average Day		207

Meter Size (inches)		Capacity Ratio
0.75	Displacement	1.00
1.00	Displacement	1.67
1.50	Displacement	3.33
2.00	Compound	5.33
3.00	Compound	10.67
4.00	Compound	16.67
6.00	Compound	33.33

Source: AWWA Manual of Water Supply Practices M-1, 7th Edition.

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Avondale has one wastewater treatment plant with excess capacity to serve growth. The current capacity of the Charles M. Wolf plant is 9.00 million gallons per day (MGD), but Avondale can only use 80 percent (7.20 MGD) of the total capacity under existing Arizona law. According to the City of Avondale Utilities Department, current usage is approximately 5.93 MGD, leaving 1.27 MGD of excess capacity to serve growth.

Figure 61: Wastewater Plant Capacity

Description	Total Capacity	Eligible Capacity	Current Demand	Available Capacity
Charles M. Wolf Wastewater Treatment Plant, 2018	9.00	7.20	5.93	1.27
Total	9.00	7.20	5.93	1.27

Average Day Flows

The following factors are used to differentiate the demand for wastewater infrastructure between residential and nonresidential development. The existing level of service for wastewater infrastructure is based on average flows in 2016 and 2017. The current level of service for residential development for wastewater service is 207 average day gallons per connection. For nonresidential connections, wastewater flows average 2,092 average day gallons per connection. Each nonresidential connection averages approximately 25 jobs, and the projected increase in jobs drives the demand for wastewater capacity from nonresidential development.

Figure 62: Wastewater Flow Factors

Unit Type	2016 Average Gallons per Day ¹	2016 Connections ¹	Gallons per Connection per Day
Residential	4,281,122	21,089	203
Nonresidential	1,318,878	640	2,061
Total	5,600,000	21,728	

Unit Type	2017 Average Gallons per Day ¹	2017 Connections ¹	Gallons per Connection per Day
Residential	4,434,019	21,347	208
Nonresidential	1,365,981	652	2,094
Total	5,800,000	21,999	

Unit Type	Average Gallons per Day ¹	Connections ¹	Gallons per Connection per Day
Residential	4,357,571	21,083	207
Nonresidential	1,342,429	642	2,092
Total	5,700,000	21,724	

1. 2017 Integrated Utility Master Plan Update, City of Avondale, Arizona.

2. Gallons per day per capita based on average persons per housing unit of 2.98.

PROJECTED SERVICE UNITS AND PROJECTED DEMAND FOR SERVICES

ARS § 9-463.05(E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

ARS § 9-463.05(E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

Over the next 10 years, it is projected there will be an increase of 3,964 connections. Accordingly, the projected wastewater flows increase by 1,171,341 gallons during the same period.

Figure 63: Projected Wastewater Flows

Year	Avg. Gallons per Day	Total Connections	Annual Increase		Cumulative Increase	
			Connections	Avg. Gallons per Day	Connections	Avg. Gallons per Day
2016	5,600,000	21,728				
2017	5,800,000	21,999	271	79,631		
Base 2018	5,926,764	22,466	466	126,764		
1 2019	6,054,352	22,932	467	127,588	467	127,588
2 2020	6,182,847	23,399	467	128,495	934	256,083
3 2021	6,312,331	23,867	468	129,484	1,401	385,567
4 2022	6,442,887	24,335	468	130,556	1,869	516,123
5 2023	6,547,057	24,672	336	104,170	2,206	620,293
6 2024	6,653,147	25,013	341	106,090	2,547	726,383
7 2025	6,761,321	25,360	347	108,174	2,894	834,557
8 2026	6,871,498	25,711	352	110,177	3,245	944,734
9 2027	6,983,759	26,068	357	112,261	3,602	1,056,995
10 2028	7,098,105	26,429	362	114,346	3,964	1,171,341

Source: TischlerBise, using Average Day Demand factors and projected development shown in the *Land Use Assumptions*.

Wastewater Treatment

The cost per gallon of capacity for the Wastewater Facilities development fee includes the most recent wastewater treatment plant expansion. This expansion added 3.0 MGD of capacity, of which 80 percent (2.40 MGD) was available for use under existing Arizona law. Avondale's wastewater treatment plant expansion had a total cost of \$48,930,315 and added 2.40 MGD of usable capacity. Dividing the total cost by the usable capacity of the expansion results in a cost per gallon of capacity of \$20.39 (\$48,930,315 total cost / 2.40 MGD).

Development fee contributions to date include Avondale's existing wastewater development fee balance of \$717,972 and allocated development fees totaling \$29,479,223. Based on a cost per gallon of \$20.39, development fee contributions to date represent capacity paid with development fees of 1,481,153 (\$30,197,195 development fee contributions / \$20.39 per gallon). This leaves 918,847 gallons of treatment capacity available to serve future development (2,400,000 usable capacity – 1,481,153 capacity paid with development fees).

Based on a cost per gallon of capacity of \$20.39, the cost of the wastewater treatment plant expansion attributable to future development is \$18,733,120 (\$20.39 per gallon X 918,847 gallons of treatment capacity available to serve future development). As shown in Figure 63, wastewater flows are projected to increase by 1.17 MGD over the next 10 years, however, less than 1.00 MGD is available. This results in \$18.73 million in fee revenue generated over approximately eight years to repay future development's share of the wastewater treatment plant expansion (\$20.39 per gallon of capacity X 918,847 gallons of available capacity). Avondale should collect the wastewater treatment component of the wastewater development fee until it recovers all eligible costs associated with the expansion.

Figure 64: Wastewater Treatment Cost Allocation Factors

Wastewater Treatment Facility	Cost of Capacity
Charles M. Wolf WWTP, Phase I Expansion	\$48,930,315
÷ Additional Capacity (gpd)	2,400,000
Cost per Gallon of Capacity	\$20.39
Existing Fund Balance ¹	\$717,972
Allocated Development Fees ¹	\$29,479,223
Development Fee Contributions to Date	\$30,197,195
Capacity Paid with Development Fees to Date	1,481,153
Remaining Capacity Eligible for Development Fees	918,847
Remaining Cost to be Recovered	\$18,733,120
Projected Eight-Year Increase in Wastewater Flows ²	918,847
Projected Eight-Year Cost Recovery	\$18,733,120
Remaining Cost	\$0

1. City of Avondale, Finance and Budget Department.

2. Projected wastewater flows use unpaid capacity within 8 years.

Wastewater Collection

The cost per gallon of capacity for the Wastewater Facilities development fee includes the value of the wastewater collection system. Avondale's staff provided the value of existing wastewater collection lines, lift stations, land, and equipment. This excludes the value of any collection system improvements provided by developers, and results in a collection system value of \$91,694,951. Avondale's collection system has a capacity of 12.0 MGD, and Avondale expects its collection system to meet wastewater flows at buildout.

Dividing this collection system value by the total collection system capacity results in a cost per gallon of capacity of \$7.64 (\$91,694,951 collection system value / 12.0 MGD). At present the wastewater collection system has 12.0 MGD of capacity, of which 6.07 MGD remains as unused capacity available to serve future development (12.0 MGD total capacity – 5.93 MGD current flows). Based on a cost per gallon of capacity of \$7.64 and 6.07 MGD of available capacity, the value of the wastewater collection system attributable to future development is \$46,374,800. As shown in Figure 63, wastewater flows are projected to increase by 1.17 MGD over the next 10 years. This results in \$8.95 million in fee revenue generated over the next 10 years to repay future development's share of the wastewater collection system (\$7.64 per gallon of capacity X 1,171,341 additional gallons of wastewater flows).

Figure 65: Wastewater Collection Cost Allocation Factors

Wastewater Collection Facilities	Cost of Capacity
Wastewater Collection Lines	\$88,200,404
Lift Stations	\$247,603
Land	\$2,443,202
Equipment	\$803,742
Total Wastewater Collection Sytem Value	\$91,694,951
÷ Total Capacity (gpd)	12,000,000
Cost per Gallon of Capacity	\$7.64
x Available Capacity (gpd)	6,070,000
Cost to be Recovered	\$46,374,800
Projected 10-Year Increase in Wastewater Flows	1,171,341
Projected 10-Year Cost Recovery	\$8,949,047
Remaining Cost (Year 11+)	\$37,425,753

IIP and Development Fee Report – Plan-Based

The cost to prepare the Wastewater Facilities IIP and related Development Fee Report totals \$21,484. Avondale plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost per gallon is \$0.03.

Figure 66: IIP and Development Fee Report

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Library	\$15,118	Residential	82%	Population	84,736	92,626	7,890	\$1.57
		Nonresidential	18%	Jobs	17,086	19,298	2,212	\$1.23
Parks and Recreational	\$14,323	Residential	91%	Population	84,736	92,626	7,890	\$1.65
		Nonresidential	9%	Jobs	17,086	19,298	2,212	\$0.58
Police	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Street	\$25,065	Residential	100%	VMT	498,794	545,990	47,196	\$0.53
Wastewater	\$21,484	Residential	100%	Gallons	5,926,764	6,547,057	620,293	\$0.03
Water	\$28,644	Residential	100%	Gallons	11,289,122	12,534,726	1,245,605	\$0.02
Total	\$133,280							

WASTEWATER FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for the Wastewater Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Proposed Wastewater Facilities Development Fees

Infrastructure components and cost factors for Wastewater Facilities are summarized in the upper portion of Figure 67. The cost per service unit is \$28.06 per gallon. Figure 67 displays the ratio of a service unit to various types of land uses for residential and nonresidential development.

Residential Wastewater Facilities development fees are assessed on a per unit basis, based on average day flows – approximately 207 gallons. Development fees assume a residential unit in a multi-unit structure with a single meter would be served by a 3/4" meter. If not, then the corresponding meter size and capacity ratio shown below would be used to establish a ratio of service unit to land use. The single-family fee of \$5,808, is calculated using a cost per service unit of \$28.06 per gallon multiplied by average day flows per residential unit of approximately 207 gallons.

For nonresidential Wastewater Facilities development fees, capacity ratios by meter size are the appropriate demand indicator for Wastewater Facilities. Capacity ratios equate 5/8" and 3/4" meters to the average day flows per residential unit. Utilizing average day flows is the most efficient way to show a direct relationship between development units, usage, and system capacity. The nonresidential Wastewater Facilities development fees are calculated by multiplying the average day flows per residential unit by the capacity ratio for the corresponding size and type of water meter, which are provided by the American Water Works Association (2017) and shown in Figure 67. The fee for a one-inch meter, \$9,700, is calculated using a cost per service unit of \$28.06 per gallon multiplied by average day flows per residential unit of approximately 207 gallons, multiplied by the capacity ratio of 1.67.

Figure 67: Schedule of Wastewater Facilities Development Fees

Demand Indicators	
Residential Gallons per Average Day	207
Cost Factors per Gallon of Capacity	
Treatment Facility Cost Recovery	\$20.39
Collection Facilities Cost Recovery	\$7.64
Development Fee Report	\$0.03
Capital Cost per Gallon of Capacity	\$28.06

Residential Development	Development Fees per Unit		
Development Type	Proposed Fees	Current Fees	Increase / Decrease
Residential	\$5,808	\$7,673	(\$1,865)

Nonresidential Development			Development Fees per Meter		
Meter Size (inches)		Capacity Ratio ¹	Proposed Fees	Current Fees	Increase / Decrease
0.75	Displacement	1.00	\$5,808	\$7,673	(\$1,865)
1.00	Displacement	1.67	\$9,700	\$12,814	(\$3,114)
1.50	Displacement	3.33	\$19,342	\$25,551	(\$6,209)
2.00	Compound	5.33	\$30,959	\$40,898	(\$9,939)
3.00	Compound	10.67	\$61,976	\$81,873	(\$19,897)
4.00	Compound	16.67	\$96,826	\$127,812	(\$30,986)
6.00	Compound	33.33	\$193,595	\$255,748	(\$62,153)

1. AWWA Manual of Water Supply Practices M-1, 7th Edition.

PROJECTED WASTEWATER FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Projected Wastewater Facilities Development Fee Revenue

Projected fee revenue shown in Figure 68 is based on the development projections in the *Land Use Assumptions* document and the updated Wastewater Facilities development fees. If development occurs at a faster rate than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs at a slower rate than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Anticipated development fee revenue of approximately \$27.70 million over the next 10 years is approximately equal to the projected growth-related cost of wastewater facilities (\$27.70 million).

Figure 68: Projected Wastewater Facilities Development Fee Revenue

Fee Component	Growth Share
Treatment Facility	\$18,733,120
Collection Facilities	\$8,949,047
Development Fee Report	\$21,484
Total	\$27,703,651

		\$28.06 per gallon
Year		Gallons
Base	2018	5,926,764
Year 1	2019	6,054,352
Year 2	2020	6,182,847
Year 3	2021	6,312,331
Year 4	2022	6,442,887
Year 5	2023	6,547,057
Year 6	2024	6,653,147
Year 7	2025	6,761,321
Year 8	2026	6,871,498
Year 9	2027	6,983,759
Year 10	2028	7,098,105
10-Year Increase		1,171,341
Projected Revenue		\$27,702,952

WATER FACILITIES IIP

ARS § 9-463.05 (T)(7)(a) defines facilities and assets that can be included in the Water Facilities IIP:

“Water facilities, including the supply, transportation, treatment, purification and distribution of water, and any appurtenances for those facilities.”

The Water Facilities IIP includes components for existing water facilities, planned water facilities, planned water recharge, and the cost of preparing the Water Facilities IIP and development fees. The cost recovery methodology is used for the existing water facilities component. The plan-based methodology is used for the planned water facilities, planned water recharge, and the Development Fee Report.

Service Area

The service area for the Water Facilities IIP is citywide.

Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to provide necessary public services to the development. The water fees assessed pursuant to the Water Facilities IIP and related Development Fee Report are assessed on both residential and nonresidential development. City staff provided water demand to differentiate demand for water facilities from residential and nonresidential development. In 2017, residential water customers accounted for approximately 95 percent of total customers and 64 percent of average day demand. Nonresidential customers accounted for approximately five percent of total customers and 36 percent of average day demand.

RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

Residential Water Facilities development fees are assessed on a per unit basis, based on average day gallons per connection. Development fees assume a residential unit in a multi-unit structure with a single meter would be served by a 0.75-inch meter. If not, then the corresponding meter size and capacity ratio shown below would be used to establish a ratio of service unit to land use.

For nonresidential Water Facilities development fees, capacity ratios by meter size are the appropriate demand indicator for water facilities. Capacity ratios equate 0.75-inch meters to the average day gallons per average single-family residential unit. Utilizing average day gallons is the most efficient way to show a direct relationship between development units, usage, and system capacity. The nonresidential Water Facilities development fees are calculated by multiplying the number of gallons per residential unit by the capacity ratio for the corresponding size and type of water meter, which are provided by the American Water Works Association (2017) and shown below in Figure 69.

Figure 69: Water Facilities Ratio of Service Unit to Development Unit

Demand Indicators		
Residential Gallons per Average Day		322

Meter Size (inches)		Capacity Ratio
0.75	Displacement	1.00
1.00	Displacement	1.67
1.50	Displacement	3.33
2.00	Compound	5.33
3.00	Compound	10.67
4.00	Compound	16.67
6.00	Compound	33.33

Source: AWWA Manual of Water Supply Practices M-1, 7th Edition.

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Existing Capacity and Usage

Avondale has 15 wells with a total capacity of 30.66 MGD and a firm capacity of 18.6 MGD. Production facilities for the water system should have sufficient capacity to meet the demands of the maximum day of the year. For systems served with groundwater wells, it is standard practice to evaluate production capabilities based on firm capacity, or the capacity with the largest well out of service in each pressure zone. Avondale's firm water supply is 18.6 MGD which is 1.89 MGD less than the maximum daily demand of 20.49 MGD. Therefore, maximum day demands are currently being supplied by running wells more than 18 hours per day and running all wells on a daily basis. This analysis assumes there is no excess capacity in Avondale's water production facilities, however, there is excess capacity in Avondale's water distribution, storage, and treatment facilities.

According to the City of Avondale Utilities Department, current max day consumption is approximately 20.49 MGD, leaving 10.18 MGD of excess capacity in Avondale's water distribution, storage, and treatment facilities to serve future development (30.66 MGD – 20.49 MGD). In addition, Avondale has a 10-year capital improvement plan to increase the capacity of its water facilities by 6.80 MGD.

Figure 70: Well Capacity

Water Source	Total Capacity (MGD)	Usage (MGD)	Remaining
Existing Wells	30.66	20.49	10.18
Planned Wells	6.80	0.00	6.80
Total	37.46	20.49	16.98

Average Day Demand

The following factors are used to differentiate the demand for water infrastructure between residential and nonresidential development. The existing level of service for water infrastructure is based on average demand in 2015, 2016, and 2017. The current level of service for residential development for water service is approximately 322 gallons per connection per day. For nonresidential connections, water demand averages 3,220 gallons per connection per day. Each nonresidential connection averages approximately 13 jobs, and the projected increase in jobs drives the demand for water capacity from nonresidential development.

Figure 71: Water Demand Factors

Unit Type	2015 Average Gallons per Day ¹	2015 Connections ¹	Gallons per Connection per Day
Residential	6,908,937	21,580	320
Nonresidential	3,855,485	1,212	3,181
Total	10,764,422	22,792	

Unit Type	2016 Average Gallons per Day ¹	2016 Connections ¹	Gallons per Connection per Day
Residential	7,150,890	21,866	327
Nonresidential	4,050,849	1,226	3,304
Total	11,201,740	23,092	

Unit Type	2017 Average Gallons per Day ¹	2017 Connections ¹	Gallons per Connection per Day
Residential	7,069,079	22,134	319
Nonresidential	3,970,219	1,250	3,176
Total	11,039,299	23,384	

Unit Type	Weighted Average Gallons per Day ¹	Connections ¹	Gallons per Connection per Day
Residential	7,042,969	21,860	322
Nonresidential	3,958,851	1,229	3,220
Total	11,001,820	23,089	

1. 2017 Integrated Utility Master Plan Update, City of Avondale, Arizona.

2. Gallons per day per capita based on average persons per housing unit of 2.98.

PROJECTED SERVICE UNITS AND PROJECTED DEMAND FOR SERVICES

ARS § 9-463.05(E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

ARS § 9-463.05(E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

Over the next 10 years, it is projected there will be an increase of 4,274 connections. Accordingly, the projected water demand increases by 2,413,902 gallons during the same period.

Figure 72: Projected Water Demand

Year	Avg. Gallons per Day	Total Connections	Annual Increase		Cumulative Increase	
			Connections	Avg. Gallons per Day	Connections	Avg. Gallons per Day
2016	11,201,740	23,092				
2017	11,039,299	23,384	292	168,655		
Base 2018	11,289,122	23,882	498	249,823		
1 2019	11,541,376	24,380	498	252,254	498	252,254
2 2020	11,796,305	24,879	499	254,929	998	507,183
3 2021	12,054,151	25,379	500	257,846	1,498	765,029
4 2022	12,315,158	25,881	501	261,007	1,999	1,026,036
5 2023	12,534,726	26,246	365	219,569	2,364	1,245,605
6 2024	12,758,716	26,616	371	223,990	2,734	1,469,595
7 2025	12,987,614	26,992	376	228,898	3,111	1,698,493
8 2026	13,221,176	27,374	382	233,562	3,493	1,932,055
9 2027	13,459,646	27,762	388	238,470	3,880	2,170,525
10 2028	13,703,024	28,156	393	243,377	4,274	2,413,902

Source: TischlerBise, using Average Day Demand factors and projected development shown in the *Land Use Assumptions*.

Existing Water Facilities

The cost per gallon of capacity for the Water Facilities development fee includes the value of existing water facilities capacity available to serve future development—this excludes the value of existing water production facilities where no excess capacity is available to future development. Avondale’s staff provided the value of existing water distribution lines, pumping stations, reservoirs, land, and equipment. This excludes the value of any water facilities provided by developers, and results in a water facilities system value of \$158,503,483. Currently, the existing water facilities have 30.66 MGD of capacity, of which 10.18 MGD, or 33.2 percent, remains as unused capacity available to serve future development. Applying the share of available capacity to the water facilities system value results in an available capacity value of \$52,596,379 (33.2 percent available capacity X \$158,503,483 water facilities system value).

Avondale’s water development fee fund includes a fund balance of \$467,788, and this balance is deducted from the total value of the water facilities system resulting in a value of \$52,128,591. Dividing this by the available capacity of the water facilities system results in a cost per gallon of capacity of \$5.12 (\$52,128,591 / 10.18 MGD). As shown in Figure 72, water demand is projected to increase by 2.41 MGD over the next 10 years. This results in \$12.36 million in fee revenue generated over the next 10 years to repay future development’s share of the water facilities system (\$5.12 per gallon of capacity X 2,413,902 additional gallons of water demand).

Figure 73: Existing Water Facilities Cost Allocation Factors

Existing Water Facilities	System Value
Water Distribution Lines	\$136,266,525
Pumping Stations	\$900,768
Reservoir	\$7,200,058
Land	\$13,071,859
Equipment	\$1,064,273
Total Water Facilities System Value	\$158,503,483
x Available Capacity	33.2%
Value of Available Capacity	\$52,596,379
Less: Existing Fund Balance	\$467,788
Cost to be Recovered	\$52,128,591
÷ Available Capacity (gpd)	10,175,533
Cost per Gallon of Capacity	\$5.12
Projected 10-Year Increase in Water Demand	2,413,902
Projected 10-Year Cost Recovery	\$12,359,178
Remaining Cost (Year 11+)	\$39,769,413

Planned Water Facilities

Avondale plans to construct four new wells with 6.80 MGD of capacity to serve future development. Shown below in Figure 74 are planned water facility improvements including wells, waterlines, booster stations, and treatment needed to serve future development. Avondale's staff identified growth-related water facilities with a total cost of \$40,588,000. When allocated to the planned capacity of 6.80 MGD, the cost per gallon of capacity is \$5.97.

As shown in Figure 72, water demand is projected to increase by 2.41 MGD over the next 10 years. This results in \$14.41 million in fee revenue generated over the next 10 years to fund future development's share of planned water facilities (\$5.97 per gallon of capacity X 2,413,902 additional gallons of water demand).

Figure 74: Planned Water Facilities Cost Allocation Factors

Description	CIP No.	Total Cost	Growth Share	Growth Cost
99th Avenue Waterline, Thomas-McDowell	WA1133	\$800,000	100%	\$800,000
Future Well	WA1318	\$2,700,000	100%	\$2,700,000
Dysart Rd Waterline, Roeser Align-Southern	WA1302	\$1,000,000	100%	\$1,000,000
Dysart Rd Waterline, Whyman-Lower Buckeye	WA1231	\$400,000	100%	\$400,000
Future Well, North of I-10	WA1131	\$4,400,000	100%	\$4,400,000
Future Well, North of Van Buren	WA1142	\$2,900,000	100%	\$2,900,000
McDowell Rd Waterline, 117th-Avondale	WA1135	\$300,000	100%	\$300,000
Well #27 Corporate/El Mirage	WA1214	\$2,500,000	100%	\$2,500,000
Wellhead Treatment	WA1068	\$1,500,000	100%	\$1,500,000
Nitrate Removal System for Coldwater Booster Station	WA1340	\$5,545,000	100%	\$5,545,000
McDowell Rd 16-Inch Waterline - Avondale to 99th Ave	WA1468	\$2,650,000	100%	\$2,650,000
Phoenix Water Connection to Garden Lakes Booster	WA1469	\$6,860,000	100%	\$6,860,000
107th and Roosevelt Treatment Site - Land Purchase	WA1470	\$600,000	100%	\$600,000
Garden Lakes Site - 2nd Reservoir & Booster Improvements	WA1471	\$8,358,000	100%	\$8,358,000
Northside Booster Well Site - Land Purchase & DCR	WA1472	\$75,000	100%	\$75,000
Total		\$40,588,000		\$40,588,000

Growth-Related Cost	\$40,588,000
÷ Additional Gallons of Capacity	6,800,000
Cost per Gallon of Capacity	\$5.97
Projected 10-Year Increase in Water Demand	2,413,902
Projected 10-Year Share of Cost	\$14,408,155
Remaining Cost (Year 11+)	\$26,179,845

Planned Water Recharge

Avondale's available and unused capacity to recharge water at the New River-Agua Fria Underground Storage Project ("NAUSP") is the basis for the water recharge component. Because the NAUSP is currently unused, the entire 2.14 MGD capacity of the NAUSP is available for new service units. The obligation is valued at \$1,620,139; with a capacity of 2.14 MGD, the water recharge component cost is \$0.76 per gallon.

As shown in Figure 72, water demand is projected to increase by 2.41 MGD over the next 10 years, however, NAUSP adds only 2.14 MGD of recharge capacity. To more closely match revenue projections with added capacity, Figure 75 includes projected demand of 2.17 MGD over the next nine years. This results in \$1.65 million in fee revenue generated over the next nine years (\$0.76 per gallon of capacity X 2,170,525 additional gallons of water demand). Avondale may expand its McDowell Road Facility to meet demand from future development not met by the NAUSP, but the McDowell Road Facility is not included in this update of Avondale's Water IIP.

Figure 75: Planned Water Recharge Cost Allocation Factors

Planned Water Recharge	Planned Cost
New River-Agua Fria River USP	\$1,620,139
÷ Water Recharge Capacity (gpd)	2,140,000
Cost per Gallon of Capacity	\$0.76
Projected Nine-Year Increase in Water Demand	2,170,525
Projected Nine-Year Share of Cost	\$1,649,599

IIP and Development Fee Report – Plan-Based

The cost to prepare the Water Facilities IIP and development fees totals \$28,644. Avondale plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost per gallon is \$0.02.

Figure 76: IIP and Development Fee Report

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Library	\$15,118	Residential	82%	Population	84,736	92,626	7,890	\$1.57
		Nonresidential	18%	Jobs	17,086	19,298	2,212	\$1.23
Parks and Recreational	\$14,323	Residential	91%	Population	84,736	92,626	7,890	\$1.65
		Nonresidential	9%	Jobs	17,086	19,298	2,212	\$0.58
Police	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Street	\$25,065	Residential	100%	VMT	498,794	545,990	47,196	\$0.53
Wastewater	\$21,484	Residential	100%	Gallons	5,926,764	6,547,057	620,293	\$0.03
Water	\$28,644	Residential	100%	Gallons	11,289,122	12,534,726	1,245,605	\$0.02
Total	\$133,280							

WATER FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for the Water Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Proposed Water Facilities Development Fees

Infrastructure components and cost factors for Water Facilities are summarized in the upper portion of Figure 77. The cost per service unit is \$11.87 per gallon. Figure 77 displays the ratio of a service unit to various types of land uses for residential and nonresidential development.

Residential Water Facilities development fees are assessed on a per unit basis, based on average day demand – approximately 322 gallons. Development fees assume a residential unit in a multi-unit structure with a single meter would be served by a 3/4" meter. If not, then the corresponding meter size and capacity ratio shown below would be used to establish a ratio of service unit to land use. The single-family fee of \$3,822, is calculated using a cost per service unit of \$11.87 per gallon multiplied by average day demand per residential unit of approximately 322 gallons.

For nonresidential Water Facilities development fees, capacity ratios by meter size are the appropriate demand indicator for Water Facilities. Capacity ratios equate 5/8" and 3/4" meters to the average day demand per residential unit. Utilizing average day demand is the most efficient way to show a direct relationship between development units, usage, and system capacity. The nonresidential Water Facilities development fees are calculated by multiplying the average day demand per residential unit by the capacity ratio for the corresponding size and type of water meter, which are provided by the American Water Works Association (2017) and shown below in Figure 77. The fee for a one-inch meter, \$6,383, is calculated using a cost per service unit of \$11.87 per gallon multiplied by average day demand per residential unit of approximately 322 gallons, multiplied by the capacity ratio of 1.67.

Figure 77: Schedule of Water Facilities Development Fees

Demand Indicators	
Residential Gallons per Average Day	322
Cost Factors per Gallon of Capacity	
Existing Water Facilities	\$5.12
Planned Water Facilities	\$5.97
Planned Water Recharge	\$0.76
Development Fee Report	\$0.02
Capital Cost per Gallon of Capacity	\$11.87

Residential Development	Development Fees per Unit		
Development Type	Proposed Fees	Current Fees	Increase / Decrease
Residential	\$3,822	\$4,651	(\$829)

Nonresidential Development			Development Fees per Meter		
Meter Size (inches)		Capacity Ratio ¹	Proposed Fees	Current Fees	Increase / Decrease
0.75	Displacement	1.00	\$3,822	\$4,651	(\$829)
1.00	Displacement	1.67	\$6,383	\$7,767	(\$1,384)
1.50	Displacement	3.33	\$12,728	\$15,488	(\$2,760)
2.00	Compound	5.33	\$20,372	\$24,790	(\$4,418)
3.00	Compound	10.67	\$40,782	\$49,627	(\$8,845)
4.00	Compound	16.67	\$63,715	\$77,533	(\$13,818)
6.00	Compound	33.33	\$127,392	\$155,021	(\$27,629)

1. AWWA Manual of Water Supply Practices M-1, 7th Edition.

PROJECTED WATER FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Projected Water Facilities Development Fee Revenue

Projected fee revenue shown in Figure 78 is based on the development projections in the *Land Use Assumptions* document and the updated Water Facilities development fees. If development occurs at a faster rate than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs at a slower rate than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Anticipated development fee revenue of approximately \$28.44 million over the next 10 years is approximately equal to the projected growth-related cost of water facilities (\$28.45 million).

Figure 78: Projected Water Facilities Development Fee Revenue

Fee Component	Growth Share
Existing Water Facilities	\$12,359,178
Planned Water Facilities	\$14,408,155
Planned Water Recharge	\$1,649,599
Development Fee Report	\$28,644
Total	\$28,445,577

		\$11.87 per gallon
Year		Gallons
Base	2018	11,289,122
Year 1	2019	11,541,376
Year 2	2020	11,796,305
Year 3	2021	12,054,151
Year 4	2022	12,315,158
Year 5	2023	12,534,726
Year 6	2024	12,758,716
Year 7	2025	12,987,614
Year 8	2026	13,221,176
Year 9	2027	13,459,646
Year 10	2028	13,703,024
10-Year Increase		2,413,902
Projected Revenue		\$28,444,685

APPENDIX A: FORECAST OF REVENUES OTHER THAN FEES

APPENDIX B: PROFESSIONAL SERVICES

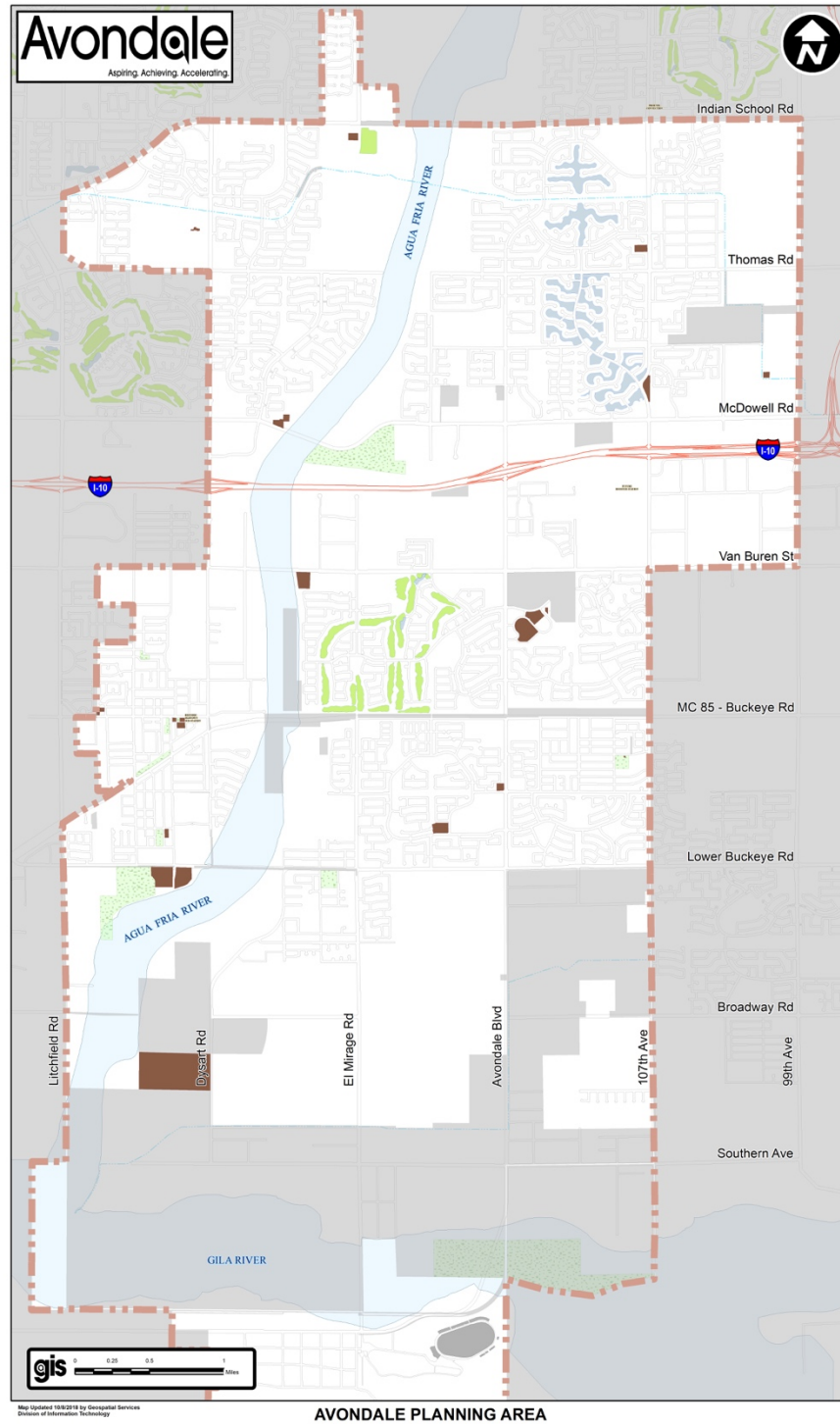
As stated in Arizona’s development fee enabling legislation, “a municipality may assess development fees to offset costs to the municipality associated with providing necessary public services to a development, including the costs of infrastructure, improvements, real property, engineering and architectural services, financing and professional services required for the preparation or revision of a development fee pursuant to this section, including the relevant portion of the infrastructure improvements plan” (see ARS § 9-463.05.A). Because development fees must be updated at least every five years, the cost of professional services is allocated to the projected increase in service units, over five years (see Figure B1). Qualified professionals must develop the IIP, using generally accepted engineering and planning practices. A qualified professional is defined as “a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person's license, education or experience”.

Figure B1: Cost of Professional Services

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Library	\$15,118	Residential	82%	Population	84,736	92,626	7,890	\$1.57
		Nonresidential	18%	Jobs	17,086	19,298	2,212	\$1.23
Parks and Recreational	\$14,323	Residential	91%	Population	84,736	92,626	7,890	\$1.65
		Nonresidential	9%	Jobs	17,086	19,298	2,212	\$0.58
Police	\$14,323	Residential	82%	Population	84,736	92,626	7,890	\$1.49
		Nonresidential	18%	Vehicle Trips	72,025	81,026	9,001	\$0.29
Street	\$25,065	Residential	100%	VMT	498,794	545,990	47,196	\$0.53
Wastewater	\$21,484	Residential	100%	Gallons	5,926,764	6,547,057	620,293	\$0.03
Water	\$28,644	Residential	100%	Gallons	11,289,122	12,534,726	1,245,605	\$0.02
Total	\$133,280							

APPENDIX C: LAND USE ASSUMPTIONS

The estimates and projections of residential and nonresidential development in this Land Use Assumptions document are for areas within the boundaries of the City of Avondale. The map below illustrates the area within the City of Avondale Service Area boundaries.



Arizona's Development Fee Act requires the preparation of Land Use Assumptions, which are defined in Arizona Revised Statutes § 9-463.05(T)(6) as:

“projections of changes in land uses, densities, intensities and population for a specified service area over a period of at least ten years and pursuant to the General Plan of the municipality.”

The City of Avondale, Arizona retained TischlerBise to analyze the impacts of development on its capital facilities and to calculate development impact fees based on that analysis. TischlerBise prepared current demographic estimates and future development projections for both residential and nonresidential development that will be used in the Infrastructure Improvements Plan (IIP) and calculation of the development fees. Current demographic data estimates for 2018 are used in calculating levels of service (LOS) provided to existing development in the City of Avondale. Although long-range projections are necessary for planning infrastructure systems, a shorter time frame of five to ten years is critical for the development fee analysis.

Arizona's Development Fee Act requires fees to be updated at least every five years and limits the IIP to a maximum of 10 years. Therefore, the use of a very long-range “build-out” analysis is no longer acceptable for deriving development fees in Arizona municipalities.

SUMMARY OF GROWTH INDICATORS

Key land use assumptions for the City of Avondale development fee study are population, housing units, and employment projections. Based on discussions with staff, TischlerBise estimates housing units by combining building permit data with Maricopa Association of Governments (MAG) 2015-2030 projections. TischlerBise derives population estimates by converting annual housing unit increases to population using persons per housing unit factors. For nonresidential development, the base year employment estimate is calculated based on MAG 2015 and 2020 estimates. The MAG 2015-2030 average annual growth rates are applied to the base year employment estimate to project future employment by industry sector. The employment estimate is converted into floor area based on average square feet per job multipliers. Four nonresidential development prototypes are discussed further below (see Figure C5 and related text). The projections contained in this document provide the foundation for the Development Fee Report. These metrics are the service units and demand indicators used in the Development Fee Report.

Development projections and growth rates are summarized in Figure C11. These projections will be used to estimate development fee revenue and to indicate the anticipated need for growth-related infrastructure. However, development fees methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate-share fee amounts. If actual development is slower than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development is faster than anticipated, Avondale will receive an increase in fee revenue, but will also need to accelerate infrastructure improvements to keep pace with the actual rate of development.

During the next five years, land use assumptions indicate an average increase of 565 housing units per year, and an average increase of approximately 232,000 nonresidential square feet per year.

RESIDENTIAL DEVELOPMENT

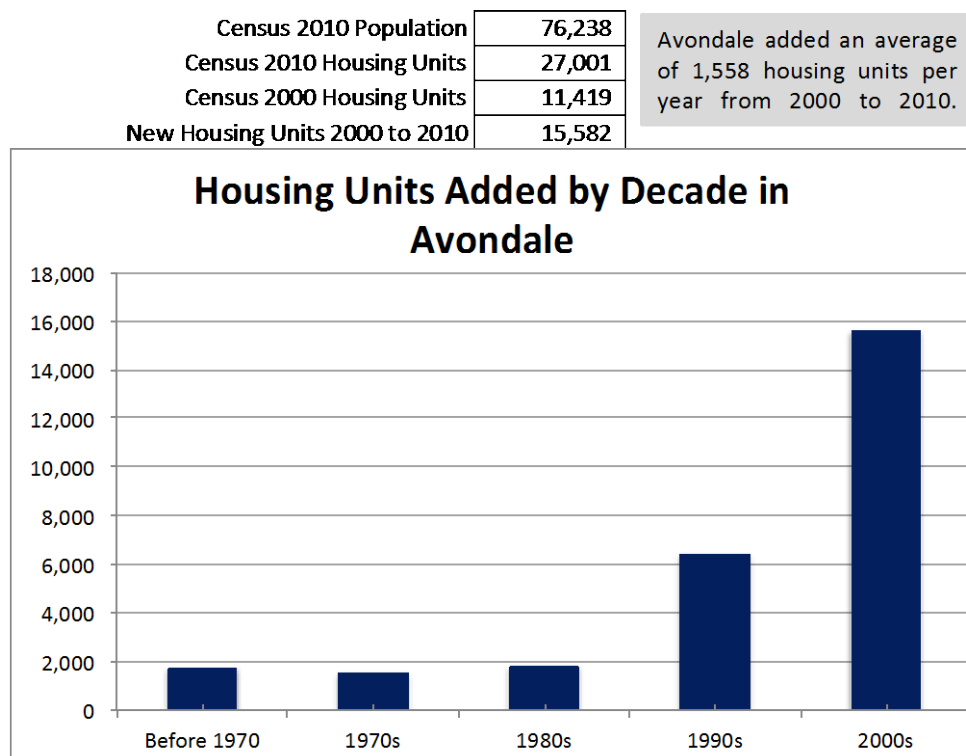
Current estimates and future projections of residential development are detailed in this section including population and housing units by type.

Recent Residential Construction

Development fees require an analysis of current levels of service. For residential development, current levels of service are determined using estimates of population and housing units.

Shown below, Figure C2 indicates the estimated number of housing units added by decade according to data obtained from the U.S. Census Bureau. Avondale experienced strong growth in the 1990s and 2000s. From 2000 to 2010, Avondale's housing inventory increased by an average of 1,558 units per year.

Figure C2: Housing Units by Decade



Source: U.S. Census Bureau, Census 2010 Summary File 1, Census 2000 Summary File 1, 2011-2015 5-Year American Community Survey (for 1990s and earlier, adjusted to yield total units in 2000).

Household Size

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Development fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When PPHU is used in the fee calculations, infrastructure standards are derived using year-round population. When PPH is used in the fee calculations, the development fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that development fees for residential development in Avondale be imposed according to the number of year-round residents per housing unit. This methodology assumes some portion of the housing stock will be vacant during the course of a year. According to the U.S. Census Bureau American Community Survey, Avondale's vacancy rate was 11 percent in 2015.

PPHU calculations require data on population and the types of units by structure. The 2010 census did not obtain detailed information using a "long-form" questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses). For development fees in Avondale, detached stick-built units and attached units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land) are included in the "Single-Family Unit" category. The second residential category includes duplexes and all other structures with two or more units on an individual parcel of land. This category is referred to as "Multi-Family Unit." (Note: housing unit estimates from ACS will not equal decennial census counts of units. These data are used only to derive the custom PPHU factors for each type of unit).

Figure C3 below shows the 2011-2015 five-year ACS estimates for Avondale. Single-family units averaged 3.18 persons per housing unit (68,254 persons / 19,267 housing units) and multi-family units averaged 2.13 persons per housing unit (10,445 persons / 4,249 housing units). In 2015, Avondale's housing stock averaged 2.98 persons per housing unit.

Figure C3: Persons per Housing Unit

<i>Units in Structure</i>	<i>Persons</i>	<i>Households</i>	<i>Persons per Household</i>	<i>Housing Units</i>	<i>Persons per Housing Unit</i>	<i>Housing Mix</i>	<i>Vacancy Rate</i>
Single-Family Unit ¹	68,254	19,267	3.54	21,492	3.18	81.5%	10%
Multi-Family Unit ²	10,445	4,249	2.46	4,894	2.13	18.5%	13%
TOTAL	78,699	23,516	3.35	26,386	2.98		11%

Source: TischlerBise analysis and calculation based on U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates.

1. Includes detached, attached (townhouse), and manufactured units.

2. Includes duplexes, structures with two or more units, and all other units.

Population Estimates

To accurately determine current and future population in Avondale, TischlerBise compared population estimates and growth rates from ACS data, Arizona Department of Administration (ADOA) data, the Avondale General Plan, and Maricopa Association of Governments (MAG) data. MAG released population projections through 2050 for jurisdictions in 2016, along with annual updates of housing unit and population estimates. TischlerBise uses MAG's 2016 Socioeconomic Projections in conjunction with Avondale staff-provided building permit data to derive the base year estimates of population and housing units. Staff-provided building permit data is used to estimate the increase in housing units in 2016 and 2017: 355 single-family units and 66 multi-family units were added in 2016; 198 single-family units and 400 multi-family units were added in 2017. This results in a base year housing unit estimate of 28,639. TischlerBise converts estimated housing units to population using persons per housing unit factors detailed in Figure C3 – 3.18 persons per single-family housing unit and 2.13 persons per multi-family housing unit – which results in a base year population of 83,080 persons.

Population Projections

Based on recent building permit trends and discussions with Avondale staff, TischlerBise projects an average annual increase of 600 housing units (360 single-family and 240 multi-family units) between 2018 and 2022. TischlerBise projects housing growth beyond 2022 using MAG's 2015-2030 household compound average annual growth rate of 1.34%. The housing units are distributed by type based on the housing mix detailed in Figure A2. Therefore, between 2023 and 2027, 81.5% of projected new units are single-family and 18.5% are multi-family. To project future population between 2017 and 2027, the annual housing unit increase is converted using the persons per housing unit factors of 3.18 for single-family units and 2.13 for multi-family units. For this study, it is assumed that the household size will remain constant. TischlerBise projects a 10-year increase of 14,490 persons, or an average of 1,449 persons annually, and a corresponding 10-year increase of 5,034 housing units, or an average of 503 units annually. Based on projections provided by Avondale's Development and Engineering Services Department, anticipated buildout will occur in 2050 at an annual growth rate of 1.2 percent. Using the 2028 projected population of 99,226, the projected population in 2050 (buildout) will be approximately 129,000.

Population and housing unit projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than is projected, the demand for infrastructure will also decrease.

Figure C4: Residential Development Projections

	2018	2019	2020	2021	2022	2023	2028	10-Year
<i>Cumulative Increase</i>	<i>Base</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>10</i>	<i>Increase</i>
Population	84,736	86,392	88,048	89,704	91,360	92,626	99,226	14,490
Housing Units	29,239	29,839	30,439	31,039	31,639	32,063	34,273	5,034

NONRESIDENTIAL DEVELOPMENT

Current estimates and future projections of nonresidential development are detailed in this section including jobs and nonresidential floor area.

Employment Estimates

In addition to data on residential development, the calculation of development impact fees requires data on employment (number of jobs) and nonresidential square footage in Avondale. TischlerBise uses the term “jobs” to refer to employment by place of work. TischlerBise analyzed recent employment trends, reviewed data published by MAG, the U.S. Census Bureau, and Esri Business Analyst, and had discussions with City staff.

TischlerBise uses a four step process to calculate base year job and nonresidential footage estimates, and projections for 10 years past the base year. First, 2017 employment estimates are derived using 2015 and 2020 MAG employment estimates. Second, job estimates are organized by type: Industrial, Commercial/Retail, and Office / Institutional. Third, the MAG 2015-2030 annual employment growth rate is applied to the 2015 MAG employment estimate to project future citywide jobs. The last step allocates jobs by type based on the 2017 share of total jobs. This process is detailed below in Figure C5.

Figure C5: Estimated Employment and Distribution by Industry Type

<i>Nonresidential Category</i>	<i>2017 Jobs¹</i>	<i>Percent of Total Jobs</i>	<i>Sq. Ft. per Job</i>	<i>2017 Estimated Floor Area²</i>	<i>Jobs per 1,000 Sq. Ft.²</i>
Industrial	837	5.0%	3,199	2,677,901	0.31
Commercial / Retail	8,153	48.9%	475	3,875,162	2.10
Office / Institutional	7,687	46.1%	528	4,059,752	1.89
TOTAL	16,677	100%		10,612,815	

1. TischlerBise calculation based on Maricopa Association of Governments 2015 and 2020 estimates.

2. Costar, 2017 (industrial, commercial, and office). Institutional based on jobs and ITE 10th Edition (2017) multiplier.

Nonresidential Square Footage Estimates

TischlerBise uses 2017 Institute of Transportation Engineers (ITE) data as a proxy for future institutional nonresidential floor area (Figure C6). The prototype for institutional development is an elementary school (ITE 520), with an average of 1,076 square feet per job. Costar does not gather data on institutional development, so floor area estimates for institutional development are estimated based on current jobs and ITE building area ratios discussed below. TischlerBise uses Costar square footage estimates for industrial, commercial / retail, and office and other services floor area. As shown in Figure C5, existing industrial development averages 3,199 square feet per job, existing commercial / retail development averages 475 square feet per job, and existing office / institutional development averages 528 square feet per job. TischlerBise estimates Avondale has approximately 10.585 million square feet of nonresidential space.

Figure C6: The Institute of Transportation Engineers, Employee and Building Area Ratios

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit ¹	Wkdy Trip Ends Per Employee ¹	Emp Per Dmd Unit	Sq Ft Per Emp
110	Light Industrial	1,000 Sq Ft	4.96	3.05	1.63	615
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	3.93	2.47	1.59	628
150	Warehousing	1,000 Sq Ft	1.74	5.05	0.34	2,902
520	Elementary School	1,000 Sq Ft	19.52	21.00	0.93	1,076
610	Hospital	1,000 Sq Ft	10.72	3.79	2.83	354
710	General Office (average size)	1,000 Sq Ft	9.74	3.28	2.97	337
720	Medical-Dental Office	1,000 Sq Ft	34.80	8.70	4.00	250
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
760	Research & Dev Center	1,000 Sq Ft	11.26	3.29	3.42	292
820	Shopping Center (average size)	1,000 Sq Ft	37.75	16.11	2.34	427

1. Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).

Employment and Nonresidential Floor Area Projections

Future employment growth and nonresidential development in Avondale are based on MAG data. To project employment, TischlerBise applies MAG 2015-2030 annual employment growth rates to the 2015 MAG employment estimate of 15,892 total jobs.

To project growth in nonresidential square footage, TischlerBise applies the previously discussed square feet per employee factors to the projected increase in employment. The results of these calculations are shown in Figure C7. Over the next 10 years, Avondale is projected to gain 4,739 jobs and add an estimated 2.49 million square feet of nonresidential development.

Figure C7: Nonresidential Development Projections

	2015	2018	2019	2020	2021	2022	2023	2028	10-Year Increase
<i>Cumulative Increase</i>		<i>Base</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>10</i>	
Jobs									
Industrial	797	858	879	901	924	947	970	1,097	239
Commercial / Retail	7,656	8,414	8,683	8,960	9,246	9,542	9,847	11,524	3,110
Office / Institutional	7,439	7,814	7,943	8,074	8,207	8,343	8,481	9,204	1,390
Total Jobs	15,892	17,086	17,505	17,935	18,377	18,832	19,298	21,825	4,739
Nonresidential Floor Area (x 1,000)									
Industrial KSF		2,739	2,800	2,864	2,930	2,997	3,064	3,432	694
Commercial / Retail KSF		3,987	4,101	4,220	4,342	4,468	4,599	5,315	1,328
Office / Institutional KSF		4,103	4,146	4,190	4,235	4,281	4,327	4,571	468
Total Nonresidential KSF		10,828	11,047	11,274	11,507	11,746	11,990	13,318	2,490

AVERAGE WEEKDAY VEHICLE TRIPS

Average Weekday Vehicle Trips are used as a measure of demand by land use. Vehicle trips are estimated using average weekday vehicle trip ends from the reference book, *Trip Generation, 10th Edition*, published by the ITE in 2017. A vehicle trip end represents a vehicle entering or exiting a development (as if a traffic counter were placed across a driveway).

Trip Rate Adjustments

To calculate road development fees, trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further below, the development impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 65 percent to account for commuters leaving Avondale for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure C8, the U.S. Census Bureau's OnTheMap web application indicates that 96 percent of resident workers traveled outside of Avondale for work in 2015. In combination, these factors ($0.31 \times 0.50 \times 0.96 = 0.148$) support the additional 15 percent allocation of trips to residential development.

Figure C8: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters¹	
Employed Residents	36,444
Residents Working in Avondale	1,596
Residents Working Outside Avondale (Commuters)	34,848
Percent Commuting out of Avondale	96%
Additional Production Trips²	15%
Residential Trip Adjustment Factor	65%

1. U.S. Census Bureau, *OnTheMap Application (version 6.1.1) and LEHD Origin-Destination Employment Statistics, 2015*.

2. According to the *National Household Travel Survey (2009)**, published in December 2011 (see Table 30), home-based work trips are typically 30.99 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2015 indicate that 96 percent of Avondale's workers travel outside the city for work. In combination, these factors ($0.3099 \times 0.50 \times 0.96 = 0.14816$) account for 15 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (15 percent of production trips) for a total of 65 percent.

*<http://nhts.ornl.gov/publications.shtml> ; Summary of Travel Trends - Table "Daily Travel Statistics by Weekday vs. Weekend"

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent because retail development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Estimated Residential Vehicle Trip Rates

As an alternative to simply using the national average trip generation rate for residential development, the ITE publishes regression curve formulas that may be used to derive custom trip generation rates, using local demographic data. Key independent variables needed for the analysis (i.e. vehicles available, housing units, households, and persons) are available from American Community Survey data. Shown in Figure C9, custom trip generation rates for Avondale vary slightly from the national averages. For example, single-family residential development is expected to generate 10.00 average weekday vehicle trip ends per dwelling – compared to the national average of 9.44 (ITE 210). Multi-family residential development is expected to generate 5.20 average weekday vehicle trip ends per dwelling, which is lower than the national average of 5.44 (ITE 221).

Figure C9: Average Weekday Vehicle Trip Ends by Housing Type

	Vehicles Available ¹	Households by Structure Type ²			Vehicles per HH by Tenure
		Single-Family	Multi-Family	Total	
Owner-occupied	26,252	12,646	28	12,674	2.07
Renter-occupied	17,212	6,621	4,221	10,842	1.59
TOTAL	43,464	19,267	4,249	23,516	1.85

	Persons in Households ³	Trip Ends ⁴	Vehicles by Type of Unit	Trip Ends ⁵	Average Trip Ends	Housing Units ⁶	Trip Ends per Unit	
							Avondale	ITE ⁷
Single-Family	68,254	190,047	36,705	239,232	214,640	21,492	10.00	9.44
Multi-Family	10,445	23,838	6,759	26,924	25,381	4,894	5.20	5.44
TOTAL	78,699	213,885	43,464	266,156	240,020	26,386	9.10	

1. Vehicles available by tenure from Table B25046, American Community Survey, 2011-2015 5-Year Estimates.
2. Households by tenure and units in structure from Table B25032, American Community Survey, 2011-2015 5-Year Estimates.
3. Total population in households from Table B25033, American Community Survey, 2011-2015 5-Year Estimates.
4. Vehicle trips ends based on persons using formulas from Trip Generation (ITE 2017). For single-family housing (ITE 210), the fitted curve equation is $EXP(0.89 \cdot \ln(\text{persons}) + 1.72)$. To approximate the average population of the ITE studies, persons were divided by 122 and the equation result multiplied by 122. For multi-family housing (ITE 221), the fitted curve equation is $(2.29 \cdot \text{persons}) - 81.02$.
5. Vehicle trip ends based on vehicles available using formulas from Trip Generation (ITE 2017). For single-family housing (ITE 210), the fitted curve equation is $EXP(0.99 \cdot \ln(\text{vehicles}) + 1.93)$. To approximate the average number of vehicles in the ITE studies, vehicles available were divided by 143 and the equation result multiplied by 143. For multi-family housing (ITE 221), the fitted curve equation is $(3.94 \cdot \text{vehicles}) + 293.58$.
6. Housing units from Table B25024, American Community Survey, 2011-2015 5-Year Estimates.
7. Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).

Functional Population

TischlerBise recommends functional population to allocate the cost of certain facilities to residential and nonresidential development. As shown in Figure C10, functional population accounts for people living and working in a jurisdiction. OnTheMap is a web-based mapping and reporting application that shows where workers are employed and where they live. It describes geographic patterns of jobs by their employment locations and residential locations as well as the connections between the two locations. OnTheMap was developed through a unique partnership between the U.S. Census Bureau and its Local Employment Dynamics (LED) partner states.

Residents who do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents who work in Avondale are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents who work outside Avondale are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2015 functional population data for Avondale, the cost allocation for residential development is 82 percent while nonresidential development accounts for 18 percent of the demand for municipal facilities.

Figure C10: Functional Population

	<i>Demand Units in 2015</i>	<i>Demand Hours/Day</i>	<i>Person Hours</i>	<i>Proportionate Share</i>
Residential				
Estimated Residents	80,329			
Residents Not Working	43,885	20	877,700	
Employed Residents	36,444			
Employed in Service Area	1,596	14	22,344	
Employed outside Service Area	34,848	14	487,872	
<i>Residential Subtotal</i>			1,387,916	82%
Nonresidential				
Non-working Residents	43,885	4	175,540	
Jobs in Service Area	13,656			
Residents Employed in Service Area	1,596	10	15,960	
Non-Resident Workers (inflow Commuters)	12,060	10	120,600	
<i>Nonresidential Subtotal</i>			312,100	18%
TOTAL			1,700,016	100%

Source: Maricopa Association of Governments 2015 Population Estimate; U.S. Census Bureau, OnTheMap 6.1.1 Application, 2015.

DEVELOPMENT PROJECTIONS

Provided below is a summary of cumulative development projections used in the development impact fee study. Base year estimates for 2018 are used in the development impact fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands.

Figure C11: Development Projections Summary

	2015	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	10-Year
<i>Cumulative Increase</i>		<i>Base</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>Increase</i>
Population	80,329	84,736	86,392	88,048	89,704	91,360	92,626	93,910	95,212	96,532	97,870	99,226	14,490
Housing Units	27,620	29,239	29,839	30,439	31,039	31,639	32,063	32,493	32,929	33,371	33,819	34,273	5,034
Jobs													
Industrial	797	858	879	901	924	947	970	994	1,019	1,044	1,070	1,097	239
Commercial / Retail	7,656	8,414	8,683	8,960	9,246	9,542	9,847	10,161	10,486	10,821	11,167	11,524	3,110
Office / Institutional	7,439	7,814	7,943	8,074	8,207	8,343	8,481	8,621	8,763	8,908	9,055	9,204	1,390
Total Jobs	15,892	17,086	17,505	17,935	18,377	18,832	19,298	19,776	20,268	20,773	21,292	21,825	4,739
Nonresidential Floor Area (x 1,000)													
Industrial KSF		2,739	2,800	2,864	2,930	2,997	3,064	3,134	3,206	3,279	3,354	3,432	694
Commercial / Retail KSF		3,987	4,101	4,220	4,342	4,468	4,599	4,733	4,871	5,014	5,162	5,315	1,328
Office / Institutional KSF		4,103	4,146	4,190	4,235	4,281	4,327	4,375	4,422	4,471	4,521	4,571	468
Total Nonresidential KSF		10,828	11,047	11,274	11,507	11,746	11,990	12,241	12,500	12,764	13,037	13,318	2,490

APPENDIX D: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Avondale will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units).

Single-Unit:

1. **Single-family detached** is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. **Single-family attached (townhouse)** is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. **Mobile home** includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

2+ Units:

1. **2+ units (duplexes and apartments)** are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. **Boat, RV, Van, Etc.** includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below) can be used for all new construction within Avondale. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Commercial / Retail: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Commercial / Retail* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters, hotels, and motels.

Industrial: Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, *Industrial* includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

Office / Institutional: Establishments providing management, administrative, professional, or business services; personal and health care services. By way of example, *Office and Other Services* includes banks, business offices, assisted living facilities, nursing homes, hospitals, medical offices, and veterinarian clinics. Establishments including public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *Institutional* includes schools, universities, churches, daycare facilities, government buildings, and prisons.



CITY COUNCIL REPORT

SUBJECT: Use of General Contingency for Homeless Outreach and Consultation Services

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Christopher Lopez, Neighborhood and Family Services Director 623 333 2711

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

PURPOSE:

City Council will consider a request for the use of General Fund contingency for outreach and consultation services to address homelessness. The Council will take appropriate action.

BACKGROUND:

On September 17, 2018 staff from the Neighborhood and Family Services Department and the Avondale Police Department provided an update to City Council regarding the status of the homeless population in Avondale, the services being provided and recent efforts to enhance the coordination of outreach and engagement. Since that presentation staff have continued to evaluate gaps in service and identify partners to expand the network of programs and services available to the homeless and those at risk of becoming homeless.

In coordination with the Avondale Police Department, the Neighborhood and Family Services department has established a partnership with Phoenix Rescue Mission (PRM) to pilot their Street Outreach Program for addressing the issue of homelessness and reducing its negative impact on individuals and communities. Program services are designed to remove barriers and create new life pathways for people experiencing homelessness. At the same time, community stakeholders are educated about how they can leverage PRM and other resources. The comprehensive service package engages people where they are and helps them navigate the often long, winding path toward their exit from homelessness. Street Outreach services include:

Outreach

- Information and Referral: Connect people living on the streets to programs and services that help them end their homelessness.
- Access Point: Chronically homeless individuals who are not a match for PRM's services will be assessed for placement on the Maricopa County housing voucher list.
- Gifts In-Kind Distribution: Distribute water, Hope Totes, and seasonal items to people living on the streets.
- Resource Vouchers: Hotel vouchers, bus passes and ID vouchers are provided to people who are

working on a case plan. These vouchers help reduce client's barriers to ending their homelessness.

- Transportation: Transport prospects for rescue in response to community partner requests.
- Partner Engagements: Outreach engagements in partnership with another agency or group (includes police, nonprofits, churches, etc.).
- Community response: Take referrals of encampments and homeless hotspots and provide outreach services.

Case Management

- Navigation: Work with people who are awaiting a housing voucher to get their identification, fill out housing applications, search for housing, and complete any other steps necessary to get into permanent housing.
- Benefits Assistance: Eligible prospects will be assisted in signing up for SNAP, AHCCCS, and Social Security benefits.

Phoenix Rescue Mission had graciously agreed to provide their services in-kind for a limited duration of time to allow the city an opportunity to pilot the program.

DISCUSSION:

The Neighborhood and Family Services Department seek to continue the services provided by Phoenix Rescue Mission and request that council approve the use of General Fund contingency in the amount of \$10,000 for the continued delivery of services through the duration of the current fiscal year.

In addition, Neighborhood and Family Services Department staff seek to secure professional consulting services from Harris Consulting to conduct an analysis and assist the City through the process of developing a multi-year, community-wide strategic plan to effectively address the issue of homelessness in Avondale. The plan is expected to include input and from a variety of stakeholders and take into account local and regional data and trends. Staff request that council approve the use of additional General Fund contingency in the amount of \$10,000 for consultation services

A total amount of \$20,000 in General Fund contingency is requested for services to address homelessness.

BUDGET IMPACT:

Staff is requesting Council approve a one-time transfer of \$20,000 from General Fund contingency (101-5300-00-9900). Funding for any services to be delivered in the upcoming fiscal year will be requested through the FY2020 budgetary process.

RECOMMENDATION:

Staff recommends Council consider approving a request for use of General Fund contingency to provide consultation and outreach services to address the issue of homelessness.



CITY COUNCIL REPORT

SUBJECT: Third Amendment to the CPA - Cohone Technologies - Fleet Parts & Services

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Cindy Blackmore, Public Works Director, (623) 333-4410

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

PURPOSE:

City Council will consider a request to approve the Third Amendment to the Cooperative Purchasing Agreement with Cohone Technologies Sales & Service, LLC to provide fleet and equipment parts, service and accessories for a maximum aggregate amount not to exceed \$80,000 over the term of the agreement which ends March 30, 2020, and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

After a competitive procurement process, the City of Phoenix entered into Contract No. P-10421-20, dated March 4, 2016 with Cohone Technologies to provide hydraulic cylinder, pump and motor rebuild or replacement services. The Phoenix contract permits cooperative use by other governmental agencies including the City of Avondale. Based on the Phoenix contract, the City and the contractor entered into Cooperative Purchasing Agreement No. 14585C, dated August 23, 2017. The Initial Agreement was amended on February 12, 2018 and on May 7, 2018 to increase compensation to purchase additional materials and services. The vendor has performed satisfactorily under the current contract providing specialty parts and services at a competitive price point.

DISCUSSION:

In order to properly maintain the City's fleet of refuse trucks, staff must purchase specialty parts and services from qualified vendors. Through this contract, Cohone Technologies has provided the City with hydraulic cylinder, pump and motor rebuilds and replacements. Recent changes within the industry have reduced the number of providers available to purchase specialty / manufacturer parts for the City's specific line of refuse trucks. Cohone Technologies has not been impacted by these changes and can continue to provide the parts and services required. As a result, Fleet Services needs to shift parts and services purchases formerly obtained from other vendors to Cohone Technologies.

This amendment extends the contract term through March 30, 2020 and increases the aggregate not to exceed amount from \$40,000 to \$80,000 over the term of the contract.

Contract Term	Expiration	Amount
Original Agreement	03/31/2018	\$10,000
First Amendment:		
Extend Term / Increase Compensation	03/31/2019	\$10,000
Second Amendment:		
Increase Compensation		\$20,000
Third Amendment:		
Extend Term / Increase Compensation	03/31/2020	\$40,000
	TOTAL	\$80,000

BUDGET IMPACT:

Funding for this item is available in Fleet Services, line item 606-5200-00-7410 Parts and is subject to annual budget authority.

RECOMMENDATION:

Staff recommends that City Council approve the Third Amendment to the Cooperative Purchasing Agreement with Cohone Technologies Sales & Service, LLC to provide fleet and equipment parts, service and accessories for a maximum aggregate amount not to exceed \$80,000 over the term of the agreement and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

**THIRD AMENDMENT
TO
COOPERATIVE PURCHASING AGREEMENT
BETWEEN
THE CITY OF AVONDALE
AND
COHONE TECHNOLOGIES SALES & SERVICE, LLC**

THIS THIRD AMENDMENT TO COOPERATIVE PURCHASING AGREEMENT (this “Third Amendment”) is entered into as of May 6, 2019, between the City of Avondale, an Arizona municipal corporation (the “City”), and Cohone Technologies Sales & Service, LLC, an Arizona limited liability company (the “Contractor”).

RECITALS

A. After a competitive procurement process, the City of Phoenix, Arizona (“Phoenix”) entered into Contract No. P-10421-20 (aka 140299), dated March 4, 2016, as amended by Amendment Number One, dated March 4, 2016, Amendment Number Two, dated January 10, 2017, Amendment Number Three, dated September 6, 2017, and Amendment Number Four, dated January 3, 2019 (collectively, the “Phoenix Contract”) with the Contractor for the Contractor to provide hydraulic cylinder, pumps and motors rebuild or replacement services.

B. The City and the Contractor entered into Cooperative Purchasing Agreement No. 14585C, dated August 23, 2017 (the “Initial Agreement”), based upon the Phoenix Contract, for the Contractor to provide the City with hydraulic cylinder, pumps and motors rebuild or replacement (the “Materials and Services”).

C. The Initial Agreement was amended on February 12, 2018 and on May 7, 2018 to purchase additional Materials and Services and increase Contractor’s compensation. The Initial Agreement, the First Amendment, and the Second Amendment are collectively referred to herein as the “Agreement.” All capitalized terms not otherwise defined in this Third Amendment have the same meanings as set forth in the Agreement.

D. The City has determined that additional Materials and Services by the Contractor are necessary (the “Additional Materials and Services”).

E. The City and the Contractor desire to enter into this Third Amendment to (i) extend the term of the Agreement and (ii) provide for the increase in compensation to the Contractor for the Additional Materials and Services.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing introduction and recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other

good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Contractor hereby agree as follows:

1. Term of the Agreement. The term of the Agreement is hereby extended and shall remain in full force and effect until March 30, 2020, unless terminated as otherwise provided pursuant to the terms and conditions of the Agreement.

2. Compensation. The City shall increase the compensation to Contractor by \$40,000.00, for the Additional Materials and Services at the rates set forth in the Phoenix Contract, resulting in an increase of the aggregate not-to-exceed compensation from \$40,000.00 to \$80,000.00.

3. Effect of Amendment. The Agreement is affirmed and ratified and, except as expressly modified herein, all terms and conditions of the Agreement shall remain in full force and effect.

4. Non-Default. By executing this Third Amendment, the Contractor affirmatively asserts that (i) the City is not currently in default, nor has been in default at any time prior to this Third Amendment, under any of the terms or conditions of the Agreement and (ii) any and all Contractor claims, known and unknown, relating to the Agreement and existing on or before the date of this Third Amendment are forever waived.

5. Conflict of Interest. This Third Amendment and the Agreement may be canceled by the City pursuant to ARIZ. REV. STAT. § 38-511.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date and year first set forth above.

“City”

CITY OF AVONDALE,
an Arizona municipal corporation

Charles A. Montoya, City Manager

ATTEST:

Marcella Carrillo, City Clerk

(ACKNOWLEDGMENT)

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On _____, 2019, before me personally appeared Charles A. Montoya, the City Manager 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)

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

“Contractor”

COHONE TECHNOLOGIES SALES & SERVICE, LLC,
an Arizona limited liability company

By:_____

Name: _____

Title: _____

(ACKNOWLEDGMENT)

STATE OF _____)
) ss.
COUNTY OF _____)

On _____, 2019, before me personally appeared _____, the _____ of COHONE TECHNOLOGIES SALES & SERVICE, LLC, an Arizona 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 company.

Notary Public

(Affix notary seal here)



CITY COUNCIL REPORT

SUBJECT: Resolutions 3531-519 and 3532-519 - Verde Trails Unit I Parcel 3 Maintenance Improvement District

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development and 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 3531-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 07, Verde Trails Unit I Parcel 3, providing for the assessment, and Resolution 3532-519 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. 07, Verde Trails Unit I Parcel 3, west of the southwest corner of 107th Avenue and Broadway Road, is 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. 07, Verde Trails Unit I Parcel 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. 07, Verde Trails Unit I Parcel 3, subject to two (2) recommended conditions of approval.

RESOLUTION 3531-519

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. 7 – VERDE TRAILS – PHASE I – PARCEL 3, 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. 7 – Verde Trails – Phase I – Parcel 3 (the “Assessment District”) over the area described 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 City Council 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. 7 – Verde Trails – Phase I – Parcel 3, 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. 7 – Verde Trails – Phase I – Parcel 3.

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 ARIZ. REV. STAT. § 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, May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3531-519

[Legal Description]

See following pages.

EXHIBIT "A"
VERDE TRAILS
MAINTENANCE IMPROVEMENT DISTRICT – PARCEL 3
LEGAL DESCRIPTION

A portion of land being situated within Northeast Quarter of Section 30, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found Brass cap in Hand Hole accepted as the North Quarter corner of said Section 30 from which a found Brass cap in hand Hole accepted as the Northeast corner thereof bears North 89°12'39" East, 2599.41 feet;

Thence North 89°12'39" East, 964.82 feet along the north line of the Northeast Quarter of said Section 30;

Thence leaving said north line, South 00°47'21" East, 824.14 feet;

Thence South 01°17'35" East, 50.00 feet;

Thence South 07°56'45" West, 96.94 feet;

Thence South 03°34'13" West, 435.38 feet to a non-tangent curve, concave northerly, having a radius of 2500.00 feet, the center of which bears North 03°34'13" East;

Thence westerly along said curve, through a central angle of 06°08'11", an arc length of 267.75 feet to a tangent line;

Thence North 80°17'36" West, 352.39 feet to the beginning of a tangent curve, concave southerly, having a radius of 1250.00 feet;

Thence westerly along said curve, through a central angle of 10°40'33", an arc length of 232.91 feet to a tangent line;

Thence South 89°01'52" West, 70.66 feet;

Thence North 00°56'08" West, 1284.60 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,276,487 sq. ft. (29.3041 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. 1377
Date: November 2018



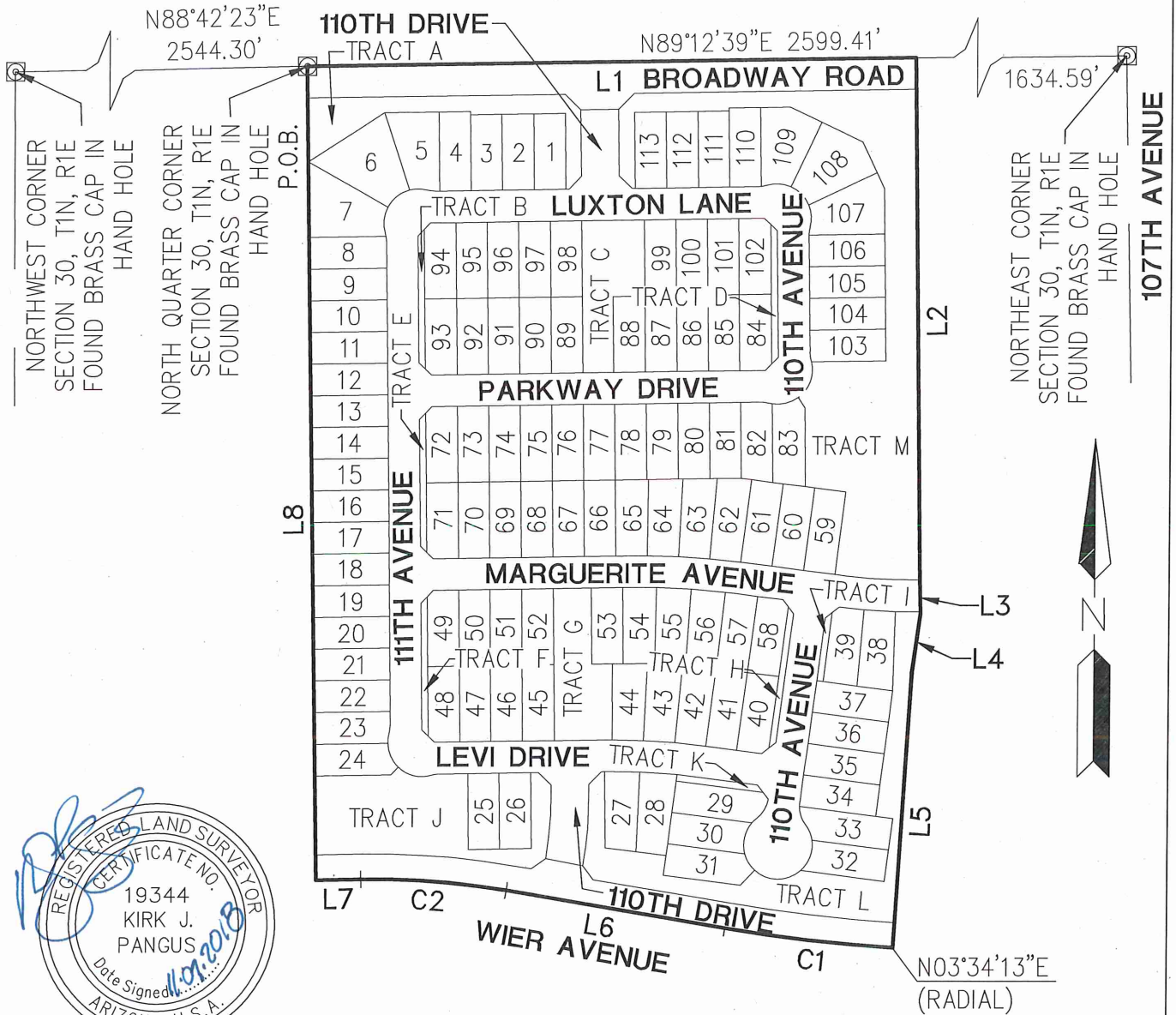
EXHIBIT B
TO
RESOLUTION 3531-419

[Assessment Diagram]

See following pages.

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 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.B. — POINT OF BEGINNING

SHEET 3 OF 6

PROJ.NO.: 1377
 DATE: NOV 2018
 SCALE: N.T.S.
 DRAWN BY: GS
 CHECKED BY: KJP

VERDE TRAILS
 PARCEL 3
 MID DIAGRAM
EXHIBIT

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 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	N89°12'39"E	964.82'
L2	S00°47'21"E	824.14'
L3	S01°17'35"E	50.00'
L4	S07°56'45"W	96.94'
L5	S03°34'13"W	435.38'
L6	N80°17'36"W	352.39'
L7	S89°01'52"W	70.66'
L8	N00°56'08"W	1284.60'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	2500.00'	6°08'11"	267.75'
C2	1250.00'	10°40'33"	232.91'



SHEET 4 OF 6

PROJ.NO.: 1377	VERDE TRAILS PARCEL 3 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 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: 1	6000.00	0.1377
LOT: 2	6000.00	0.1377
LOT: 3	6000.00	0.1377
LOT: 4	6250.00	0.1435
LOT: 5	8344.30	0.1916
LOT: 6	11657.06	0.2676
LOT: 7	10101.24	0.2319
LOT: 8	6110.37	0.1403
LOT: 9	6105.57	0.1402
LOT: 10	6099.18	0.14
LOT: 11	6092.79	0.1399
LOT: 12	6086.40	0.1397
LOT: 13	6080.01	0.1396
LOT: 14	6073.62	0.1394
LOT: 15	6067.23	0.1393
LOT: 16	6060.84	0.1391
LOT: 17	6054.45	0.139
LOT: 18	6048.06	0.1388
LOT: 19	6041.67	0.1387
LOT: 20	6035.28	0.1386
LOT: 21	6028.89	0.1384
LOT: 22	6022.50	0.1383
LOT: 23	6000.55	0.1378
LOT: 24	6121.21	0.1405
LOT: 25	6000.00	0.1377
LOT: 26	6000.00	0.1377
LOT: 27	6448.54	0.148
LOT: 28	6832.27	0.1568
LOT: 29	7119.09	0.1634
LOT: 30	6111.15	0.1403
LOT: 31	6611.06	0.1518
LOT: 32	6152.69	0.1412
LOT: 33	6816.11	0.1565

LOT	SQ.FT.	ACRES
LOT: 34	6084.17	0.1397
LOT: 35	6085.34	0.1397
LOT: 36	6085.34	0.1397
LOT: 37	6085.34	0.1397
LOT: 38	6509.74	0.1494
LOT: 39	6224.95	0.1429
LOT: 40	6150.00	0.1412
LOT: 41	6159.34	0.1414
LOT: 42	6297.20	0.1446
LOT: 43	6371.04	0.1463
LOT: 44	6310.81	0.1449
LOT: 45	6000.00	0.1377
LOT: 46	6000.00	0.1377
LOT: 47	6000.00	0.1377
LOT: 48	6010.00	0.138
LOT: 49	6010.00	0.138
LOT: 50	6000.00	0.1377
LOT: 51	6000.00	0.1377
LOT: 52	6000.00	0.1377
LOT: 53	6007.99	0.1379
LOT: 54	6201.24	0.1424
LOT: 55	6323.48	0.1452
LOT: 56	6387.12	0.1466
LOT: 57	6171.85	0.1417
LOT: 58	6000.00	0.1377
LOT: 59	6568.40	0.1508
LOT: 60	6568.40	0.1508
LOT: 61	6573.52	0.1509
LOT: 62	6779.99	0.1556
LOT: 63	6493.24	0.1491
LOT: 64	6309.78	0.1449
LOT: 65	6128.03	0.1407
LOT: 66	6000.00	0.1377

LOT	SQ.FT.	ACRES
LOT: 67	6000.00	0.1377
LOT: 68	6000.00	0.1377
LOT: 69	6000.00	0.1377
LOT: 70	6000.00	0.1377
LOT: 71	6010.00	0.138
LOT: 72	6010.00	0.138
LOT: 73	6000.00	0.1377
LOT: 74	6000.00	0.1377
LOT: 75	6000.00	0.1377
LOT: 76	6000.00	0.1377
LOT: 77	6000.00	0.1377
LOT: 78	6000.00	0.1377
LOT: 79	6000.00	0.1377
LOT: 80	6000.00	0.1377
LOT: 81	6000.00	0.1377
LOT: 82	6157.54	0.1414
LOT: 83	6576.40	0.151



SHEET 5 OF 6

PROJ.NO.:	1377
DATE:	NOV 2018
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
 PARCEL 3
 MID DIAGRAM

EXHIBIT

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 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	6010.00	0.138
LOT : 85	6000.00	0.1377
LOT : 86	6000.00	0.1377
LOT : 87	6000.00	0.1377
LOT : 88	6000.00	0.1377
LOT : 89	6000.04	0.1377
LOT : 90	6000.11	0.1377
LOT : 91	6000.18	0.1377
LOT : 92	6000.25	0.1377
LOT : 93	6010.32	0.138
LOT : 94	6009.68	0.138
LOT : 95	5999.75	0.1377
LOT : 96	5999.82	0.1377
LOT : 97	5999.89	0.1377
LOT : 98	5999.96	0.1377
LOT : 99	6000.00	0.1377
LOT : 100	6000.00	0.1377
LOT : 101	6000.00	0.1377
LOT : 102	6010.00	0.138
LOT : 103	6000.89	0.1378
LOT : 104	6000.00	0.1377
LOT : 105	6000.00	0.1377
LOT : 106	6000.00	0.1377
LOT : 107	8709.84	0.2
LOT : 108	9745.12	0.2237
LOT : 109	8860.51	0.2034
LOT : 110	6249.91	0.1435
LOT : 111	6000.00	0.1377
LOT : 112	6000.00	0.1377
LOT : 113	6000.00	0.1377

TRACT	SQ.FT.	ACRES
TRACT A	18766.17	0.4308
TRACT B	2100.00	0.0482
TRACT C	17760.00	0.4077
TRACT D	2100.00	0.0482
TRACT E	2100.00	0.0482
TRACT F	2100.00	0.0482
TRACT G	18439.92	0.4233
TRACT H	2150.00	0.0494
TRACT I	1050.00	0.0241
TRACT J	37165.41	0.8532
TRACT K	1386.88	0.0318
TRACT L	40889.05	0.9387
TRACT M	96260.93	2.2098
ROW *	321389.93	7.3781

*THE LANDSCAPED RIGHT OF WAY
AREA IS 0.24 ACRES



SHEET 6 OF 6

PROJ.NO.: 1377	VERDE TRAILS PARCEL 3 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS		
CHECKED BY: KJP		

RESOLUTION 3532-519

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. 7, VERDE TRAILS – PHASE I – PARCEL 3; 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 3531-419 declaring its intent to form the City of Avondale Maintenance Improvement District No. 7 – Verde Trails – Phase I – Parcel 3; 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. 7 – Verde Trails – Phase I – Parcel 3 (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,
May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3532-519

[Legal Description and Assessment Diagram]

See following pages.

EXHIBIT "A"
VERDE TRAILS
MAINTENANCE IMPROVEMENT DISTRICT – PARCEL 3
LEGAL DESCRIPTION

A portion of land being situated within Northeast Quarter of Section 30, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found Brass cap in Hand Hole accepted as the North Quarter corner of said Section 30 from which a found Brass cap in hand Hole accepted as the Northeast corner thereof bears North 89°12'39" East, 2599.41 feet;

Thence North 89°12'39" East, 964.82 feet along the north line of the Northeast Quarter of said Section 30;

Thence leaving said north line, South 00°47'21" East, 824.14 feet;

Thence South 01°17'35" East, 50.00 feet;

Thence South 07°56'45" West, 96.94 feet;

Thence South 03°34'13" West, 435.38 feet to a non-tangent curve, concave northerly, having a radius of 2500.00 feet, the center of which bears North 03°34'13" East;

Thence westerly along said curve, through a central angle of 06°08'11", an arc length of 267.75 feet to a tangent line;

Thence North 80°17'36" West, 352.39 feet to the beginning of a tangent curve, concave southerly, having a radius of 1250.00 feet;

Thence westerly along said curve, through a central angle of 10°40'33", an arc length of 232.91 feet to a tangent line;

Thence South 89°01'52" West, 70.66 feet;

Thence North 00°56'08" West, 1284.60 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,276,487 sq. ft. (29.3041 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

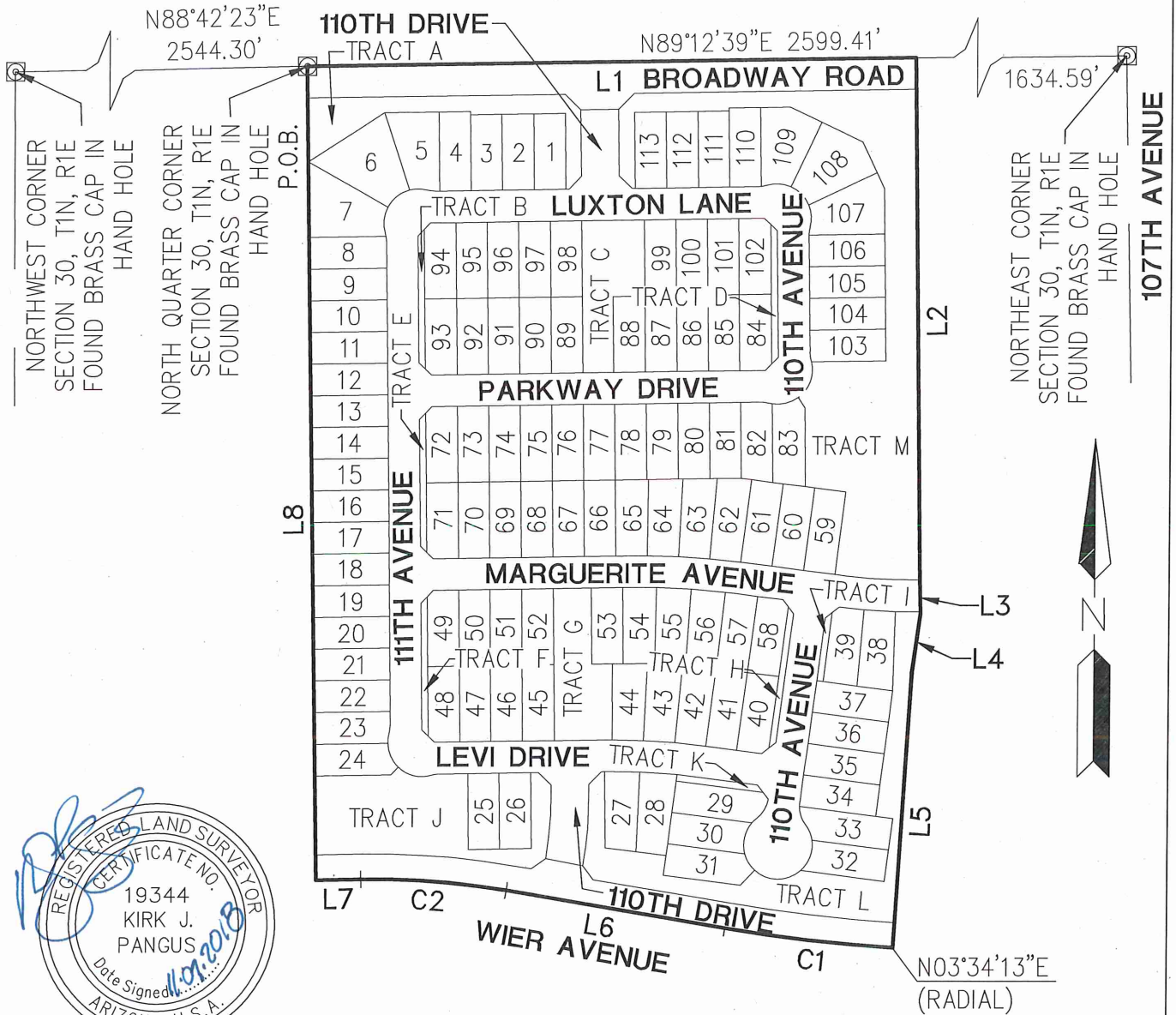
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1377
Date: November 2018



"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 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.B. — POINT OF BEGINNING

SHEET 3 OF 6

PROJ.NO.: 1377
 DATE: NOV 2018
 SCALE: N.T.S.
 DRAWN BY: GS
 CHECKED BY: KJP

VERDE TRAILS
 PARCEL 3
 MID DIAGRAM
EXHIBIT

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 3

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PARKWAYS WITHIN THE DISTRICT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°12'39"E	964.82'
L2	S00°47'21"E	824.14'
L3	S01°17'35"E	50.00'
L4	S07°56'45"W	96.94'
L5	S03°34'13"W	435.38'
L6	N80°17'36"W	352.39'
L7	S89°01'52"W	70.66'
L8	N00°56'08"W	1284.60'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	2500.00'	6°08'11"	267.75'
C2	1250.00'	10°40'33"	232.91'



SHEET 4 OF 6

PROJ.NO.: 1377	VERDE TRAILS PARCEL 3 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS		
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"ASSESSMENT DIAGRAM"
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LOT	SQ.FT.	ACRES
LOT: 1	6000.00	0.1377
LOT: 2	6000.00	0.1377
LOT: 3	6000.00	0.1377
LOT: 4	6250.00	0.1435
LOT: 5	8344.30	0.1916
LOT: 6	11657.06	0.2676
LOT: 7	10101.24	0.2319
LOT: 8	6110.37	0.1403
LOT: 9	6105.57	0.1402
LOT: 10	6099.18	0.14
LOT: 11	6092.79	0.1399
LOT: 12	6086.40	0.1397
LOT: 13	6080.01	0.1396
LOT: 14	6073.62	0.1394
LOT: 15	6067.23	0.1393
LOT: 16	6060.84	0.1391
LOT: 17	6054.45	0.139
LOT: 18	6048.06	0.1388
LOT: 19	6041.67	0.1387
LOT: 20	6035.28	0.1386
LOT: 21	6028.89	0.1384
LOT: 22	6022.50	0.1383
LOT: 23	6000.55	0.1378
LOT: 24	6121.21	0.1405
LOT: 25	6000.00	0.1377
LOT: 26	6000.00	0.1377
LOT: 27	6448.54	0.148
LOT: 28	6832.27	0.1568
LOT: 29	7119.09	0.1634
LOT: 30	6111.15	0.1403
LOT: 31	6611.06	0.1518
LOT: 32	6152.69	0.1412
LOT: 33	6816.11	0.1565

LOT	SQ.FT.	ACRES
LOT: 34	6084.17	0.1397
LOT: 35	6085.34	0.1397
LOT: 36	6085.34	0.1397
LOT: 37	6085.34	0.1397
LOT: 38	6509.74	0.1494
LOT: 39	6224.95	0.1429
LOT: 40	6150.00	0.1412
LOT: 41	6159.34	0.1414
LOT: 42	6297.20	0.1446
LOT: 43	6371.04	0.1463
LOT: 44	6310.81	0.1449
LOT: 45	6000.00	0.1377
LOT: 46	6000.00	0.1377
LOT: 47	6000.00	0.1377
LOT: 48	6010.00	0.138
LOT: 49	6010.00	0.138
LOT: 50	6000.00	0.1377
LOT: 51	6000.00	0.1377
LOT: 52	6000.00	0.1377
LOT: 53	6007.99	0.1379
LOT: 54	6201.24	0.1424
LOT: 55	6323.48	0.1452
LOT: 56	6387.12	0.1466
LOT: 57	6171.85	0.1417
LOT: 58	6000.00	0.1377
LOT: 59	6568.40	0.1508
LOT: 60	6568.40	0.1508
LOT: 61	6573.52	0.1509
LOT: 62	6779.99	0.1556
LOT: 63	6493.24	0.1491
LOT: 64	6309.78	0.1449
LOT: 65	6128.03	0.1407
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LOT	SQ.FT.	ACRES
LOT: 67	6000.00	0.1377
LOT: 68	6000.00	0.1377
LOT: 69	6000.00	0.1377
LOT: 70	6000.00	0.1377
LOT: 71	6010.00	0.138
LOT: 72	6010.00	0.138
LOT: 73	6000.00	0.1377
LOT: 74	6000.00	0.1377
LOT: 75	6000.00	0.1377
LOT: 76	6000.00	0.1377
LOT: 77	6000.00	0.1377
LOT: 78	6000.00	0.1377
LOT: 79	6000.00	0.1377
LOT: 80	6000.00	0.1377
LOT: 81	6000.00	0.1377
LOT: 82	6157.54	0.1414
LOT: 83	6576.40	0.151



SHEET 5 OF 6

PROJ.NO.:	1377
DATE:	NOV 2018
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 3
MID DIAGRAM

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 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	6010.00	0.138
LOT : 85	6000.00	0.1377
LOT : 86	6000.00	0.1377
LOT : 87	6000.00	0.1377
LOT : 88	6000.00	0.1377
LOT : 89	6000.04	0.1377
LOT : 90	6000.11	0.1377
LOT : 91	6000.18	0.1377
LOT : 92	6000.25	0.1377
LOT : 93	6010.32	0.138
LOT : 94	6009.68	0.138
LOT : 95	5999.75	0.1377
LOT : 96	5999.82	0.1377
LOT : 97	5999.89	0.1377
LOT : 98	5999.96	0.1377
LOT : 99	6000.00	0.1377
LOT : 100	6000.00	0.1377
LOT : 101	6000.00	0.1377
LOT : 102	6010.00	0.138
LOT : 103	6000.89	0.1378
LOT : 104	6000.00	0.1377
LOT : 105	6000.00	0.1377
LOT : 106	6000.00	0.1377
LOT : 107	8709.84	0.2
LOT : 108	9745.12	0.2237
LOT : 109	8860.51	0.2034
LOT : 110	6249.91	0.1435
LOT : 111	6000.00	0.1377
LOT : 112	6000.00	0.1377
LOT : 113	6000.00	0.1377

TRACT	SQ.FT.	ACRES
TRACT A	18766.17	0.4308
TRACT B	2100.00	0.0482
TRACT C	17760.00	0.4077
TRACT D	2100.00	0.0482
TRACT E	2100.00	0.0482
TRACT F	2100.00	0.0482
TRACT G	18439.92	0.4233
TRACT H	2150.00	0.0494
TRACT I	1050.00	0.0241
TRACT J	37165.41	0.8532
TRACT K	1386.88	0.0318
TRACT L	40889.05	0.9387
TRACT M	96260.93	2.2098
ROW *	321389.93	7.3781

*THE LANDSCAPED RIGHT OF WAY
AREA IS 0.24 ACRES



SHEET 6 OF 6

PROJ.NO.: 1377	VERDE TRAILS PARCEL 3 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		

**PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF AVONDALE**

**Maintenance Improvement District No. 7
(Verde Trails Phase I, Parcel 3)**

To: Honorable Mayor and Council
City of Avondale, Arizona

Pursuant to ARIZ. REV. STAT. § 48-574(C), the undersigned property owner respectfully petitions 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 29.3041 acres and is entirely within the corporate boundaries of the City of Avondale.
2. Ownership. The undersigned is the sole owner 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 April 22, 2019.

"Property Owner"

HILLCREST RESIDENTIAL I, LP,
an Arizona limited partnership

By: HILLCREST GP, LLC,
an Arizona limited liability company
Its: General Partner

By: HARVARD INVESTMENTS, INC.,
a Nevada corporation
Its: Manager

By: _____

Its: _____

(ACKNOWLEDGMENT)

STATE OF _____)
) ss.
COUNTY OF _____)

On, _____, 2019, before me personally appeared _____, the _____ of HARVARD INVESTMENTS, INC., a Nevada corporation, the Manager of HILLCREST GP, LLC, an Arizona limited liability company, the General Partner of HILLCREST RESIDENTIAL I, LP, an Arizona limited partnership, 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 company.

Notary Public

(Affix notary seal here)

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 _____, 2019, 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. 7
(Verde Trails Phase I, Parcel 3)**

[Legal Description, Assessment Diagram and Engineer's Estimate]

(See following pages.)

EXHIBIT "A"
VERDE TRAILS
MAINTENANCE IMPROVEMENT DISTRICT – PARCEL 3
LEGAL DESCRIPTION

A portion of land being situated within Northeast Quarter of Section 30, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found Brass cap in Hand Hole accepted as the North Quarter corner of said Section 30 from which a found Brass cap in hand Hole accepted as the Northeast corner thereof bears North 89°12'39" East, 2599.41 feet;

Thence North 89°12'39" East, 964.82 feet along the north line of the Northeast Quarter of said Section 30;

Thence leaving said north line, South 00°47'21" East, 824.14 feet;

Thence South 01°17'35" East, 50.00 feet;

Thence South 07°56'45" West, 96.94 feet;

Thence South 03°34'13" West, 435.38 feet to a non-tangent curve, concave northerly, having a radius of 2500.00 feet, the center of which bears North 03°34'13" East;

Thence westerly along said curve, through a central angle of 06°08'11", an arc length of 267.75 feet to a tangent line;

Thence North 80°17'36" West, 352.39 feet to the beginning of a tangent curve, concave southerly, having a radius of 1250.00 feet;

Thence westerly along said curve, through a central angle of 10°40'33", an arc length of 232.91 feet to a tangent line;

Thence South 89°01'52" West, 70.66 feet;

Thence North 00°56'08" West, 1284.60 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,276,487 sq. ft. (29.3041 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

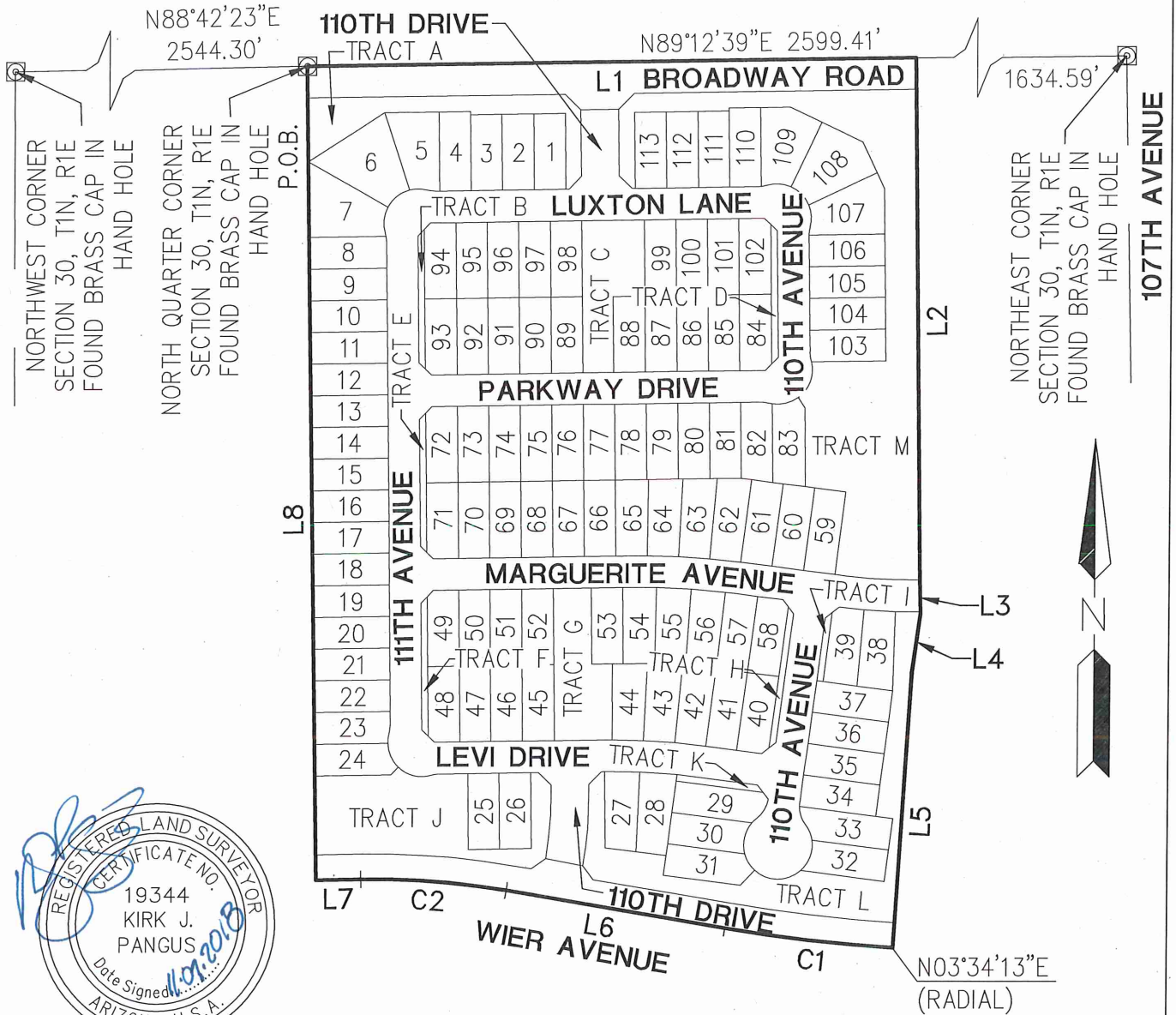
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1377
Date: November 2018



"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 3

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P.O.B. — POINT OF BEGINNING

SHEET 3 OF 6

PROJ.NO.: 1377
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VERDE TRAILS
 PARCEL 3
 MID DIAGRAM
EXHIBIT

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DATE: NOV 2018		
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SHEET 5 OF 6

PROJ.NO.:	1377
DATE:	NOV 2018
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 3
MID DIAGRAM

EXHIBIT

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2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
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"ASSESSMENT DIAGRAM"
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TRACT K	1386.88	0.0318
TRACT L	40889.05	0.9387
TRACT M	96260.93	2.2098
ROW *	321389.93	7.3781

*THE LANDSCAPED RIGHT OF WAY
AREA IS 0.24 ACRES



SHEET 6 OF 6

PROJ.NO.: 1377	VERDE TRAILS PARCEL 3 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS		
CHECKED BY: KJP		

**CITY OF AVONDALE
MAINTENANCE IMPROVEMENT DISTRICT NO. 7
"VERDE TRAILS - PHASE 1 - PARCEL 3" TRACTS A THROUGH M**

ENGINEERS ESTIMATE

In compliance with the provisions of A.R.S. Title 48, Chapter 4, Article 2, Section §48-574, and all ammendments and supplements thereto, we hereby estimate the costs and expenses of said improvements to be as follows:

AREA

Right-of-way: 0.24 AC
Tract Area: 5.56 AC

ANNUAL MAINTENANCE FEE

Right-of-way:	0.24	x	\$2,000	AC	=	\$480.00
Tract Area:	5.56	x	\$10,500	AC	=	\$58,380.00
						<u>\$58,860.00</u>

ANNUAL ADMINISTRATIVE FEE

\$58,860.00	x	5%	=	\$2,943.00
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TOTAL ANNUAL COST

\$58,860.00	+	\$2,943.00	=	\$61,803.00
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TOTAL COST PER MONTH

\$61,803.00	/	12 MONTHS	=	\$5,150.25
-------------	---	-----------	---	------------

DATED

CITY OF AVONDALE
DEVELOPMENT & ENGINEERING SERVICES
ENGINEERING DIVISION

By: David A Janover, P.E., F.NSPE, CFM



CITY COUNCIL REPORT

SUBJECT: Resolutions 3533-519 and 3534-519 - Verde Trails Unit I Parcel 4 Maintenance Improvement District

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development and 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 3533-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 10, Verde Trails Unit I Parcel 4, providing for the assessment, and Resolution 3534-519 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 (MID) 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. 10, Verde Trails Unit I Parcel 4, west of the southwest corner of 107th Avenue and Broadway Road, is 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. 10, Verde Trails Unit I Parcel 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. 10, Verde Trails Unit I Parcel 4, subject to two (2) recommended conditions of approval.

RESOLUTION 3533-519

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. 10 – VERDE TRAILS – PHASE I – PARCEL 4, 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. 10 – Verde Trails – Phase I – Parcel 4 (the “Assessment District”) over the area described 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 City Council 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. 10 – Verde Trails – Phase I – Parcel 4, 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. 10 – Verde Trails – Phase I – Parcel 4.

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 ARIZ. REV. STAT. § 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, May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3533-519

[Legal Description]

See following pages.

EXHIBIT "A"
VERDE TRAILS
MAINTENANCE IMPROVEMENT DISTRICT – PARCEL 4
LEGAL DESCRIPTION

A portion of land being situated within Northeast Quarter of Section 30, 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 North Quarter corner of said Section 30 from which a found Brass cap in Hand Hole accepted as the Northeast corner thereof bears North 89°12'39" East, 2599.41 feet;

Thence North 89°12'39" East, 964.82 feet along the north line of the Northeast Quarter of said Section 30, to the **POINT OF BEGINNING**;

Thence North 89°12'39" East, 860.00 feet;

Thence South 00°47'21" East, 1342.22 feet;

Thence South 82°14'24" West, 417.01 feet to the beginning of a tangent curve, concave northerly, having a radius of 2500.00 feet;

Thence westerly along said curve, through a central angle of 11°19'49", an arc length of 494.38 feet to a non-tangent line;

Thence North 03°34'13" East, 435.38 feet;

Thence North 07°56'45" East, 96.94 feet;

Thence North 01°17'35" West, 50.00 feet;

Thence North 00°47'21" West, 824.14 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,207,656 sq. ft. (27.7240 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.: 1377
Date: November 2018



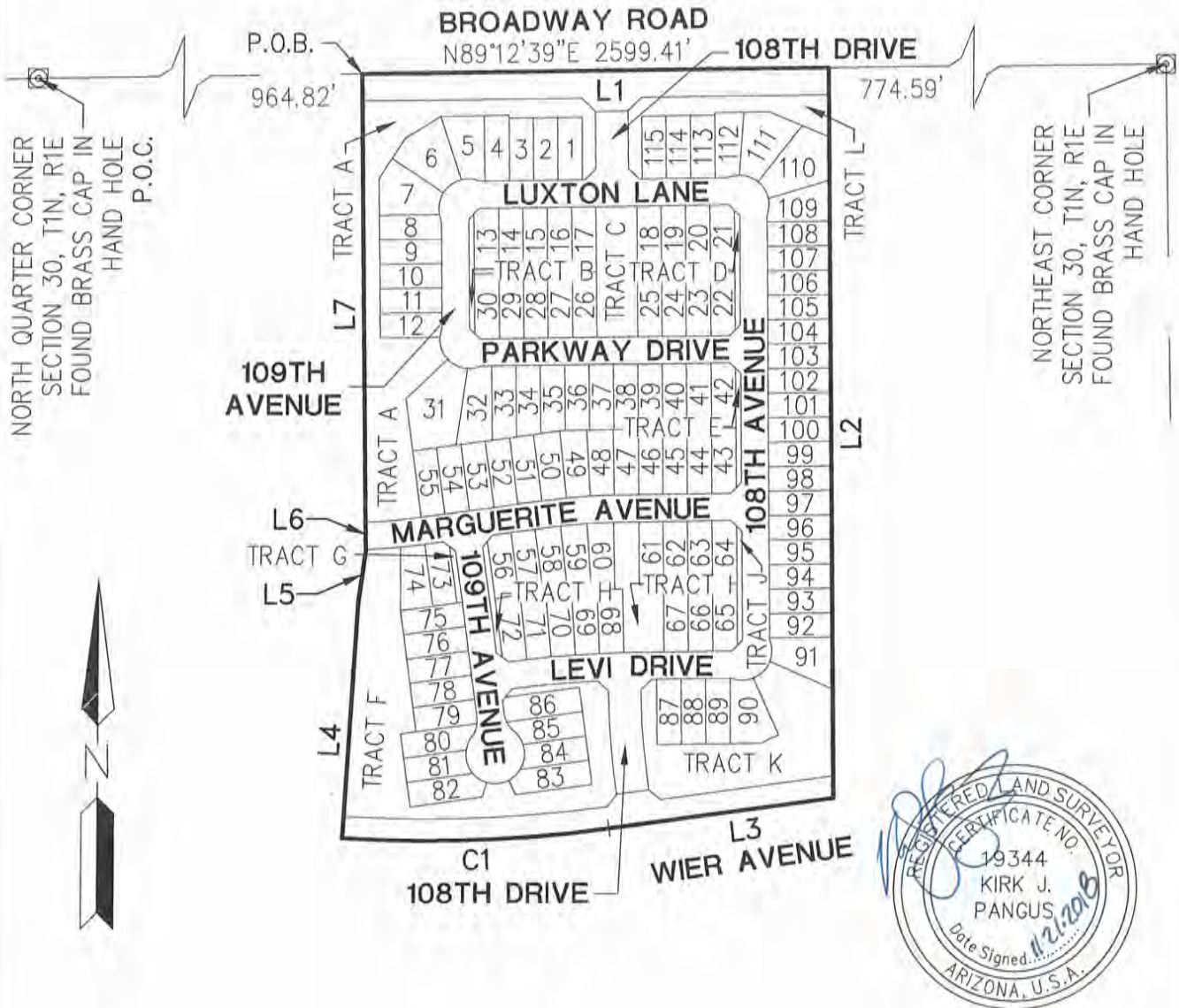
EXHIBIT B
TO
RESOLUTION 3533-419

[Assessment Diagram]

See following pages.

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 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 COMMENCEMENT
 P.O.B. - POINT OF BEGINNING

SHEET 2 OF 5

PROJ.NO.: 1377	VERDE TRAILS PARCEL 4 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: N.T.S.		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 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	N89°12'39"E	860.00'
L2	S00°47'21"E	1342.22'
L3	S82°14'24"W	417.01'
L4	N03°34'13"E	435.38'
L5	N07°56'45"E	96.94'
L6	N01°17'35"W	50.00'
L7	N00°47'21"W	824.14'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	2500.00'	11°19'49"	494.38'



SHEET 3 OF 5

PROJ.NO.: 1377	VERDE TRAILS PARCEL 4 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 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: 1	5175.00	0.1188
LOT: 2	5175.00	0.1188
LOT: 3	5175.00	0.1188
LOT: 4	5400.00	0.124
LOT: 5	7195.31	0.1652
LOT: 6	9561.46	0.2195
LOT: 7	8652.98	0.1986
LOT: 8	5175.20	0.1188
LOT: 9	5175.00	0.1188
LOT: 10	5175.00	0.1188
LOT: 11	5175.00	0.1188
LOT: 12	5175.67	0.1188
LOT: 13	5350.00	0.1228
LOT: 14	5400.00	0.124
LOT: 15	5400.00	0.124
LOT: 16	5400.00	0.124
LOT: 17	5400.00	0.124
LOT: 18	5400.00	0.124
LOT: 19	5400.00	0.124
LOT: 20	5400.00	0.124
LOT: 21	5350.00	0.1228
LOT: 22	5350.00	0.1228
LOT: 23	5400.00	0.124
LOT: 24	5400.00	0.124
LOT: 25	5400.00	0.124
LOT: 26	5400.00	0.124
LOT: 27	5400.00	0.124
LOT: 28	5400.00	0.124
LOT: 29	5400.00	0.124
LOT: 30	5350.00	0.1228
LOT: 31	13268.75	0.3046
LOT: 32	7569.69	0.1738
LOT: 33	6018.98	0.1382

LOT	SQ.FT.	ACRES
LOT: 34	5771.39	0.1325
LOT: 35	5523.80	0.1268
LOT: 36	5400.00	0.124
LOT: 37	5400.00	0.124
LOT: 38	5400.00	0.124
LOT: 39	5400.00	0.124
LOT: 40	5400.00	0.124
LOT: 41	5400.00	0.124
LOT: 42	5350.00	0.1228
LOT: 43	5350.00	0.1228
LOT: 44	5400.00	0.124
LOT: 45	5400.00	0.124
LOT: 46	5400.00	0.124
LOT: 47	5479.46	0.1258
LOT: 48	5654.30	0.1298
LOT: 49	5768.10	0.1324
LOT: 50	5771.74	0.1325
LOT: 51	5532.76	0.127
LOT: 52	5532.76	0.127
LOT: 53	5532.76	0.127
LOT: 54	5532.76	0.127
LOT: 55	5532.76	0.127
LOT: 56	5175.63	0.1188
LOT: 57	5191.88	0.1192
LOT: 58	5391.03	0.1238
LOT: 59	5646.68	0.1296
LOT: 60	5728.12	0.1315
LOT: 61	5242.50	0.1204
LOT: 62	5242.50	0.1204
LOT: 63	5242.50	0.1204
LOT: 64	5192.50	0.1192
LOT: 65	5507.50	0.1264
LOT: 66	5557.50	0.1276

LOT	SQ.FT.	ACRES
LOT: 67	5557.50	0.1276
LOT: 68	5399.38	0.124
LOT: 69	5443.55	0.125
LOT: 70	5537.55	0.1271
LOT: 71	5569.06	0.1278
LOT: 72	5427.90	0.1246
LOT: 73	5182.50	0.119
LOT: 74	5969.32	0.137
LOT: 75	5175.00	0.1188
LOT: 76	5175.00	0.1188
LOT: 77	5175.00	0.1188
LOT: 78	5175.00	0.1188
LOT: 79	5192.19	0.1192
LOT: 80	5860.77	0.1345
LOT: 81	5270.50	0.121
LOT: 82	6184.12	0.142
LOT: 83	6437.14	0.1478



SHEET 4 OF 5

PROJ.NO.:	1377
DATE:	NOV 2018
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 4
MID DIAGRAM

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 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 : 84	5308.47	0.1219
LOT : 85	5750.14	0.132
LOT : 86	6449.99	0.1481
LOT : 87	5400.00	0.124
LOT : 88	5400.00	0.124
LOT : 89	5399.80	0.124
LOT : 90	7928.76	0.182
LOT : 91	7842.16	0.18
LOT : 92	5174.69	0.1188
LOT : 93	5175.00	0.1188
LOT : 94	5175.00	0.1188
LOT : 95	5175.00	0.1188
LOT : 96	5175.00	0.1188
LOT : 97	5175.00	0.1188
LOT : 98	5175.00	0.1188
LOT : 99	5175.00	0.1188
LOT : 100	5175.00	0.1188
LOT : 101	5175.00	0.1188
LOT : 102	5175.00	0.1188
LOT : 103	5175.00	0.1188
LOT : 104	5175.00	0.1188
LOT : 105	5175.00	0.1188
LOT : 106	5175.00	0.1188
LOT : 107	5175.00	0.1188
LOT : 108	5175.00	0.1188
LOT : 109	6643.34	0.1525
LOT : 110	10583.12	0.243
LOT : 111	9093.45	0.2088
LOT : 112	5809.92	0.1334
LOT : 113	5175.00	0.1188
LOT : 114	5175.00	0.1188
LOT : 115	5175.00	0.1188

TRACT	SQ.FT.	ACRES
TRACT A	67605.98	1.552
TRACT B	2100.00	0.0482
TRACT C	17999.97	0.4132
TRACT D	2100.00	0.0482
TRACT E	2100.00	0.0482
TRACT F	74345.87	1.7067
TRACT G	1000.00	0.023
TRACT H	2050.03	0.0471
TRACT I	14672.54	0.3368
TRACT J	2100.00	0.0482
TRACT K	46820.78	1.0749
TRACT L	16839.53	0.3866
ROW *	302962.50	6.9551

*THE LANDSCAPED RIGHT OF WAY AREA IS 0.18 ACRES



SHEET 5 OF 5

PROJ.NO.: 1377	VERDE TRAILS PARCEL 4 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / E: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		

RESOLUTION 3534-519

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. 10, VERDE TRAILS – PHASE I – PARCEL 4; 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 3533-419 declaring its intent to form the City of Avondale Maintenance Improvement District No. 10 – Verde Trails – Phase I – Parcel 4; 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. 10 – Verde Trails – Phase I – Parcel 4 (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,
May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3534-519

[Legal Description and Assessment Diagram]

See following pages.

EXHIBIT "A"
VERDE TRAILS
MAINTENANCE IMPROVEMENT DISTRICT – PARCEL 4
LEGAL DESCRIPTION

A portion of land being situated within Northeast Quarter of Section 30, 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 North Quarter corner of said Section 30 from which a found Brass cap in Hand Hole accepted as the Northeast corner thereof bears North 89°12'39" East, 2599.41 feet;

Thence North 89°12'39" East, 964.82 feet along the north line of the Northeast Quarter of said Section 30, to the **POINT OF BEGINNING**;

Thence North 89°12'39" East, 860.00 feet;

Thence South 00°47'21" East, 1342.22 feet;

Thence South 82°14'24" West, 417.01 feet to the beginning of a tangent curve, concave northerly, having a radius of 2500.00 feet;

Thence westerly along said curve, through a central angle of 11°19'49", an arc length of 494.38 feet to a non-tangent line;

Thence North 03°34'13" East, 435.38 feet;

Thence North 07°56'45" East, 96.94 feet;

Thence North 01°17'35" West, 50.00 feet;

Thence North 00°47'21" West, 824.14 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,207,656 sq. ft. (27.7240 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

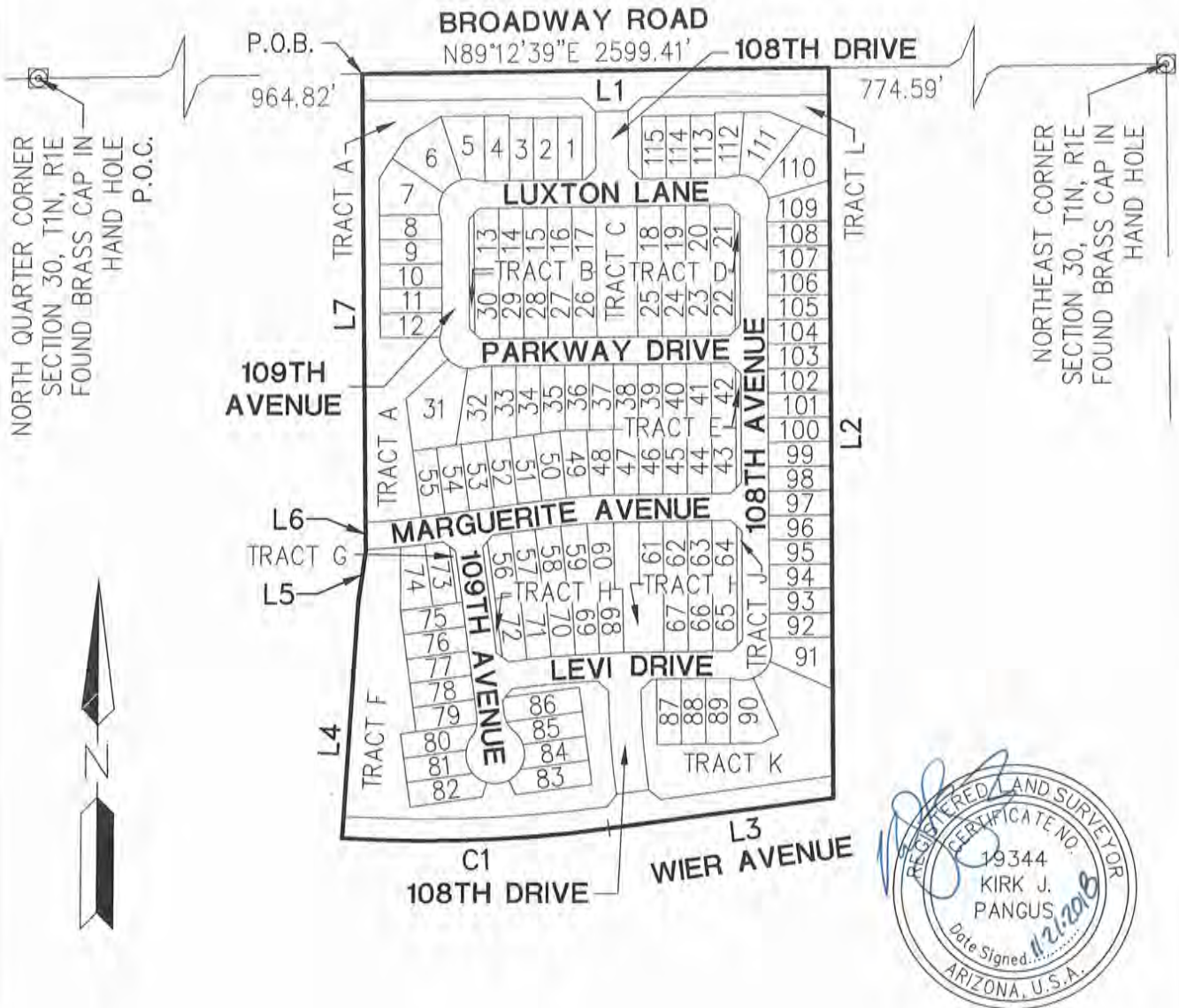
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1377
Date: November 2018



"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 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 COMMENCEMENT
 P.O.B. - POINT OF BEGINNING

SHEET 2 OF 5

PROJ.NO.: 1377	VERDE TRAILS PARCEL 4 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: N.T.S.	EXHIBIT	
DRAWN BY: GS		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 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	N89°12'39"E	860.00'
L2	S00°47'21"E	1342.22'
L3	S82°14'24"W	417.01'
L4	N03°34'13"E	435.38'
L5	N07°56'45"E	96.94'
L6	N01°17'35"W	50.00'
L7	N00°47'21"W	824.14'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	2500.00'	11°19'49"	494.38'



SHEET 3 OF 5

PROJ.NO.: 1377	VERDE TRAILS PARCEL 4 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 4

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LOT	SQ.FT.	ACRES
LOT: 1	5175.00	0.1188
LOT: 2	5175.00	0.1188
LOT: 3	5175.00	0.1188
LOT: 4	5400.00	0.124
LOT: 5	7195.31	0.1652
LOT: 6	9561.46	0.2195
LOT: 7	8652.98	0.1986
LOT: 8	5175.20	0.1188
LOT: 9	5175.00	0.1188
LOT: 10	5175.00	0.1188
LOT: 11	5175.00	0.1188
LOT: 12	5175.67	0.1188
LOT: 13	5350.00	0.1228
LOT: 14	5400.00	0.124
LOT: 15	5400.00	0.124
LOT: 16	5400.00	0.124
LOT: 17	5400.00	0.124
LOT: 18	5400.00	0.124
LOT: 19	5400.00	0.124
LOT: 20	5400.00	0.124
LOT: 21	5350.00	0.1228
LOT: 22	5350.00	0.1228
LOT: 23	5400.00	0.124
LOT: 24	5400.00	0.124
LOT: 25	5400.00	0.124
LOT: 26	5400.00	0.124
LOT: 27	5400.00	0.124
LOT: 28	5400.00	0.124
LOT: 29	5400.00	0.124
LOT: 30	5350.00	0.1228
LOT: 31	13268.75	0.3046
LOT: 32	7569.69	0.1738
LOT: 33	6018.98	0.1382

LOT	SQ.FT.	ACRES
LOT: 34	5771.39	0.1325
LOT: 35	5523.80	0.1268
LOT: 36	5400.00	0.124
LOT: 37	5400.00	0.124
LOT: 38	5400.00	0.124
LOT: 39	5400.00	0.124
LOT: 40	5400.00	0.124
LOT: 41	5400.00	0.124
LOT: 42	5350.00	0.1228
LOT: 43	5350.00	0.1228
LOT: 44	5400.00	0.124
LOT: 45	5400.00	0.124
LOT: 46	5400.00	0.124
LOT: 47	5479.46	0.1258
LOT: 48	5654.30	0.1298
LOT: 49	5768.10	0.1324
LOT: 50	5771.74	0.1325
LOT: 51	5532.76	0.127
LOT: 52	5532.76	0.127
LOT: 53	5532.76	0.127
LOT: 54	5532.76	0.127
LOT: 55	5532.76	0.127
LOT: 56	5175.63	0.1188
LOT: 57	5191.88	0.1192
LOT: 58	5391.03	0.1238
LOT: 59	5646.68	0.1296
LOT: 60	5728.12	0.1315
LOT: 61	5242.50	0.1204
LOT: 62	5242.50	0.1204
LOT: 63	5242.50	0.1204
LOT: 64	5192.50	0.1192
LOT: 65	5507.50	0.1264
LOT: 66	5557.50	0.1276

LOT	SQ.FT.	ACRES
LOT: 67	5557.50	0.1276
LOT: 68	5399.38	0.124
LOT: 69	5443.55	0.125
LOT: 70	5537.55	0.1271
LOT: 71	5569.06	0.1278
LOT: 72	5427.90	0.1246
LOT: 73	5182.50	0.119
LOT: 74	5969.32	0.137
LOT: 75	5175.00	0.1188
LOT: 76	5175.00	0.1188
LOT: 77	5175.00	0.1188
LOT: 78	5175.00	0.1188
LOT: 79	5192.19	0.1192
LOT: 80	5860.77	0.1345
LOT: 81	5270.50	0.121
LOT: 82	6184.12	0.142
LOT: 83	6437.14	0.1478



SHEET 4 OF 5

PROJ.NO.:	1377
DATE:	NOV 2018
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 4
MID DIAGRAM

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 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 : 84	5308.47	0.1219
LOT : 85	5750.14	0.132
LOT : 86	6449.99	0.1481
LOT : 87	5400.00	0.124
LOT : 88	5400.00	0.124
LOT : 89	5399.80	0.124
LOT : 90	7928.76	0.182
LOT : 91	7842.16	0.18
LOT : 92	5174.69	0.1188
LOT : 93	5175.00	0.1188
LOT : 94	5175.00	0.1188
LOT : 95	5175.00	0.1188
LOT : 96	5175.00	0.1188
LOT : 97	5175.00	0.1188
LOT : 98	5175.00	0.1188
LOT : 99	5175.00	0.1188
LOT : 100	5175.00	0.1188
LOT : 101	5175.00	0.1188
LOT : 102	5175.00	0.1188
LOT : 103	5175.00	0.1188
LOT : 104	5175.00	0.1188
LOT : 105	5175.00	0.1188
LOT : 106	5175.00	0.1188
LOT : 107	5175.00	0.1188
LOT : 108	5175.00	0.1188
LOT : 109	6643.34	0.1525
LOT : 110	10583.12	0.243
LOT : 111	9093.45	0.2088
LOT : 112	5809.92	0.1334
LOT : 113	5175.00	0.1188
LOT : 114	5175.00	0.1188
LOT : 115	5175.00	0.1188

TRACT	SQ.FT.	ACRES
TRACT A	67605.98	1.552
TRACT B	2100.00	0.0482
TRACT C	17999.97	0.4132
TRACT D	2100.00	0.0482
TRACT E	2100.00	0.0482
TRACT F	74345.87	1.7067
TRACT G	1000.00	0.023
TRACT H	2050.03	0.0471
TRACT I	14672.54	0.3368
TRACT J	2100.00	0.0482
TRACT K	46820.78	1.0749
TRACT L	16839.53	0.3866
ROW *	302962.50	6.9551

*THE LANDSCAPED RIGHT OF WAY AREA IS 0.18 ACRES



SHEET 5 OF 5

PROJ.NO.: 1377	VERDE TRAILS PARCEL 4 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		

**PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF AVONDALE**

**Maintenance Improvement District No. 10
(Verde Trails Phase I, Parcel 4)**

To: Honorable Mayor and Council
City of Avondale, Arizona

Pursuant to ARIZ. REV. STAT. § 48-574(C), the undersigned property owner respectfully petitions 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 27.7240 acres and is entirely within the corporate boundaries of the City of Avondale.
2. Ownership. The undersigned is the sole owner 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 April 22, 2019.

"Property Owner"

HILLCREST RESIDENTIAL I, LP,
an Arizona limited partnership

By: HILLCREST GP, LLC,
an Arizona limited liability company
Its: General Partner

By: HARVARD INVESTMENTS, INC.,
a Nevada corporation
Its: Manager

By: _____

Its: _____

(ACKNOWLEDGMENT)

STATE OF _____)
) ss.
COUNTY OF _____)

On, _____, 2019, before me personally appeared _____, the _____ of HARVARD INVESTMENTS, INC., a Nevada corporation, the Manager of HILLCREST GP, LLC, an Arizona limited liability company, the General Partner of HILLCREST RESIDENTIAL I, LP, an Arizona limited partnership, 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 company.

Notary Public

(Affix notary seal here)

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 _____, 2019, 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. 10
(Verde Trails Phase I, Parcel 4)**

[Legal Description, Assessment Diagram and Engineer's Estimate]

(See following pages.)

EXHIBIT "A"
VERDE TRAILS
MAINTENANCE IMPROVEMENT DISTRICT – PARCEL 4
LEGAL DESCRIPTION

A portion of land being situated within Northeast Quarter of Section 30, 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 North Quarter corner of said Section 30 from which a found Brass cap in Hand Hole accepted as the Northeast corner thereof bears North 89°12'39" East, 2599.41 feet;

Thence North 89°12'39" East, 964.82 feet along the north line of the Northeast Quarter of said Section 30, to the **POINT OF BEGINNING**;

Thence North 89°12'39" East, 860.00 feet;

Thence South 00°47'21" East, 1342.22 feet;

Thence South 82°14'24" West, 417.01 feet to the beginning of a tangent curve, concave northerly, having a radius of 2500.00 feet;

Thence westerly along said curve, through a central angle of 11°19'49", an arc length of 494.38 feet to a non-tangent line;

Thence North 03°34'13" East, 435.38 feet;

Thence North 07°56'45" East, 96.94 feet;

Thence North 01°17'35" West, 50.00 feet;

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The above described parcel contains a computed area of 1,207,656 sq. ft. (27.7240 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

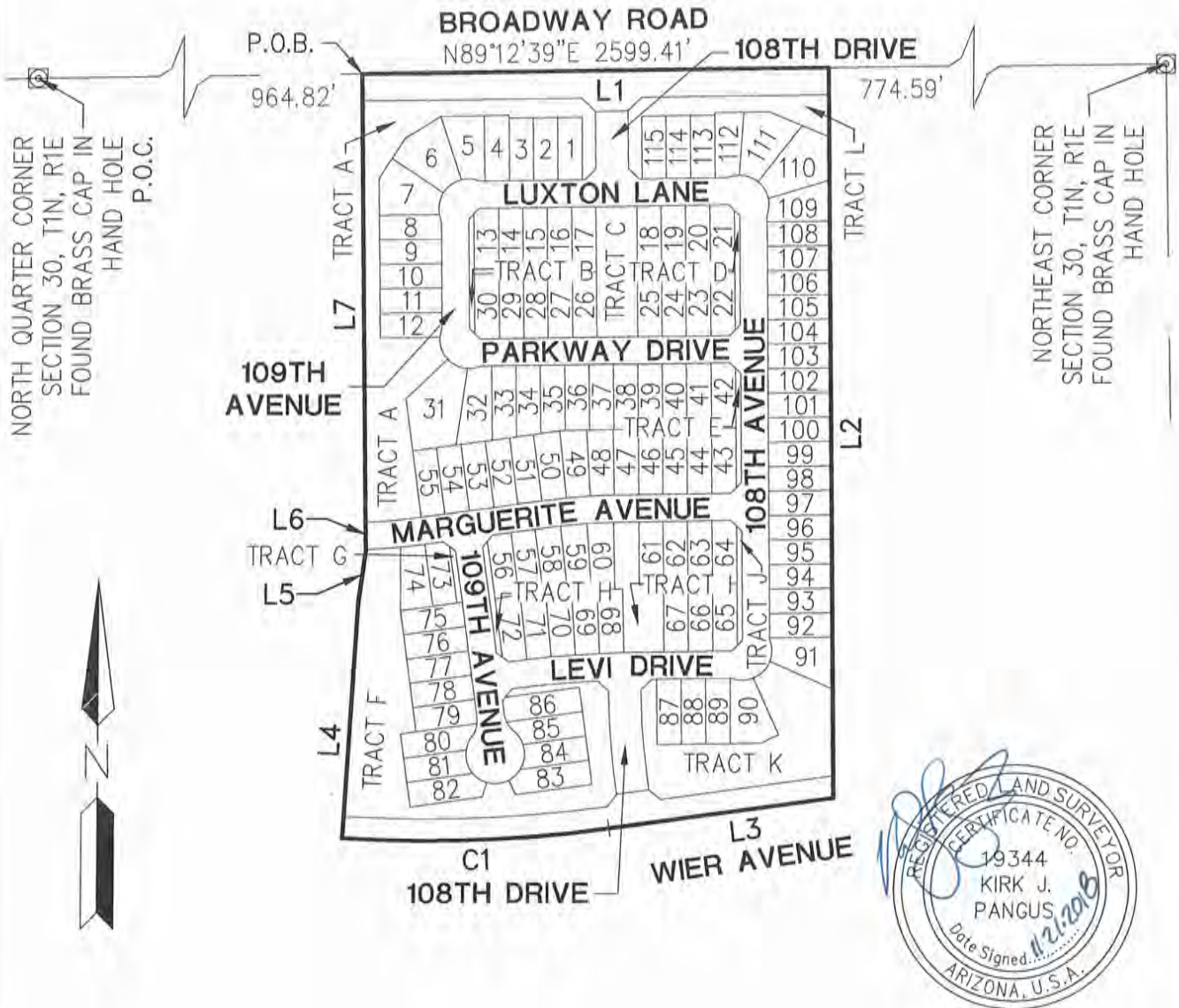
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1377
Date: November 2018



"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 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 COMMENCEMENT
 P.O.B. - POINT OF BEGINNING

SHEET 2 OF 5

PROJ.NO.: 1377	VERDE TRAILS PARCEL 4 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: N.T.S.	EXHIBIT	
DRAWN BY: GS		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 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	N89°12'39"E	860.00'
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L7	N00°47'21"W	824.14'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
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SHEET 3 OF 5

PROJ.NO.: 1377	VERDE TRAILS PARCEL 4 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
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"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 4

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LOT: 1	5175.00	0.1188
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LOT: 6	9561.46	0.2195
LOT: 7	8652.98	0.1986
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LOT: 45	5400.00	0.124
LOT: 46	5400.00	0.124
LOT: 47	5479.46	0.1258
LOT: 48	5654.30	0.1298
LOT: 49	5768.10	0.1324
LOT: 50	5771.74	0.1325
LOT: 51	5532.76	0.127
LOT: 52	5532.76	0.127
LOT: 53	5532.76	0.127
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LOT: 57	5191.88	0.1192
LOT: 58	5391.03	0.1238
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LOT: 61	5242.50	0.1204
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LOT: 63	5242.50	0.1204
LOT: 64	5192.50	0.1192
LOT: 65	5507.50	0.1264
LOT: 66	5557.50	0.1276

LOT	SQ.FT.	ACRES
LOT: 67	5557.50	0.1276
LOT: 68	5399.38	0.124
LOT: 69	5443.55	0.125
LOT: 70	5537.55	0.1271
LOT: 71	5569.06	0.1278
LOT: 72	5427.90	0.1246
LOT: 73	5182.50	0.119
LOT: 74	5969.32	0.137
LOT: 75	5175.00	0.1188
LOT: 76	5175.00	0.1188
LOT: 77	5175.00	0.1188
LOT: 78	5175.00	0.1188
LOT: 79	5192.19	0.1192
LOT: 80	5860.77	0.1345
LOT: 81	5270.50	0.121
LOT: 82	6184.12	0.142
LOT: 83	6437.14	0.1478



SHEET 4 OF 5

PROJ.NO.:	1377
DATE:	NOV 2018
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 4
MID DIAGRAM

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 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 : 84	5308.47	0.1219
LOT : 85	5750.14	0.132
LOT : 86	6449.99	0.1481
LOT : 87	5400.00	0.124
LOT : 88	5400.00	0.124
LOT : 89	5399.80	0.124
LOT : 90	7928.76	0.182
LOT : 91	7842.16	0.18
LOT : 92	5174.69	0.1188
LOT : 93	5175.00	0.1188
LOT : 94	5175.00	0.1188
LOT : 95	5175.00	0.1188
LOT : 96	5175.00	0.1188
LOT : 97	5175.00	0.1188
LOT : 98	5175.00	0.1188
LOT : 99	5175.00	0.1188
LOT : 100	5175.00	0.1188
LOT : 101	5175.00	0.1188
LOT : 102	5175.00	0.1188
LOT : 103	5175.00	0.1188
LOT : 104	5175.00	0.1188
LOT : 105	5175.00	0.1188
LOT : 106	5175.00	0.1188
LOT : 107	5175.00	0.1188
LOT : 108	5175.00	0.1188
LOT : 109	6643.34	0.1525
LOT : 110	10583.12	0.243
LOT : 111	9093.45	0.2088
LOT : 112	5809.92	0.1334
LOT : 113	5175.00	0.1188
LOT : 114	5175.00	0.1188
LOT : 115	5175.00	0.1188

TRACT	SQ.FT.	ACRES
TRACT A	67605.98	1.552
TRACT B	2100.00	0.0482
TRACT C	17999.97	0.4132
TRACT D	2100.00	0.0482
TRACT E	2100.00	0.0482
TRACT F	74345.87	1.7067
TRACT G	1000.00	0.023
TRACT H	2050.03	0.0471
TRACT I	14672.54	0.3368
TRACT J	2100.00	0.0482
TRACT K	46820.78	1.0749
TRACT L	16839.53	0.3866
ROW *	302962.50	6.9551

*THE LANDSCAPED RIGHT OF WAY AREA IS 0.18 ACRES



SHEET 5 OF 5

PROJ.NO.: 1377	VERDE TRAILS PARCEL 4 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / E: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		

**CITY OF AVONDALE
MAINTENANCE IMPROVEMENT DISTRICT NO. 10
"VERDE TRAILS - PHASE 1 - PARCEL 4" TRACTS A THROUGH L**

ENGINEERS ESTIMATE

In compliance with the provisions of A.R.S. Title 48, Chapter 4, Article 2, Section §48-574, and all ammendments and supplements thereto, we hereby estimate the costs and expenses of said improvements to be as follows:

AREA

Right-of-way: 0.18 AC
Tract Area: 5.73 AC

ANNUAL MAINTENANCE FEE

Right-of-way:	0.18	x	\$2,000	AC	=	\$360.00
Tract Area:	5.73	x	\$10,500	AC	=	\$60,165.00
						<u>\$60,525.00</u>

ANNUAL ADMINISTRATIVE FEE

\$60,525.00	x	5%	=	\$3,026.25
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TOTAL ANNUAL COST

\$60,525.00	+	\$3,026.25	=	\$63,551.25
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TOTAL COST PER MONTH

\$63,551.25	/	12 MONTHS	=	\$5,295.94
-------------	---	-----------	---	------------

DATED

CITY OF AVONDALE
DEVELOPMENT & ENGINEERING SERVICES
ENGINEERING DIVISION

By: David A Janover, P.E., F.NSPE, CFM



CITY COUNCIL REPORT

SUBJECT: Resolutions 3543-519 and 3544-519 - Verde Trails Unit I Parcel 7 Maintenance Improvement District

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, 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 3543-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 11, Verde Trails Unit I Parcel 7, providing for the assessment, and Resolution 3544-519 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 (MID) 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. 11, Verde Trails Unit I Parcel 7, southwest corner of 107th Avenue and the planned Wier Avenue alignment, is 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. 11, Verde Trails Unit I Parcel 7, 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.

RESOLUTION 3543-519

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. 11 – VERDE TRAILS – PHASE I – PARCEL 7, 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. 11 – Verde Trails – Phase I – Parcel 7 (the “Assessment District”) over the area described 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 City Council 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. 11 – Verde Trails – Phase I – Parcel 7, 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. 11 – Verde Trails – Phase I – Parcel 7.

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 ARIZ. REV. STAT. § 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, May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3543-519

[Legal Description]

See following pages.

EXHIBIT "A"
VERDE TRAILS
MAINTENANCE IMPROVEMENT DISTRICT – PARCEL 7
LEGAL DESCRIPTION

A portion of land being situated within Northeast Quarter of Section 30, 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 flush accepted as the East Quarter corner of said Section 30 from which a found Brass cap in Hand Hole accepted as the Northeast corner thereof bears North 01°08'51" West, 2655.67 feet;

Thence North 01°08'51" West, 150.01 feet along the east line of the Northeast Quarter of said Section 30 being the **POINT OF BEGINNING**;

Thence leaving said east line, South 89°21'05" West, 680.03 feet;

Thence North 01°08'51" West, 1172.26 feet to a non-tangent curve, concave southerly, having a radius of 2600.00 feet, the center of which bears South 05°29'09" East;

Thence Northeasterly along said curve, through a central angle of 04°20'18", an arc length of 196.87 feet to a tangent line;

Thence North 88°51'09" East, 483.32 feet to the east line of the Northeast Quarter of said Section 30;

Thence along said east line, South 01°08'51" East, 1185.63 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 803,728 sq. ft. (18.4511 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.: 1377
Date: February 2019



EXHIBIT B
TO
RESOLUTION 3543-519

[Assessment Diagram]

See following pages.

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 7

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

PAGE 2 OF 4

PROJ.NO.:	1377
DATE:	MAR 2019
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 7
MID DIAGRAM
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 7

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	S89°21'05"W	680.03'
L2	N01°08'51"W	1172.26'
L3	N88°51'09"E	483.32'
L4	S01°08'51"E	1185.63'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	2600.00'	4°20'18"	196.87'



PAGE 3 OF 4

PROJ.NO.: 1377	VERDE TRAILS PARCEL 7 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAR 2019		
SCALE: N.T.S.		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		

**"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 7**

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: 1	5539.50	0.1272
LOT: 2	5580.00	0.1281
LOT: 3	5580.00	0.1281
LOT: 4	5580.00	0.1281
LOT: 5	5580.00	0.1281
LOT: 6	5580.00	0.1281
LOT: 7	5550.81	0.1274
LOT: 8	5581.56	0.1281
LOT: 9	5182.50	0.1190
LOT: 10	5175.00	0.1188
LOT: 11	5175.00	0.1188
LOT: 12	5175.00	0.1188
LOT: 13	5182.50	0.1190
LOT: 14	5182.50	0.1190
LOT: 15	5175.00	0.1188
LOT: 16	5175.00	0.1188
LOT: 17	5175.00	0.1188
LOT: 18	5182.50	0.1190
LOT: 19	5961.94	0.1369
LOT: 20	5785.51	0.1328
LOT: 21	5715.00	0.1312
LOT: 22	5715.00	0.1312
LOT: 23	5715.00	0.1312
LOT: 24	5819.18	0.1336
LOT: 25	8796.51	0.2019
LOT: 26	10892.42	0.2501
LOT: 27	7667.56	0.1760
LOT: 28	5334.57	0.1225
LOT: 29	5355.00	0.1229
LOT: 30	5355.00	0.1229
LOT: 31	5355.00	0.1229
LOT: 32	5355.00	0.1229
LOT: 33	5822.62	0.1337

LOT	SQ.FT.	ACRES
LOT: 34	9832.73	0.2257
LOT: 35	9818.25	0.2254
LOT: 36	7142.23	0.1640
LOT: 37	5850.00	0.1343
LOT: 38	5715.00	0.1312
LOT: 39	5715.00	0.1312
LOT: 40	5714.62	0.1312
LOT: 41	7554.28	0.1734
LOT: 42	8756.01	0.2010
LOT: 43	8055.07	0.1849
LOT: 44	5571.35	0.1279
LOT: 45	5355.00	0.1229
LOT: 46	5355.00	0.1229
LOT: 47	5355.00	0.1229
LOT: 48	5355.00	0.1229
LOT: 49	5182.50	0.1190
LOT: 50	5175.00	0.1188
LOT: 51	5175.00	0.1188
LOT: 52	5175.00	0.1188
LOT: 53	5182.50	0.1190
LOT: 54	5182.50	0.1190
LOT: 55	5175.00	0.1188
LOT: 56	5175.00	0.1188
LOT: 57	5175.00	0.1188
LOT: 58	5182.50	0.1190
LOT: 59	5355.00	0.1229
LOT: 60	5373.35	0.1234
LOT: 61	5475.51	0.1257
LOT: 62	5569.66	0.1279
LOT: 63	5580.00	0.1281
LOT: 64	5580.00	0.1281
LOT: 65	5580.00	0.1281
LOT: 66	5580.00	0.1281

LOT	SQ.FT.	ACRES
LOT: 67	5580.00	0.1281
LOT: 68	5580.00	0.1281
LOT: 69	5580.00	0.1281
LOT: 70	5539.50	0.1272

TRACT	SQ.FT.	ACRES
TRACT A	5249.53	0.1205
TRACT B	2000.00	0.0459
TRACT C	2000.00	0.0459
TRACT D	25966.81	0.5961
TRACT E	2000.00	0.0459
TRACT F	2000.00	0.0459
TRACT G	105973.58	2.4328
TRACT H	1100.00	0.0253
TRACT I	1100.00	0.0253
ROW*	246044.43	5.6484

*THE LANDSCAPED RIGHT OF WAY AREA IS 0.76 ACRES



PAGE 4 OF 4

PROJ.NO.:	1377
DATE:	MAR 2019
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	KJP

**VERDE TRAILS
PARCEL 7
MID DIAGRAM

EXHIBIT**

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

RESOLUTION 3544-519

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. 11, VERDE TRAILS – PHASE I – PARCEL 7; 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 3543-519 declaring its intent to form the City of Avondale Maintenance Improvement District No. 11 – Verde Trails – Phase I – Parcel 7; 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. 11 – Verde Trails – Phase I – Parcel 7 (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,
May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3544-519

[Legal Description and Assessment Diagram]

See following pages.

EXHIBIT "A"
VERDE TRAILS
MAINTENANCE IMPROVEMENT DISTRICT – PARCEL 7
LEGAL DESCRIPTION

A portion of land being situated within Northeast Quarter of Section 30, 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 flush accepted as the East Quarter corner of said Section 30 from which a found Brass cap in Hand Hole accepted as the Northeast corner thereof bears North 01°08'51" West, 2655.67 feet;

Thence North 01°08'51" West, 150.01 feet along the east line of the Northeast Quarter of said Section 30 being the **POINT OF BEGINNING**;

Thence leaving said east line, South 89°21'05" West, 680.03 feet;

Thence North 01°08'51" West, 1172.26 feet to a non-tangent curve, concave southerly, having a radius of 2600.00 feet, the center of which bears South 05°29'09" East;

Thence Northeasterly along said curve, through a central angle of 04°20'18", an arc length of 196.87 feet to a tangent line;

Thence North 88°51'09" East, 483.32 feet to the east line of the Northeast Quarter of said Section 30;

Thence along said east line, South 01°08'51" East, 1185.63 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 803,728 sq. ft. (18.4511 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.: 1377
Date: February 2019



"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 7

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

PAGE 2 OF 4

PROJ.NO.:	1377
DATE:	MAR 2019
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
 PARCEL 7
 MID DIAGRAM
EXHIBIT

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 7

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	S89°21'05"W	680.03'
L2	N01°08'51"W	1172.26'
L3	N88°51'09"E	483.32'
L4	S01°08'51"E	1185.63'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	2600.00'	4°20'18"	196.87'



PAGE 3 OF 4

PROJ.NO.: 1377	VERDE TRAILS PARCEL 7 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAR 2019		
SCALE: N.T.S.		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		

**"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 7**

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: 1	5539.50	0.1272
LOT: 2	5580.00	0.1281
LOT: 3	5580.00	0.1281
LOT: 4	5580.00	0.1281
LOT: 5	5580.00	0.1281
LOT: 6	5580.00	0.1281
LOT: 7	5550.81	0.1274
LOT: 8	5581.56	0.1281
LOT: 9	5182.50	0.1190
LOT: 10	5175.00	0.1188
LOT: 11	5175.00	0.1188
LOT: 12	5175.00	0.1188
LOT: 13	5182.50	0.1190
LOT: 14	5182.50	0.1190
LOT: 15	5175.00	0.1188
LOT: 16	5175.00	0.1188
LOT: 17	5175.00	0.1188
LOT: 18	5182.50	0.1190
LOT: 19	5961.94	0.1369
LOT: 20	5785.51	0.1328
LOT: 21	5715.00	0.1312
LOT: 22	5715.00	0.1312
LOT: 23	5715.00	0.1312
LOT: 24	5819.18	0.1336
LOT: 25	8796.51	0.2019
LOT: 26	10892.42	0.2501
LOT: 27	7667.56	0.1760
LOT: 28	5334.57	0.1225
LOT: 29	5355.00	0.1229
LOT: 30	5355.00	0.1229
LOT: 31	5355.00	0.1229
LOT: 32	5355.00	0.1229
LOT: 33	5822.62	0.1337

LOT	SQ.FT.	ACRES
LOT: 34	9832.73	0.2257
LOT: 35	9818.25	0.2254
LOT: 36	7142.23	0.1640
LOT: 37	5850.00	0.1343
LOT: 38	5715.00	0.1312
LOT: 39	5715.00	0.1312
LOT: 40	5714.62	0.1312
LOT: 41	7554.28	0.1734
LOT: 42	8756.01	0.2010
LOT: 43	8055.07	0.1849
LOT: 44	5571.35	0.1279
LOT: 45	5355.00	0.1229
LOT: 46	5355.00	0.1229
LOT: 47	5355.00	0.1229
LOT: 48	5355.00	0.1229
LOT: 49	5182.50	0.1190
LOT: 50	5175.00	0.1188
LOT: 51	5175.00	0.1188
LOT: 52	5175.00	0.1188
LOT: 53	5182.50	0.1190
LOT: 54	5182.50	0.1190
LOT: 55	5175.00	0.1188
LOT: 56	5175.00	0.1188
LOT: 57	5175.00	0.1188
LOT: 58	5182.50	0.1190
LOT: 59	5355.00	0.1229
LOT: 60	5373.35	0.1234
LOT: 61	5475.51	0.1257
LOT: 62	5569.66	0.1279
LOT: 63	5580.00	0.1281
LOT: 64	5580.00	0.1281
LOT: 65	5580.00	0.1281
LOT: 66	5580.00	0.1281

LOT	SQ.FT.	ACRES
LOT: 67	5580.00	0.1281
LOT: 68	5580.00	0.1281
LOT: 69	5580.00	0.1281
LOT: 70	5539.50	0.1272

TRACT	SQ.FT.	ACRES
TRACT A	5249.53	0.1205
TRACT B	2000.00	0.0459
TRACT C	2000.00	0.0459
TRACT D	25966.81	0.5961
TRACT E	2000.00	0.0459
TRACT F	2000.00	0.0459
TRACT G	105973.58	2.4328
TRACT H	1100.00	0.0253
TRACT I	1100.00	0.0253
ROW*	246044.43	5.6484

*THE LANDSCAPED RIGHT OF WAY AREA IS 0.76 ACRES



PAGE 4 OF 4

PROJ.NO.:	1377
DATE:	MAR 2019
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	KJP

**VERDE TRAILS
PARCEL 7
MID DIAGRAM

EXHIBIT**

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. 11
(Verde Trails Phase I, Parcel 7)**

To: Honorable Mayor and Council
City of Avondale, Arizona

Pursuant to ARIZ. REV. STAT. § 48-574(C), the undersigned property owner respectfully petitions 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 18.4511 acres and is entirely within the corporate boundaries of the City of Avondale.
2. Ownership. The undersigned is the sole owner 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 May 6, 2019.

"Property Owner"

HILLCREST RESIDENTIAL I, LP,
an Arizona limited partnership

By: HILLCREST GP, LLC,
an Arizona limited liability company
Its: General Partner

By: HARVARD INVESTMENTS, INC.,
a Nevada corporation
Its: Manager

By: _____

Its: _____

(ACKNOWLEDGMENT)

STATE OF _____)
) ss.
COUNTY OF _____)

On, _____, 2019, before me personally appeared _____, the _____ of HARVARD INVESTMENTS, INC., a Nevada corporation, the Manager of HILLCREST GP, LLC, an Arizona limited liability company, the General Partner of HILLCREST RESIDENTIAL I, LP, an Arizona limited partnership, 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 company.

Notary Public

(Affix notary seal here)

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 _____, 2019, 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. 11
(Verde Trails Phase I, Parcel 7)**

[Legal Description, Assessment Diagram and Engineer's Estimate]

(See following pages.)

EXHIBIT "A"
VERDE TRAILS
MAINTENANCE IMPROVEMENT DISTRICT – PARCEL 7
LEGAL DESCRIPTION

A portion of land being situated within Northeast Quarter of Section 30, 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 flush accepted as the East Quarter corner of said Section 30 from which a found Brass cap in Hand Hole accepted as the Northeast corner thereof bears North 01°08'51" West, 2655.67 feet;

Thence North 01°08'51" West, 150.01 feet along the east line of the Northeast Quarter of said Section 30 being the **POINT OF BEGINNING**;

Thence leaving said east line, South 89°21'05" West, 680.03 feet;

Thence North 01°08'51" West, 1172.26 feet to a non-tangent curve, concave southerly, having a radius of 2600.00 feet, the center of which bears South 05°29'09" East;

Thence Northeasterly along said curve, through a central angle of 04°20'18", an arc length of 196.87 feet to a tangent line;

Thence North 88°51'09" East, 483.32 feet to the east line of the Northeast Quarter of said Section 30;

Thence along said east line, South 01°08'51" East, 1185.63 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 803,728 sq. ft. (18.4511 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.: 1377
Date: February 2019



"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 7

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

PAGE 2 OF 4

PROJ.NO.:	1377
DATE:	MAR 2019
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
 PARCEL 7
 MID DIAGRAM
EXHIBIT

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 7

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		
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PAGE 3 OF 4

PROJ.NO.: 1377	VERDE TRAILS PARCEL 7 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAR 2019		
SCALE: N.T.S.		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		

**"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 7**

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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LOT: 40	5714.62	0.1312
LOT: 41	7554.28	0.1734
LOT: 42	8756.01	0.2010
LOT: 43	8055.07	0.1849
LOT: 44	5571.35	0.1279
LOT: 45	5355.00	0.1229
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LOT: 50	5175.00	0.1188
LOT: 51	5175.00	0.1188
LOT: 52	5175.00	0.1188
LOT: 53	5182.50	0.1190
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LOT: 66	5580.00	0.1281

LOT	SQ.FT.	ACRES
LOT: 67	5580.00	0.1281
LOT: 68	5580.00	0.1281
LOT: 69	5580.00	0.1281
LOT: 70	5539.50	0.1272

TRACT	SQ.FT.	ACRES
TRACT A	5249.53	0.1205
TRACT B	2000.00	0.0459
TRACT C	2000.00	0.0459
TRACT D	25966.81	0.5961
TRACT E	2000.00	0.0459
TRACT F	2000.00	0.0459
TRACT G	105973.58	2.4328
TRACT H	1100.00	0.0253
TRACT I	1100.00	0.0253
ROW*	246044.43	5.6484

*THE LANDSCAPED RIGHT OF WAY AREA IS 0.76 ACRES



PAGE 4 OF 4

PROJ.NO.:	1377
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**VERDE TRAILS
PARCEL 7
MID DIAGRAM

EXHIBIT**

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. 11
"VERDE TRAILS - PHASE 1 - PARCEL 7" TRACTS A THROUGH I



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: 0.76 AC
Tract Area: 3.38 AC

ANNUAL MAINTENANCE FEE

Right-of-way:	0.76	x	\$2,000 AC	=	\$1,520.00
Tract Area:	3.38	x	\$10,500 AC	=	\$35,490.00
					<u>\$37,010.00</u>

ANNUAL ADMINISTRATIVE FEE

\$37,010.00	x	5%	=	\$1,850.50
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TOTAL ANNUAL COST

\$37,010.00	+	\$1,850.50	=	\$38,860.50
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TOTAL COST PER MONTH

\$38,860.50	/	12 MONTHS	=	\$3,238.38
-------------	---	-----------	---	------------

DATED

CITY OF AVONDALE
DEVELOPMENT & ENGINEERING SERVICES
ENGINEERING DIVISION

By: David A Janover, P.E., F.NSPE, CFM



CITY COUNCIL REPORT

SUBJECT: Resolutions 3535-519 and 3536-519 - Verde Trails Unit I Parcel 8 Maintenance Improvement District

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development and 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 3535-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 12, Verde Trails Unit I Parcel 8, providing for the assessment, and Resolution 3536-519 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 (MID) 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. 12, Verde Trails Unit I Parcel 8, west of the southwest corner of 107th Avenue and the planned Wier Avenue alignment, is 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. 12, Verde Trails Unit I Parcel 8, 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. 12, Verde Trails Unit I Parcel 8, subject to two (2) recommended conditions of approval.

RESOLUTION 3535-519

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. 12 – VERDE TRAILS – PHASE I – PARCEL 8, 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. 12 – Verde Trails – Phase I – Parcel 8 (the “Assessment District”) over the area described 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 City Council 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. 12 – Verde Trails – Phase I – Parcel 8, 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. 12 – Verde Trails – Phase I – Parcel 8.

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 ARIZ. REV. STAT. § 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, May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3535-519

[Legal Description]

See following pages.

EXHIBIT "A"
VERDE TRAILS
MAINTENANCE IMPROVEMENT DISTRICT – PARCEL 8
LEGAL DESCRIPTION

A portion of land being situated within Northeast Quarter of Section 30, 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 Northeast corner of said Section 30 from which a found Brass cap flush accepted as the East Quarter corner thereof bears South 01°08'51" East, 2655.67 feet;

Thence South 01°08'51" East, 1327.48 feet along the east line of said Northeast Quarter;

Thence leaving said east line, South 88°51'09" East, 680.00 feet to the **POINT OF BEGINNING**;

Thence South 01°08'51" East, 1172.26 feet to a line being 150.00 north of and parallel with the south line of said Northeast Quarter;

Thence along said parallel line, South 89°21'06" West, 1409.01 feet;

Thence leaving said parallel line, North 21°29'58" East, 453.35 feet;

Thence North 14°50'35" East, 46.43 feet;

Thence South 80°17'36" East, 124.22 feet to a non-tangent curve, concave northwesterly, having a radius of 475.00 feet, the center of which bears North 75°44'05" West;

Thence northerly along said curve, through a central angle of 06°19'20", an arc length of 52.41 feet to a tangent line;

Thence North 07°56'35" East, 52.82 feet;

Thence North 36°26'57" West, 21.44 feet;

Thence North 09°26'46" East, 50.00 feet to a non-tangent curve, concave northerly, having a radius of 1475.00 feet, the center of which bears North 09°26'46" East;

Thence easterly along said curve, through a central angle of 09°36'56", an arc length of 247.54 feet to a non-tangent line;

Thence North 44°01'32" East, 28.08 feet;

Thence North 01°23'27" West, 481.00 feet to a non-tangent curve, concave northerly, having a radius of 2500.00 feet, the center of which bears North 00°49'04" West;

Thence easterly along said curve, through a central angle of 06°56'32", an arc length of 302.91 feet to a tangent line;

Thence North 82°14'24" East, 417.27 feet to the beginning of a tangent curve, concave southerly, having a radius of 2600.00 feet;

Thence easterly along said curve, through a central angle of 02°16'27", an arc length of 103.20 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,185,164 sq. ft. (27.2076 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. 1377
Date: November 2018



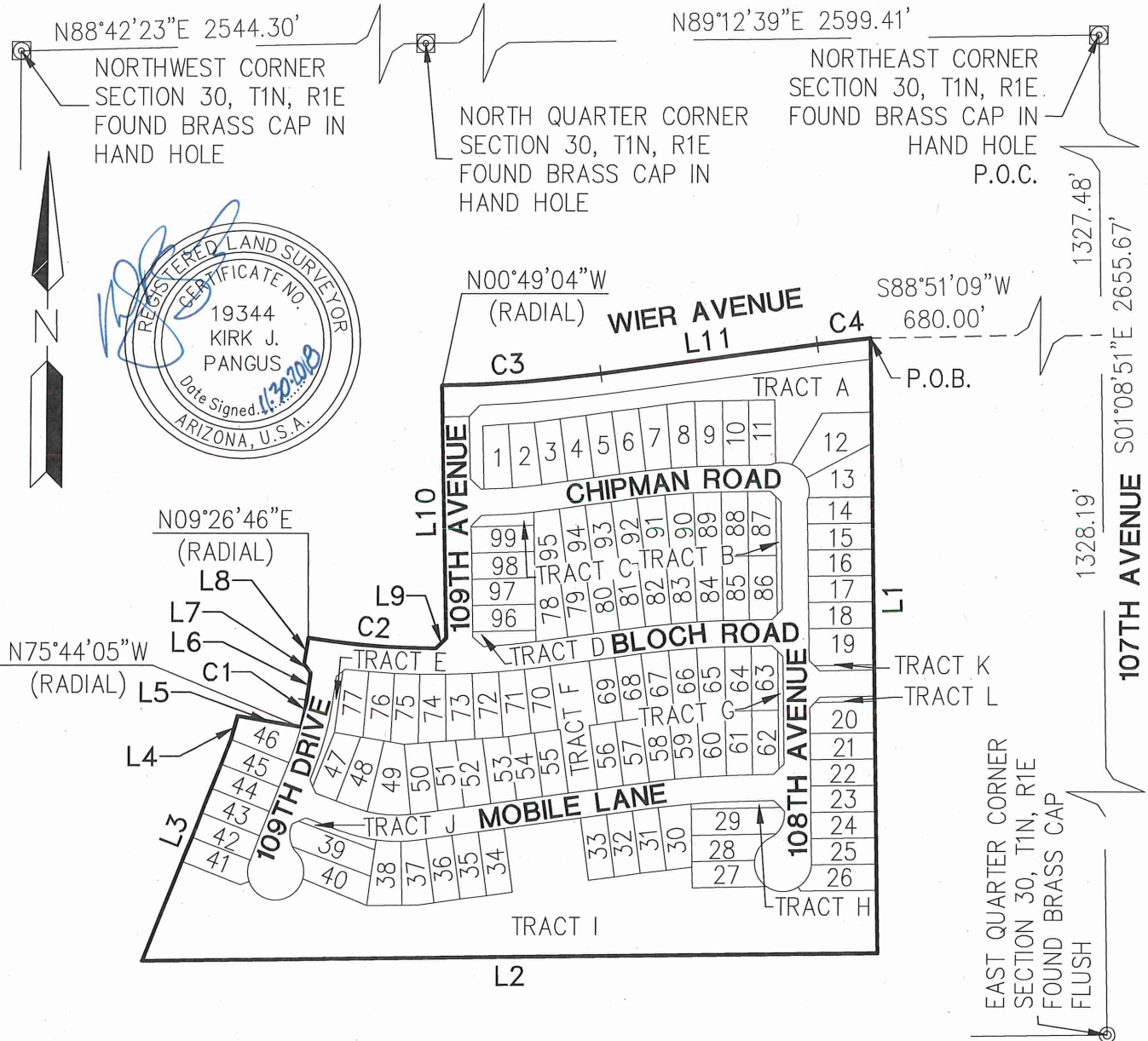
EXHIBIT B
TO
RESOLUTION 3535-419

[Assessment Diagram]

See following pages.

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 8

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 COMMENCEMENT
P.O.B. - POINT OF BEGINNING

SHEET 3 OF 6

PROJ.NO.:	1377
DATE:	NOV 2018
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 8
MID DIAGRAM
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 8

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	S01°08'51"E	1172.26'
L2	S89°21'06"W	1409.01'
L3	N21°29'58"E	453.35'
L4	N14°50'35"E	46.43'
L5	S80°17'36"E	124.22'
L6	N07°56'35"E	52.82'
L7	N36°26'57"W	21.44'
L8	N09°26'46"E	50.00'
L9	N44°01'32"E	28.08'
L10	N01°23'27"W	481.00'
L11	N82°14'24"E	417.27'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	475.00'	6°19'20"	52.41'
C2	1475.00'	9°36'56"	247.54'
C3	2500.00'	6°56'32"	302.91'
C4	2600.00'	2°16'27"	103.20'



SHEET 4 OF 6

PROJ.NO.: 1377	VERDE TRAILS PARCEL 8 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 8

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 : 1	6310.80	0.1449
LOT : 2	6408.50	0.1471
LOT : 3	6000.00	0.1377
LOT : 4	6000.00	0.1377
LOT : 5	6000.00	0.1377
LOT : 6	6073.18	0.1394
LOT : 7	6285.70	0.1443
LOT : 8	6432.51	0.1477
LOT : 9	6359.20	0.146
LOT : 10	6200.00	0.1423
LOT : 11	6179.15	0.1419
LOT : 12	11513.67	0.2643
LOT : 13	8670.77	0.1991
LOT : 14	6238.40	0.1432
LOT : 15	6250.24	0.1435
LOT : 16	6250.24	0.1435
LOT : 17	6250.24	0.1435
LOT : 18	6250.24	0.1435
LOT : 19	7501.31	0.1722
LOT : 20	6868.35	0.1577
LOT : 21	6250.24	0.1435
LOT : 22	6250.24	0.1435
LOT : 23	6250.24	0.1435
LOT : 24	6250.24	0.1435
LOT : 25	6250.40	0.1435
LOT : 26	6775.89	0.1556
LOT : 27	6296.23	0.1445
LOT : 28	6694.29	0.1537
LOT : 29	8688.32	0.1995
LOT : 30	6855.18	0.1574
LOT : 31	6016.08	0.1381
LOT : 32	6000.00	0.1377
LOT : 33	6000.00	0.1377

LOT	SQ.FT.	ACRES
LOT : 34	6132.31	0.1408
LOT : 35	6132.31	0.1408
LOT : 36	6132.31	0.1408
LOT : 37	6803.10	0.1562
LOT : 38	7117.98	0.1634
LOT : 39	8343.50	0.1915
LOT : 40	7298.16	0.1675
LOT : 41	6235.78	0.1432
LOT : 42	6000.00	0.1377
LOT : 43	6000.00	0.1377
LOT : 44	6000.00	0.1377
LOT : 45	6000.00	0.1377
LOT : 46	7222.39	0.1658
LOT : 47	6325.66	0.1452
LOT : 48	7392.58	0.1697
LOT : 49	8537.05	0.196
LOT : 50	6828.91	0.1568
LOT : 51	6508.53	0.1494
LOT : 52	6355.12	0.1459
LOT : 53	6201.71	0.1424
LOT : 54	6125.00	0.1406
LOT : 55	6125.00	0.1406
LOT : 56	6125.00	0.1406
LOT : 57	6125.00	0.1406
LOT : 58	6324.45	0.1452
LOT : 59	6331.76	0.1454
LOT : 60	6317.12	0.145
LOT : 61	6247.79	0.1434
LOT : 62	6075.00	0.1395
LOT : 63	6075.00	0.1395
LOT : 64	6171.91	0.1417
LOT : 65	6347.79	0.1457
LOT : 66	6347.79	0.1457

LOT	SQ.FT.	ACRES
LOT : 67	6311.35	0.1449
LOT : 68	6125.00	0.1406
LOT : 69	6125.00	0.1406
LOT : 70	6270.14	0.1439
LOT : 71	6395.66	0.1468
LOT : 72	6434.39	0.1477
LOT : 73	6510.13	0.1495
LOT : 74	6680.64	0.1534
LOT : 75	6861.29	0.1575
LOT : 76	6617.79	0.1519
LOT : 77	6471.25	0.1486
LOT : 78	6727.14	0.1544
LOT : 79	6125.00	0.1406
LOT : 80	6125.00	0.1406
LOT : 81	6172.61	0.1417
LOT : 82	6358.16	0.146
LOT : 83	6382.77	0.1465



SHEET 5 OF 6

PROJ.NO.:	1377
DATE:	NOV 2018
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 8
MID DIAGRAM

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 8

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	6399.21	0.1469
LOT : 85	6186.83	0.142
LOT : 86	6439.81	0.1478
LOT : 87	6439.81	0.1478
LOT : 88	6259.90	0.1437
LOT : 89	6307.59	0.1448
LOT : 90	6382.00	0.1465
LOT : 91	6323.29	0.1452
LOT : 92	6125.00	0.1406
LOT : 93	6125.00	0.1406
LOT : 94	6125.00	0.1406
LOT : 95	6830.35	0.1568
LOT : 96	6000.00	0.1377
LOT : 97	6000.00	0.1377
LOT : 98	6000.00	0.1377
LOT : 99	6000.00	0.1377

TRACT	SQ.FT.	ACRES
TRACT A	48192.98	1.1064
TRACT B	2150.00	0.0494
TRACT C	2479.28	0.0569
TRACT D	2967.63	0.0681
TRACT E	2544.72	0.0584
TRACT F	16110.60	0.3698
TRACT G	2150.00	0.0494
TRACT H	2072.76	0.0476
TRACT I	198896.90	4.566
TRACT J	1773.29	0.0407
TRACT K	2369.14	0.0544
TRACT L	1612.15	0.037
ROW *	260281.98	5.9753

*THE LANDSCAPED RIGHT OF WAY
AREA IS 0.14 ACRES



SHEET 6 OF 6

PROJ.NO.: 1377	VERDE TRAILS PARCEL 8 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS		
CHECKED BY: KJP		

RESOLUTION 3536-519

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. 12, VERDE TRAILS – PHASE I – PARCEL 8; 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 3535-419 declaring its intent to form the City of Avondale Maintenance Improvement District No. 12 – Verde Trails – Phase I – Parcel 8; 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. 12 – Verde Trails – Phase I – Parcel 8 (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,
May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3536-519

[Legal Description and Assessment Diagram]

See following pages.

EXHIBIT "A"
VERDE TRAILS
MAINTENANCE IMPROVEMENT DISTRICT – PARCEL 8
LEGAL DESCRIPTION

A portion of land being situated within Northeast Quarter of Section 30, 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 Northeast corner of said Section 30 from which a found Brass cap flush accepted as the East Quarter corner thereof bears South 01°08'51" East, 2655.67 feet;

Thence South 01°08'51" East, 1327.48 feet along the east line of said Northeast Quarter;

Thence leaving said east line, South 88°51'09" East, 680.00 feet to the **POINT OF BEGINNING**;

Thence South 01°08'51" East, 1172.26 feet to a line being 150.00 north of and parallel with the south line of said Northeast Quarter;

Thence along said parallel line, South 89°21'06" West, 1409.01 feet;

Thence leaving said parallel line, North 21°29'58" East, 453.35 feet;

Thence North 14°50'35" East, 46.43 feet;

Thence South 80°17'36" East, 124.22 feet to a non-tangent curve, concave northwesterly, having a radius of 475.00 feet, the center of which bears North 75°44'05" West;

Thence northerly along said curve, through a central angle of 06°19'20", an arc length of 52.41 feet to a tangent line;

Thence North 07°56'35" East, 52.82 feet;

Thence North 36°26'57" West, 21.44 feet;

Thence North 09°26'46" East, 50.00 feet to a non-tangent curve, concave northerly, having a radius of 1475.00 feet, the center of which bears North 09°26'46" East;

Thence easterly along said curve, through a central angle of 09°36'56", an arc length of 247.54 feet to a non-tangent line;

Thence North 44°01'32" East, 28.08 feet;

Thence North 01°23'27" West, 481.00 feet to a non-tangent curve, concave northerly, having a radius of 2500.00 feet, the center of which bears North 00°49'04" West;

Thence easterly along said curve, through a central angle of 06°56'32", an arc length of 302.91 feet to a tangent line;

Thence North 82°14'24" East, 417.27 feet to the beginning of a tangent curve, concave southerly, having a radius of 2600.00 feet;

Thence easterly along said curve, through a central angle of 02°16'27", an arc length of 103.20 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,185,164 sq. ft. (27.2076 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

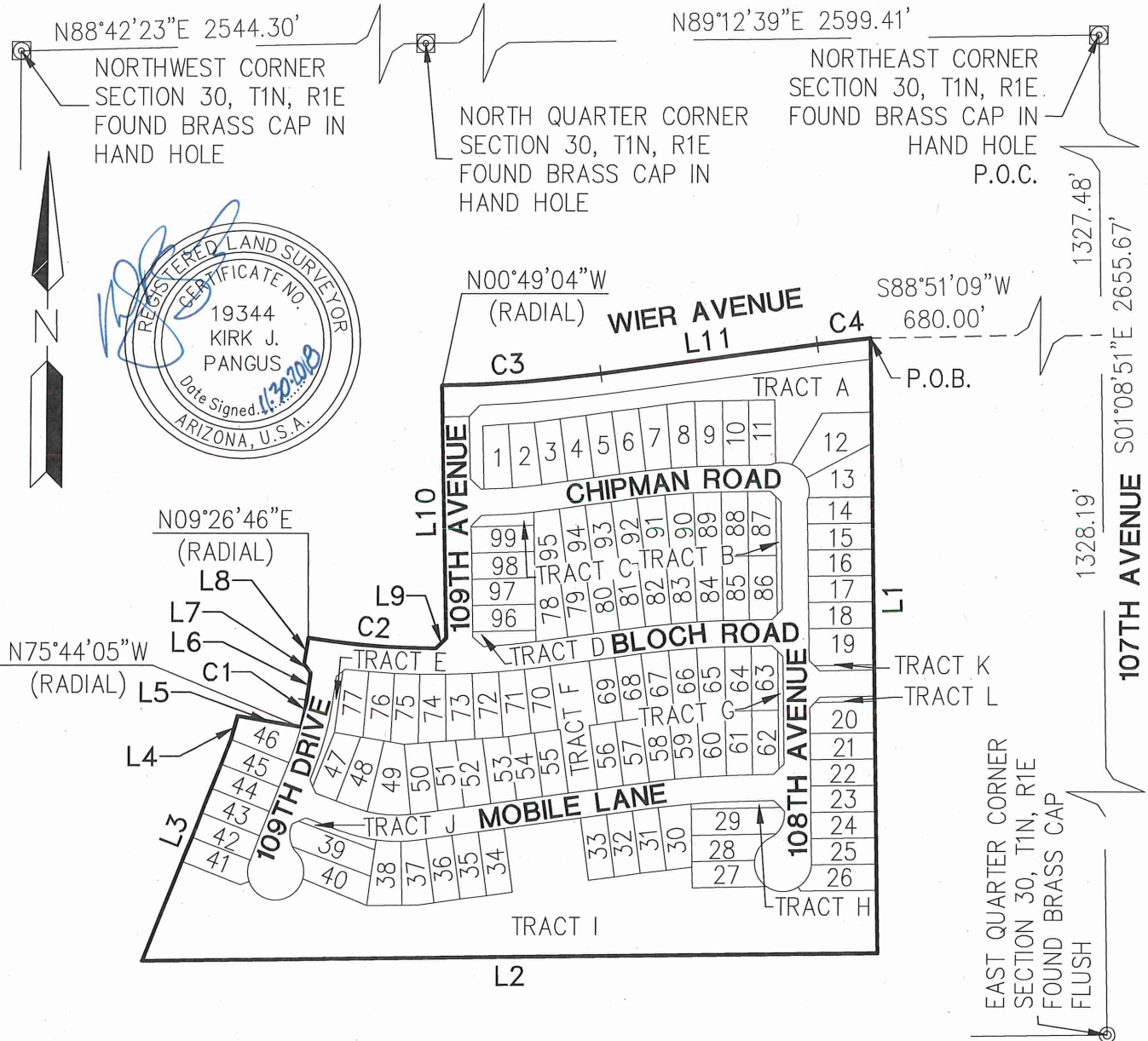
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1377
Date: November 2018



"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 8

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 COMMENCEMENT
 P.O.B. - POINT OF BEGINNING

SHEET 3 OF 6

PROJ.NO.:	1377
DATE:	NOV 2018
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
 PARCEL 8
 MID DIAGRAM
EXHIBIT

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 8

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S01°08'51"E	1172.26'
L2	S89°21'06"W	1409.01'
L3	N21°29'58"E	453.35'
L4	N14°50'35"E	46.43'
L5	S80°17'36"E	124.22'
L6	N07°56'35"E	52.82'
L7	N36°26'57"W	21.44'
L8	N09°26'46"E	50.00'
L9	N44°01'32"E	28.08'
L10	N01°23'27"W	481.00'
L11	N82°14'24"E	417.27'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	475.00'	6°19'20"	52.41'
C2	1475.00'	9°36'56"	247.54'
C3	2500.00'	6°56'32"	302.91'
C4	2600.00'	2°16'27"	103.20'



SHEET 4 OF 6

PROJ.NO.: 1377	VERDE TRAILS PARCEL 8 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 8

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LOT	SQ.FT.	ACRES
LOT : 1	6310.80	0.1449
LOT : 2	6408.50	0.1471
LOT : 3	6000.00	0.1377
LOT : 4	6000.00	0.1377
LOT : 5	6000.00	0.1377
LOT : 6	6073.18	0.1394
LOT : 7	6285.70	0.1443
LOT : 8	6432.51	0.1477
LOT : 9	6359.20	0.146
LOT : 10	6200.00	0.1423
LOT : 11	6179.15	0.1419
LOT : 12	11513.67	0.2643
LOT : 13	8670.77	0.1991
LOT : 14	6238.40	0.1432
LOT : 15	6250.24	0.1435
LOT : 16	6250.24	0.1435
LOT : 17	6250.24	0.1435
LOT : 18	6250.24	0.1435
LOT : 19	7501.31	0.1722
LOT : 20	6868.35	0.1577
LOT : 21	6250.24	0.1435
LOT : 22	6250.24	0.1435
LOT : 23	6250.24	0.1435
LOT : 24	6250.24	0.1435
LOT : 25	6250.40	0.1435
LOT : 26	6775.89	0.1556
LOT : 27	6296.23	0.1445
LOT : 28	6694.29	0.1537
LOT : 29	8688.32	0.1995
LOT : 30	6855.18	0.1574
LOT : 31	6016.08	0.1381
LOT : 32	6000.00	0.1377
LOT : 33	6000.00	0.1377

LOT	SQ.FT.	ACRES
LOT : 34	6132.31	0.1408
LOT : 35	6132.31	0.1408
LOT : 36	6132.31	0.1408
LOT : 37	6803.10	0.1562
LOT : 38	7117.98	0.1634
LOT : 39	8343.50	0.1915
LOT : 40	7298.16	0.1675
LOT : 41	6235.78	0.1432
LOT : 42	6000.00	0.1377
LOT : 43	6000.00	0.1377
LOT : 44	6000.00	0.1377
LOT : 45	6000.00	0.1377
LOT : 46	7222.39	0.1658
LOT : 47	6325.66	0.1452
LOT : 48	7392.58	0.1697
LOT : 49	8537.05	0.196
LOT : 50	6828.91	0.1568
LOT : 51	6508.53	0.1494
LOT : 52	6355.12	0.1459
LOT : 53	6201.71	0.1424
LOT : 54	6125.00	0.1406
LOT : 55	6125.00	0.1406
LOT : 56	6125.00	0.1406
LOT : 57	6125.00	0.1406
LOT : 58	6324.45	0.1452
LOT : 59	6331.76	0.1454
LOT : 60	6317.12	0.145
LOT : 61	6247.79	0.1434
LOT : 62	6075.00	0.1395
LOT : 63	6075.00	0.1395
LOT : 64	6171.91	0.1417
LOT : 65	6347.79	0.1457
LOT : 66	6347.79	0.1457

LOT	SQ.FT.	ACRES
LOT : 67	6311.35	0.1449
LOT : 68	6125.00	0.1406
LOT : 69	6125.00	0.1406
LOT : 70	6270.14	0.1439
LOT : 71	6395.66	0.1468
LOT : 72	6434.39	0.1477
LOT : 73	6510.13	0.1495
LOT : 74	6680.64	0.1534
LOT : 75	6861.29	0.1575
LOT : 76	6617.79	0.1519
LOT : 77	6471.25	0.1486
LOT : 78	6727.14	0.1544
LOT : 79	6125.00	0.1406
LOT : 80	6125.00	0.1406
LOT : 81	6172.61	0.1417
LOT : 82	6358.16	0.146
LOT : 83	6382.77	0.1465



SHEET 5 OF 6

PROJ.NO.:	1377
DATE:	NOV 2018
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 8
MID DIAGRAM

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 8

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	6399.21	0.1469
LOT : 85	6186.83	0.142
LOT : 86	6439.81	0.1478
LOT : 87	6439.81	0.1478
LOT : 88	6259.90	0.1437
LOT : 89	6307.59	0.1448
LOT : 90	6382.00	0.1465
LOT : 91	6323.29	0.1452
LOT : 92	6125.00	0.1406
LOT : 93	6125.00	0.1406
LOT : 94	6125.00	0.1406
LOT : 95	6830.35	0.1568
LOT : 96	6000.00	0.1377
LOT : 97	6000.00	0.1377
LOT : 98	6000.00	0.1377
LOT : 99	6000.00	0.1377

TRACT	SQ.FT.	ACRES
TRACT A	48192.98	1.1064
TRACT B	2150.00	0.0494
TRACT C	2479.28	0.0569
TRACT D	2967.63	0.0681
TRACT E	2544.72	0.0584
TRACT F	16110.60	0.3698
TRACT G	2150.00	0.0494
TRACT H	2072.76	0.0476
TRACT I	198896.90	4.566
TRACT J	1773.29	0.0407
TRACT K	2369.14	0.0544
TRACT L	1612.15	0.037
ROW *	260281.98	5.9753

*THE LANDSCAPED RIGHT OF WAY
AREA IS 0.14 ACRES



SHEET 6 OF 6

PROJ.NO.: 1377	VERDE TRAILS PARCEL 8 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS		
CHECKED BY: KJP		

**PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF AVONDALE**

**Maintenance Improvement District No. 12
(Verde Trails Phase I, Parcel 8)**

To: Honorable Mayor and Council
City of Avondale, Arizona

Pursuant to ARIZ. REV. STAT. § 48-574(C), the undersigned property owner respectfully petitions 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 27.2076 acres and is entirely within the corporate boundaries of the City of Avondale.
2. Ownership. The undersigned is the sole owner 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 April 22, 2019.

"Property Owner"

HILLCREST RESIDENTIAL I, LP,
an Arizona limited partnership

By: HILLCREST GP, LLC,
an Arizona limited liability company
Its: General Partner

By: HARVARD INVESTMENTS, INC.,
a Nevada corporation
Its: Manager

By: _____

Its: _____

(ACKNOWLEDGMENT)

STATE OF _____)
) ss.
COUNTY OF _____)

On, _____, 2019, before me personally appeared _____, the _____ of HARVARD INVESTMENTS, INC., a Nevada corporation, the Manager of HILLCREST GP, LLC, an Arizona limited liability company, the General Partner of HILLCREST RESIDENTIAL I, LP, an Arizona limited partnership, 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 company.

Notary Public

(Affix notary seal here)

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 _____, 2019, 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. 12
(Verde Trails Phase I, Parcel 8)**

[Legal Description, Assessment Diagram and Engineer's Estimate]

(See following pages.)

EXHIBIT "A"
VERDE TRAILS
MAINTENANCE IMPROVEMENT DISTRICT – PARCEL 8
LEGAL DESCRIPTION

A portion of land being situated within Northeast Quarter of Section 30, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

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Thence North 09°26'46" East, 50.00 feet to a non-tangent curve, concave northerly, having a radius of 1475.00 feet, the center of which bears North 09°26'46" East;

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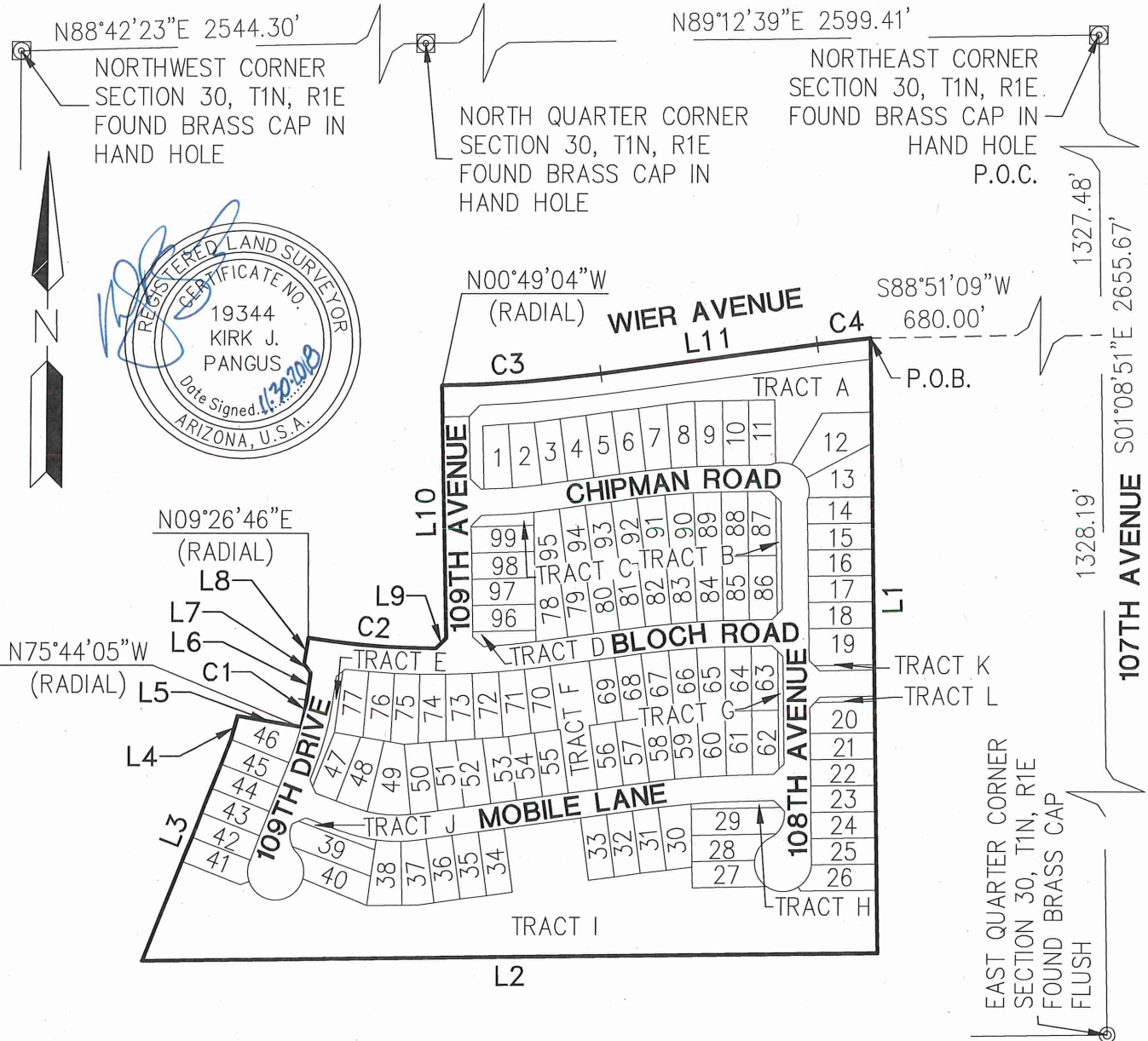
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Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1377
Date: November 2018



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"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 8

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P.O.C. - POINT OF COMMENCEMENT
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SHEET 3 OF 6

PROJ.NO.:	1377
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VERDE TRAILS
PARCEL 8
MID DIAGRAM
EXHIBIT

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SHEET 4 OF 6

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LOT : 60	6317.12	0.145
LOT : 61	6247.79	0.1434
LOT : 62	6075.00	0.1395
LOT : 63	6075.00	0.1395
LOT : 64	6171.91	0.1417
LOT : 65	6347.79	0.1457
LOT : 66	6347.79	0.1457

LOT	SQ.FT.	ACRES
LOT : 67	6311.35	0.1449
LOT : 68	6125.00	0.1406
LOT : 69	6125.00	0.1406
LOT : 70	6270.14	0.1439
LOT : 71	6395.66	0.1468
LOT : 72	6434.39	0.1477
LOT : 73	6510.13	0.1495
LOT : 74	6680.64	0.1534
LOT : 75	6861.29	0.1575
LOT : 76	6617.79	0.1519
LOT : 77	6471.25	0.1486
LOT : 78	6727.14	0.1544
LOT : 79	6125.00	0.1406
LOT : 80	6125.00	0.1406
LOT : 81	6172.61	0.1417
LOT : 82	6358.16	0.146
LOT : 83	6382.77	0.1465



SHEET 5 OF 6

PROJ.NO.:	1377
DATE:	NOV 2018
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 8
MID DIAGRAM

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 8

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	6399.21	0.1469
LOT : 85	6186.83	0.142
LOT : 86	6439.81	0.1478
LOT : 87	6439.81	0.1478
LOT : 88	6259.90	0.1437
LOT : 89	6307.59	0.1448
LOT : 90	6382.00	0.1465
LOT : 91	6323.29	0.1452
LOT : 92	6125.00	0.1406
LOT : 93	6125.00	0.1406
LOT : 94	6125.00	0.1406
LOT : 95	6830.35	0.1568
LOT : 96	6000.00	0.1377
LOT : 97	6000.00	0.1377
LOT : 98	6000.00	0.1377
LOT : 99	6000.00	0.1377

TRACT	SQ.FT.	ACRES
TRACT A	48192.98	1.1064
TRACT B	2150.00	0.0494
TRACT C	2479.28	0.0569
TRACT D	2967.63	0.0681
TRACT E	2544.72	0.0584
TRACT F	16110.60	0.3698
TRACT G	2150.00	0.0494
TRACT H	2072.76	0.0476
TRACT I	198896.90	4.566
TRACT J	1773.29	0.0407
TRACT K	2369.14	0.0544
TRACT L	1612.15	0.037
ROW *	260281.98	5.9753

*THE LANDSCAPED RIGHT OF WAY
AREA IS 0.14 ACRES



SHEET 6 OF 6

PROJ.NO.: 1377	VERDE TRAILS PARCEL 8 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2018		
SCALE: NONE		
DRAWN BY: GS		
CHECKED BY: KJP		

**CITY OF AVONDALE
MAINTENANCE IMPROVEMENT DISTRICT NO. 12
"VERDE TRAILS - PHASE 1 - PARCEL 8" TRACTS A THROUGH L**

ENGINEERS ESTIMATE

In compliance with the provisions of A.R.S. Title 48, Chapter 4, Article 2, Section §48-574, and all ammendments and supplements thereto, we hereby estimate the costs and expenses of said improvements to be as follows:

AREA

Right-of-way: 0.14 AC
Tract Area: 6.50 AC

ANNUAL MAINTENANCE FEE

Right-of-way:	0.14	x	\$2,000	AC	=	\$280.00
Tract Area:	6.50	x	\$10,500	AC	=	\$68,250.00
						<u>\$68,530.00</u>

ANNUAL ADMINISTRATIVE FEE

\$68,530.00	x	5%	=	\$3,426.50
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TOTAL ANNUAL COST

\$68,530.00	+	\$3,426.50	=	\$71,956.50
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TOTAL COST PER MONTH

\$71,956.50	/	12 MONTHS	=	\$5,996.38
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DATED

CITY OF AVONDALE
DEVELOPMENT & ENGINEERING SERVICES
ENGINEERING DIVISION

By: David A Janover, P.E., F.NSPE, CFM



CITY COUNCIL REPORT

SUBJECT: Resolutions 3537-519 and 3538-519 - Verde Trails Unit I Parcels 9 and 10
Maintenance Improvement District

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development and 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 3537-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 13, Verde Trails Unit I Parcels 9 and 10, providing for the assessment, and Resolution 3538-519 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 (MID) 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. 13, Verde Trails Unit I Parcels 9 and 10, west of the southwest corner of 107th Avenue and the planned Wier Avenue alignment, is 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. 13, Verde Trails Unit I Parcels 9 and 10, 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. 13, Verde Trails Unit I Parcels 9 and 10, subject to two recommended conditions of approval.

RESOLUTION 3537-519

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. 13 – VERDE TRAILS – PHASE I – PARCELS 9 AND 10, 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. 13 – Verde Trails – Phase I – Parcels 9 and 10 (the “Assessment District”) over the area described 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 City Council 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. 13 – Verde Trails – Phase I – Parcels 9 and 10, 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. 13 – Verde Trails – Phase I – Parcels 9 and 10.

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 ARIZ. REV. STAT. § 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, May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3537-519

[Legal Description]

See following pages.

**VERDE TRAILS
PARCELS 9 & 10
MAINTENANCE IMPROVEMENT DISTRICT
LEGAL DESCRIPTION**

A parcel of land being situated within North half of Section 30, 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 Northwest corner of said Section 30 from which a found brass cap in hand hole accepted as the West Quarter corner thereof bears South 00°08'28" West, 2620.61 feet;

Thence South 00°08'28" West, 1292.60 feet along the west line of the Northwest Quarter of said Section 30;

Thence leaving said west line, North 89°52'03" East, 2587.45 feet to the **POINT OF BEGINNING**;

Thence North 00°58'08" West, 60.05 feet;

Thence North 89°01'52" East, 45.68 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 1250.00 feet;

Thence southeasterly along said curve, through a central angle of 10°40'33", an arc length of 232.91 feet to a tangent line;

Thence South 80°17'36" East, 352.39 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 2500.00 feet;

Thence southeasterly along said curve, through a central angle of 10°31'28", an arc length of 459.22 feet to a tangent line;

Thence South 01°23'27" East, 481.00 feet;

Thence South 44°01'32" West, 28.08 feet to a non-tangent curve, concave northerly, having a radius of 1475.00 feet, the center of which bears North 00°10'10" West;

Thence westerly along said curve, through a central angle of 09°36'56", an arc length of 247.54 feet to a non-tangent line;

Thence South 09°26'46" West, 50.00 feet;

Thence South 36°26'57" East, 21.44 feet;

Thence South $07^{\circ}56'35''$ West, 52.82 feet to the beginning of a tangent curve, concave northerly, having a radius of 475.00 feet;

Thence westerly along said curve, through a central angle of $06^{\circ}19'20''$, an arc length of 52.41 feet to a tangent line;

Thence North $80^{\circ}17'36''$ West, 124.22 feet;

Thence South $14^{\circ}50'35''$ West, 46.43 feet;

Thence South $21^{\circ}29'58''$ West, 453.35 feet to the north line of the south 150.00 feet of the North half of said Section 30 as referenced in Document 12724, page 370 Maricopa County, records and Document 13038, page 1444 Maricopa County, Records;

Thence along said north line, South $89^{\circ}21'06''$ West, 643.98 feet;

Thence leaving said north line, North $00^{\circ}58'08''$ West, 373.23 feet;

Thence South $89^{\circ}01'52''$ West, 95.00 feet;

Thence North $00^{\circ}58'08''$ West, 50.00 feet;

Thence North $45^{\circ}58'08''$ West, 14.14 feet;

Thence North $00^{\circ}58'08''$ West, 114.00 feet;

Thence North $89^{\circ}01'52''$ East, 181.00 feet;

Thence North $00^{\circ}58'08''$ West, 121.00 feet;

Thence North $89^{\circ}01'52''$ East, 19.11 feet to the beginning of a tangent curve, concave southerly, having a radius of 2975.00 feet;

Thence easterly along said curve, through a central angle of $02^{\circ}06'51''$, an arc length of 109.77 feet to a tangent line;

Thence North $01^{\circ}08'43''$ East, 25.00 feet to a non-tangent curve, concave southerly, having a radius of 3000.00 feet, the center of which bears South $01^{\circ}08'43''$ West;

Thence westerly along said curve, through a central angle of $00^{\circ}13'19''$, an arc length of 11.63 feet to a non-tangent line;

Thence North $00^{\circ}55'23''$ East, 25.00 feet;

Thence North 45°07'03" West, 28.70 feet;

Thence North 00°58'08" West, 206.06 feet;

Thence North 44°01'52" East, 28.28 feet;

Thence North 00°58'08" West, 50.00 feet;

Thence North 45°24'03" West, 27.87 feet;

Thence North 04°44'30" East, 45.32 feet;

Thence North 00°58'08" West, 75.57 feet;

Thence South 89°07'41" West, 30.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,074,292 sq. ft. (24.6624 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.: 1377
Date: January 2019

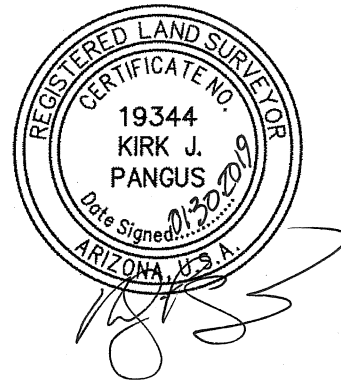


EXHIBIT B
TO
RESOLUTION 3537-419

[Assessment Diagram]

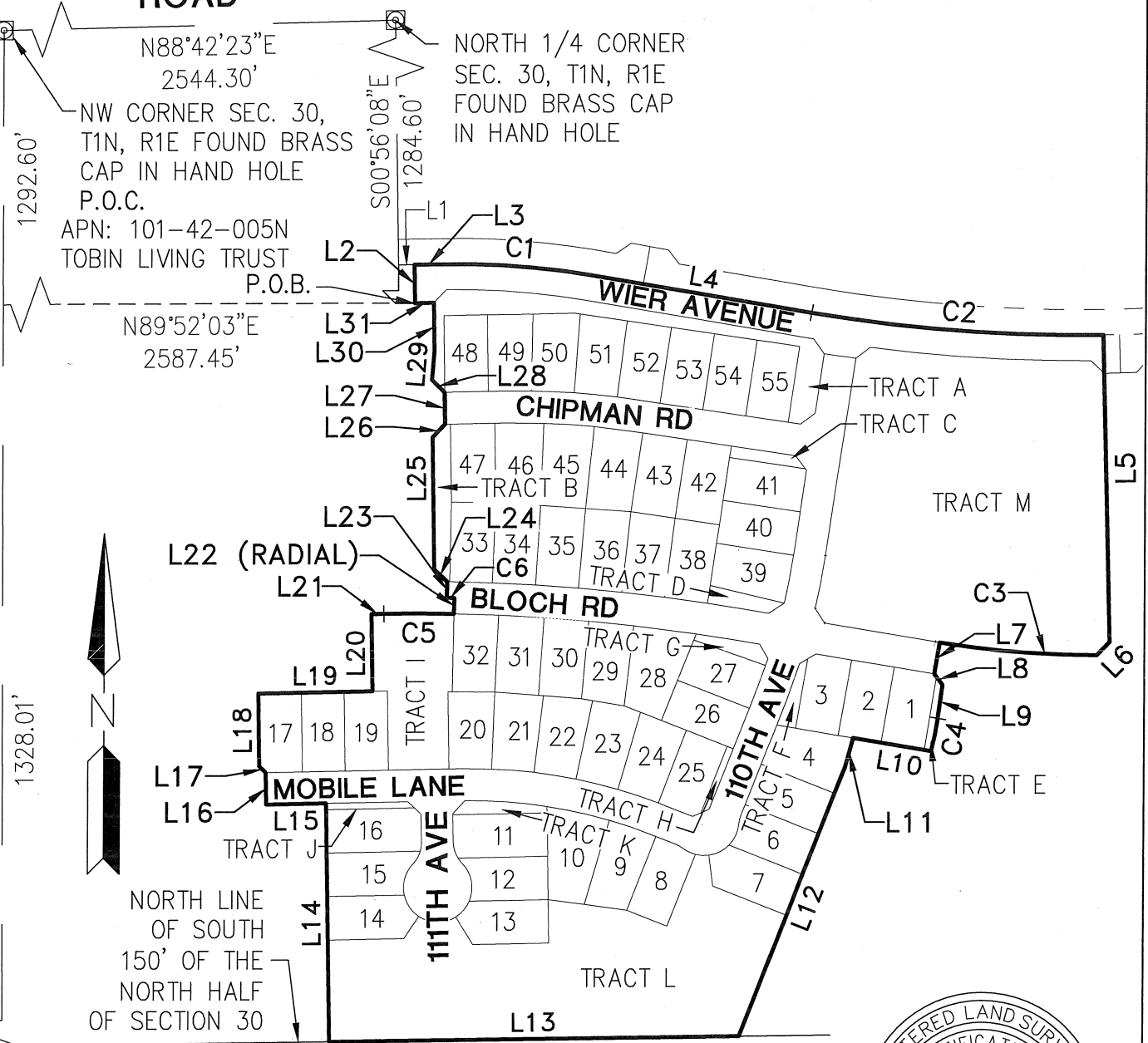
See following pages.

BROADWAY ROAD

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCELS 9 & 10

AVONDALE BOULEVARD

(BASIS OF BEARING)



SHEET 4 OF 7

PROJ.NO.: 1377	VERDE TRAILS PARCELS 9 & 10 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / E: 602.368.2436
DATE: JAN 2019		
SCALE: NTS		
DRAWN BY: JHVD/GS	EXHIBIT	
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"

"ASSESSMENT DIAGRAM"

OF VERDE TRAILS PARCELS 9 & 10

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	N89°01'52"E	24.98'
L2	N00°58'08"W	60.05'
L3	N89°01'52"E	45.68'
L4	S80°17'36"E	352.39'
L5	S01°23'27"E	481.00'
L6	S44°01'32"W	28.08'
L7	S09°26'46"W	50.00'
L8	S36°26'57"E	21.44'
L9	S07°56'35"W	52.82'
L10	N80°17'36"W	124.22'
L11	S14°50'35"W	46.43'
L12	S21°29'58"W	453.35'
L13	S89°21'06"W	643.98'
L14	N00°58'08"W	373.23'
L15	S89°01'52"W	95.00'
L16	N00°58'08"W	50.00'
L17	N45°58'08"W	14.14'
L18	N00°58'08"W	114.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L19	N89°01'52"E	181.00'
L20	N00°58'08"W	121.00'
L21	N89°01'52"E	19.11'
L22	N01°08'43"E	25.00'
L23	N00°55'23"E	25.00'
L24	N45°07'03"W	28.70'
L25	N00°58'08"W	206.06'
L26	N44°01'52"E	28.28'
L27	N00°58'08"W	50.00'
L28	N45°24'03"W	27.87'
L29	N04°44'30"E	45.32'
L30	N00°58'08"W	75.57'
L31	S89°07'41"W	30.00'



SHEET 5 OF 7

PROJ.NO.: 1377	VERDE TRAILS PARCELS 9 & 10 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NTS		
DRAWN BY: JHVD/GS		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"

"ASSESSMENT DIAGRAM"

OF VERDE TRAILS PARCELS 9 & 10

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

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	1250.00'	10°40'33"	232.91'
C2	2500.00'	10°31'28"	459.22'
C3	1475.00'	9°36'56"	247.54'
C4	475.00'	6°19'20"	52.41'
C5	2975.00'	2°06'51"	109.77'
C6	3000.00'	0°13'19"	11.63'



SHEET 6 OF 7

PROJ.NO.: 1377	VERDE TRAILS PARCELS 9 & 10 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NTS		
DRAWN BY: JHVD/GS		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"

"ASSESSMENT DIAGRAM"

OF VERDE TRAILS PARCELS 9 & 10

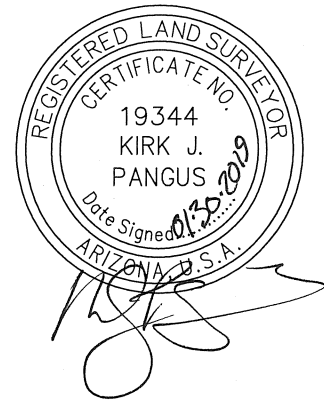
NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LOT	SQ.FT.	ACRES
LOT : 1	8195.43	0.1881
LOT : 2	8160.00	0.1873
LOT : 3	8104.93	0.1861
LOT : 4	9760.49	0.2241
LOT : 5	8500.00	0.1951
LOT : 6	8388.04	0.1926
LOT : 7	9386.29	0.2155
LOT : 8	8351.16	0.1917
LOT : 9	9400.38	0.2158
LOT : 10	11080.55	0.2544
LOT : 11	10068.99	0.2312
LOT : 12	8526.27	0.1957
LOT : 13	9056.89	0.2079
LOT : 14	8865.04	0.2035
LOT : 15	8780.47	0.2016
LOT : 16	10071.50	0.2312
LOT : 17	8382.00	0.1924
LOT : 18	8432.00	0.1936
LOT : 19	8432.00	0.1936
LOT : 20	8529.38	0.1958
LOT : 21	8673.61	0.1991
LOT : 22	8902.35	0.2044
LOT : 23	9189.24	0.211
LOT : 24	8895.99	0.2042
LOT : 25	8294.12	0.1904
LOT : 26	8228.00	0.1889
LOT : 27	8427.03	0.1935
LOT : 28	10880.46	0.2498
LOT : 29	8582.34	0.197
LOT : 30	8433.28	0.1936
LOT : 31	8536.89	0.196
LOT : 32	8388.57	0.1926
LOT : 33	8657.94	0.1988

LOT	SQ.FT.	ACRES
LOT : 34	8688.32	0.1995
LOT : 35	8646.52	0.1985
LOT : 36	8709.34	0.1999
LOT : 37	8694.79	0.1996
LOT : 38	8577.34	0.1969
LOT : 39	8719.02	0.2002
LOT : 40	8409.08	0.193
LOT : 41	8369.22	0.1921
LOT : 42	8729.53	0.2004
LOT : 43	8793.07	0.2019
LOT : 44	9324.79	0.2141
LOT : 45	9661.34	0.2218
LOT : 46	9316.45	0.2139
LOT : 47	8688.26	0.1995
LOT : 48	8199.64	0.1882
LOT : 49	8372.54	0.1922
LOT : 50	8679.87	0.1993
LOT : 51	8621.74	0.1979
LOT : 52	8292.11	0.1904
LOT : 53	8160.00	0.1873
LOT : 54	8160.00	0.1873
LOT : 55	8160.00	0.1873

TRACT	SQ.FT.	ACRES
TRACT A	21230.21	0.4874
TRACT B	6240.06	0.1433
TRACT C	2017.91	0.0463
TRACT D	2635.59	0.0605
TRACT E	1331.26	0.0306
TRACT F	2121.27	0.0487
TRACT G	2333.25	0.0536
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TRACT I	27034.42	0.6206
TRACT J	1340.00	0.0308
TRACT K	2517.17	0.0578
TRACT L	129116.48	2.9641
TRACT M	191161.09	4.3885
ROW *	201610.79	4.6283

*THE LANDSCAPED RIGHT OF WAY AREA IS 0.36 ACRES



SHEET 7 OF 7

PROJ.NO.: 1377	VERDE TRAILS PARCELS 9 & 10 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NTS		
DRAWN BY: JHVD/GS		
CHECKED BY: KJP		

RESOLUTION 3538-519

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. 13, VERDE TRAILS – PHASE I – PARCELS 9 AND 10; 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 3537-419 declaring its intent to form the City of Avondale Maintenance Improvement District No. 13 – Verde Trails – Phase I – Parcels 9 and 10; 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. 13 – Verde Trails – Phase I – Parcels 9 and 10 (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,
May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3538-519

[Legal Description and Assessment Diagram]

See following pages.

**VERDE TRAILS
PARCELS 9 & 10
MAINTENANCE IMPROVEMENT DISTRICT
LEGAL DESCRIPTION**

A parcel of land being situated within North half of Section 30, 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 Northwest corner of said Section 30 from which a found brass cap in hand hole accepted as the West Quarter corner thereof bears South 00°08'28" West, 2620.61 feet;

Thence South 00°08'28" West, 1292.60 feet along the west line of the Northwest Quarter of said Section 30;

Thence leaving said west line, North 89°52'03" East, 2587.45 feet to the **POINT OF BEGINNING**;

Thence North 00°58'08" West, 60.05 feet;

Thence North 89°01'52" East, 45.68 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 1250.00 feet;

Thence southeasterly along said curve, through a central angle of 10°40'33", an arc length of 232.91 feet to a tangent line;

Thence South 80°17'36" East, 352.39 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 2500.00 feet;

Thence southeasterly along said curve, through a central angle of 10°31'28", an arc length of 459.22 feet to a tangent line;

Thence South 01°23'27" East, 481.00 feet;

Thence South 44°01'32" West, 28.08 feet to a non-tangent curve, concave northerly, having a radius of 1475.00 feet, the center of which bears North 00°10'10" West;

Thence westerly along said curve, through a central angle of 09°36'56", an arc length of 247.54 feet to a non-tangent line;

Thence South 09°26'46" West, 50.00 feet;

Thence South 36°26'57" East, 21.44 feet;

Thence South $07^{\circ}56'35''$ West, 52.82 feet to the beginning of a tangent curve, concave northerly, having a radius of 475.00 feet;

Thence westerly along said curve, through a central angle of $06^{\circ}19'20''$, an arc length of 52.41 feet to a tangent line;

Thence North $80^{\circ}17'36''$ West, 124.22 feet;

Thence South $14^{\circ}50'35''$ West, 46.43 feet;

Thence South $21^{\circ}29'58''$ West, 453.35 feet to the north line of the south 150.00 feet of the North half of said Section 30 as referenced in Document 12724, page 370 Maricopa County, records and Document 13038, page 1444 Maricopa County, Records;

Thence along said north line, South $89^{\circ}21'06''$ West, 643.98 feet;

Thence leaving said north line, North $00^{\circ}58'08''$ West, 373.23 feet;

Thence South $89^{\circ}01'52''$ West, 95.00 feet;

Thence North $00^{\circ}58'08''$ West, 50.00 feet;

Thence North $45^{\circ}58'08''$ West, 14.14 feet;

Thence North $00^{\circ}58'08''$ West, 114.00 feet;

Thence North $89^{\circ}01'52''$ East, 181.00 feet;

Thence North $00^{\circ}58'08''$ West, 121.00 feet;

Thence North $89^{\circ}01'52''$ East, 19.11 feet to the beginning of a tangent curve, concave southerly, having a radius of 2975.00 feet;

Thence easterly along said curve, through a central angle of $02^{\circ}06'51''$, an arc length of 109.77 feet to a tangent line;

Thence North $01^{\circ}08'43''$ East, 25.00 feet to a non-tangent curve, concave southerly, having a radius of 3000.00 feet, the center of which bears South $01^{\circ}08'43''$ West;

Thence westerly along said curve, through a central angle of $00^{\circ}13'19''$, an arc length of 11.63 feet to a non-tangent line;

Thence North $00^{\circ}55'23''$ East, 25.00 feet;

Thence North 45°07'03" West, 28.70 feet;

Thence North 00°58'08" West, 206.06 feet;

Thence North 44°01'52" East, 28.28 feet;

Thence North 00°58'08" West, 50.00 feet;

Thence North 45°24'03" West, 27.87 feet;

Thence North 04°44'30" East, 45.32 feet;

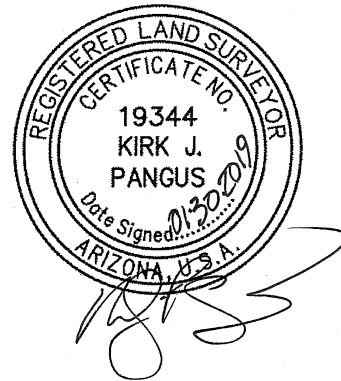
Thence North 00°58'08" West, 75.57 feet;

Thence South 89°07'41" West, 30.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,074,292 sq. ft. (24.6624 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.

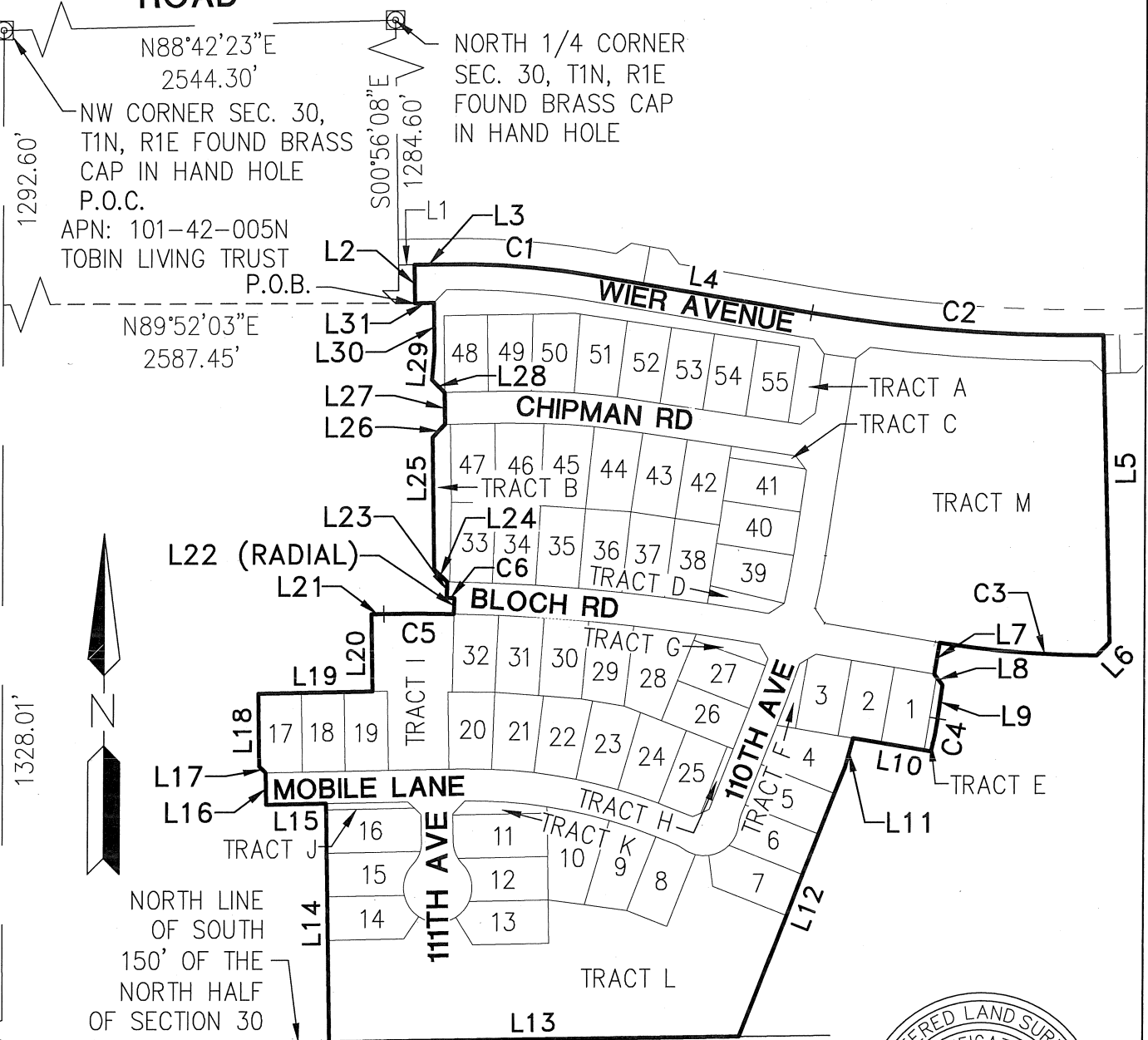
Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1377
Date: January 2019



BROADWAY ROAD

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCELS 9 & 10

AVONDALE BOULEVARD



SHEET 4 OF 7

PROJ.NO.:	1377
DATE:	JAN 2019
SCALE:	NTS
DRAWN BY:	JHVD/GS
CHECKED BY:	KJP

VERDE TRAILS
PARCELS 9 & 10
MID DIAGRAM
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"

"ASSESSMENT DIAGRAM"

OF VERDE TRAILS PARCELS 9 & 10

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	N89°01'52"E	24.98'
L2	N00°58'08"W	60.05'
L3	N89°01'52"E	45.68'
L4	S80°17'36"E	352.39'
L5	S01°23'27"E	481.00'
L6	S44°01'32"W	28.08'
L7	S09°26'46"W	50.00'
L8	S36°26'57"E	21.44'
L9	S07°56'35"W	52.82'
L10	N80°17'36"W	124.22'
L11	S14°50'35"W	46.43'
L12	S21°29'58"W	453.35'
L13	S89°21'06"W	643.98'
L14	N00°58'08"W	373.23'
L15	S89°01'52"W	95.00'
L16	N00°58'08"W	50.00'
L17	N45°58'08"W	14.14'
L18	N00°58'08"W	114.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L19	N89°01'52"E	181.00'
L20	N00°58'08"W	121.00'
L21	N89°01'52"E	19.11'
L22	N01°08'43"E	25.00'
L23	N00°55'23"E	25.00'
L24	N45°07'03"W	28.70'
L25	N00°58'08"W	206.06'
L26	N44°01'52"E	28.28'
L27	N00°58'08"W	50.00'
L28	N45°24'03"W	27.87'
L29	N04°44'30"E	45.32'
L30	N00°58'08"W	75.57'
L31	S89°07'41"W	30.00'



SHEET 5 OF 7

PROJ.NO.: 1377	VERDE TRAILS PARCELS 9 & 10 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NTS		
DRAWN BY: JHVD/GS		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"

"ASSESSMENT DIAGRAM"

OF VERDE TRAILS PARCELS 9 & 10

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

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	1250.00'	10°40'33"	232.91'
C2	2500.00'	10°31'28"	459.22'
C3	1475.00'	9°36'56"	247.54'
C4	475.00'	6°19'20"	52.41'
C5	2975.00'	2°06'51"	109.77'
C6	3000.00'	0°13'19"	11.63'



SHEET 6 OF 7

PROJ.NO.: 1377	VERDE TRAILS PARCELS 9 & 10 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NTS		
DRAWN BY: JHVD/GS		
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"MAINTENANCE IMPROVEMENT DISTRICT"

"ASSESSMENT DIAGRAM"

OF VERDE TRAILS PARCELS 9 & 10

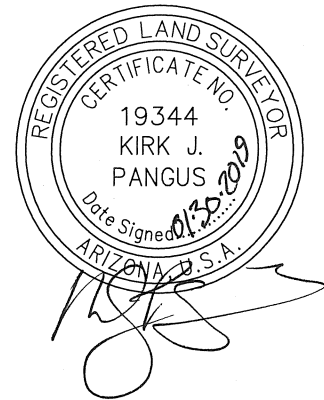
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LOT	SQ.FT.	ACRES
LOT : 1	8195.43	0.1881
LOT : 2	8160.00	0.1873
LOT : 3	8104.93	0.1861
LOT : 4	9760.49	0.2241
LOT : 5	8500.00	0.1951
LOT : 6	8388.04	0.1926
LOT : 7	9386.29	0.2155
LOT : 8	8351.16	0.1917
LOT : 9	9400.38	0.2158
LOT : 10	11080.55	0.2544
LOT : 11	10068.99	0.2312
LOT : 12	8526.27	0.1957
LOT : 13	9056.89	0.2079
LOT : 14	8865.04	0.2035
LOT : 15	8780.47	0.2016
LOT : 16	10071.50	0.2312
LOT : 17	8382.00	0.1924
LOT : 18	8432.00	0.1936
LOT : 19	8432.00	0.1936
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LOT : 21	8673.61	0.1991
LOT : 22	8902.35	0.2044
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LOT : 24	8895.99	0.2042
LOT : 25	8294.12	0.1904
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LOT	SQ.FT.	ACRES
LOT : 34	8688.32	0.1995
LOT : 35	8646.52	0.1985
LOT : 36	8709.34	0.1999
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LOT : 39	8719.02	0.2002
LOT : 40	8409.08	0.193
LOT : 41	8369.22	0.1921
LOT : 42	8729.53	0.2004
LOT : 43	8793.07	0.2019
LOT : 44	9324.79	0.2141
LOT : 45	9661.34	0.2218
LOT : 46	9316.45	0.2139
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LOT : 51	8621.74	0.1979
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TRACT	SQ.FT.	ACRES
TRACT A	21230.21	0.4874
TRACT B	6240.06	0.1433
TRACT C	2017.91	0.0463
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TRACT M	191161.09	4.3885
ROW *	201610.79	4.6283

*THE LANDSCAPED RIGHT OF WAY AREA IS 0.36 ACRES



SHEET 7 OF 7

PROJ.NO.: 1377	VERDE TRAILS PARCELS 9 & 10 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NTS		
DRAWN BY: JHVD/GS		
CHECKED BY: KJP		

**PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF AVONDALE**

**Maintenance Improvement District No. 13
(Verde Trails Phase I, Parcels 9 and 10)**

To: Honorable Mayor and Council
City of Avondale, Arizona

Pursuant to ARIZ. REV. STAT. § 48-574(C), the undersigned property owner respectfully petitions 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 24.6624 acres and is entirely within the corporate boundaries of the City of Avondale.
2. Ownership. The undersigned is the sole owner 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 April 22, 2019.

"Property Owner"

HILLCREST RESIDENTIAL I, LP,
an Arizona limited partnership

By: HILLCREST GP, LLC,
an Arizona limited liability company
Its: General Partner

By: HARVARD INVESTMENTS, INC.,
a Nevada corporation
Its: Manager

By: _____

Its: _____

(ACKNOWLEDGMENT)

STATE OF _____)
) ss.
COUNTY OF _____)

On, _____, 2019, before me personally appeared _____, the _____ of HARVARD INVESTMENTS, INC., a Nevada corporation, the Manager of HILLCREST GP, LLC, an Arizona limited liability company, the General Partner of HILLCREST RESIDENTIAL I, LP, an Arizona limited partnership, 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 company.

Notary Public

(Affix notary seal here)

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 _____, 2019, 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. 13
(Verde Trails Phase I, Parcels 9 and 10)**

[Legal Description, Assessment Diagram and Engineer's Estimate]

(See following pages.)

**VERDE TRAILS
PARCELS 9 & 10
MAINTENANCE IMPROVEMENT DISTRICT
LEGAL DESCRIPTION**

A parcel of land being situated within North half of Section 30, 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 Northwest corner of said Section 30 from which a found brass cap in hand hole accepted as the West Quarter corner thereof bears South 00°08'28" West, 2620.61 feet;

Thence South 00°08'28" West, 1292.60 feet along the west line of the Northwest Quarter of said Section 30;

Thence leaving said west line, North 89°52'03" East, 2587.45 feet to the **POINT OF BEGINNING**;

Thence North 00°58'08" West, 60.05 feet;

Thence North 89°01'52" East, 45.68 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 1250.00 feet;

Thence southeasterly along said curve, through a central angle of 10°40'33", an arc length of 232.91 feet to a tangent line;

Thence South 80°17'36" East, 352.39 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 2500.00 feet;

Thence southeasterly along said curve, through a central angle of 10°31'28", an arc length of 459.22 feet to a tangent line;

Thence South 01°23'27" East, 481.00 feet;

Thence South 44°01'32" West, 28.08 feet to a non-tangent curve, concave northerly, having a radius of 1475.00 feet, the center of which bears North 00°10'10" West;

Thence westerly along said curve, through a central angle of 09°36'56", an arc length of 247.54 feet to a non-tangent line;

Thence South 09°26'46" West, 50.00 feet;

Thence South 36°26'57" East, 21.44 feet;

Thence South $07^{\circ}56'35''$ West, 52.82 feet to the beginning of a tangent curve, concave northerly, having a radius of 475.00 feet;

Thence westerly along said curve, through a central angle of $06^{\circ}19'20''$, an arc length of 52.41 feet to a tangent line;

Thence North $80^{\circ}17'36''$ West, 124.22 feet;

Thence South $14^{\circ}50'35''$ West, 46.43 feet;

Thence South $21^{\circ}29'58''$ West, 453.35 feet to the north line of the south 150.00 feet of the North half of said Section 30 as referenced in Document 12724, page 370 Maricopa County, records and Document 13038, page 1444 Maricopa County, Records;

Thence along said north line, South $89^{\circ}21'06''$ West, 643.98 feet;

Thence leaving said north line, North $00^{\circ}58'08''$ West, 373.23 feet;

Thence South $89^{\circ}01'52''$ West, 95.00 feet;

Thence North $00^{\circ}58'08''$ West, 50.00 feet;

Thence North $45^{\circ}58'08''$ West, 14.14 feet;

Thence North $00^{\circ}58'08''$ West, 114.00 feet;

Thence North $89^{\circ}01'52''$ East, 181.00 feet;

Thence North $00^{\circ}58'08''$ West, 121.00 feet;

Thence North $89^{\circ}01'52''$ East, 19.11 feet to the beginning of a tangent curve, concave southerly, having a radius of 2975.00 feet;

Thence easterly along said curve, through a central angle of $02^{\circ}06'51''$, an arc length of 109.77 feet to a tangent line;

Thence North $01^{\circ}08'43''$ East, 25.00 feet to a non-tangent curve, concave southerly, having a radius of 3000.00 feet, the center of which bears South $01^{\circ}08'43''$ West;

Thence westerly along said curve, through a central angle of $00^{\circ}13'19''$, an arc length of 11.63 feet to a non-tangent line;

Thence North $00^{\circ}55'23''$ East, 25.00 feet;

Thence North 45°07'03" West, 28.70 feet;

Thence North 00°58'08" West, 206.06 feet;

Thence North 44°01'52" East, 28.28 feet;

Thence North 00°58'08" West, 50.00 feet;

Thence North 45°24'03" West, 27.87 feet;

Thence North 04°44'30" East, 45.32 feet;

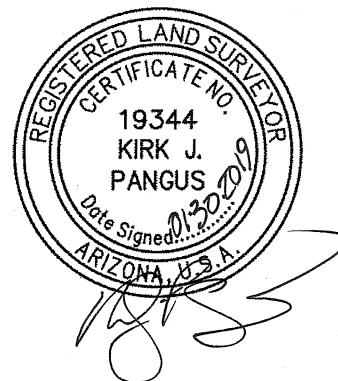
Thence North 00°58'08" West, 75.57 feet;

Thence South 89°07'41" West, 30.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,074,292 sq. ft. (24.6624 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.

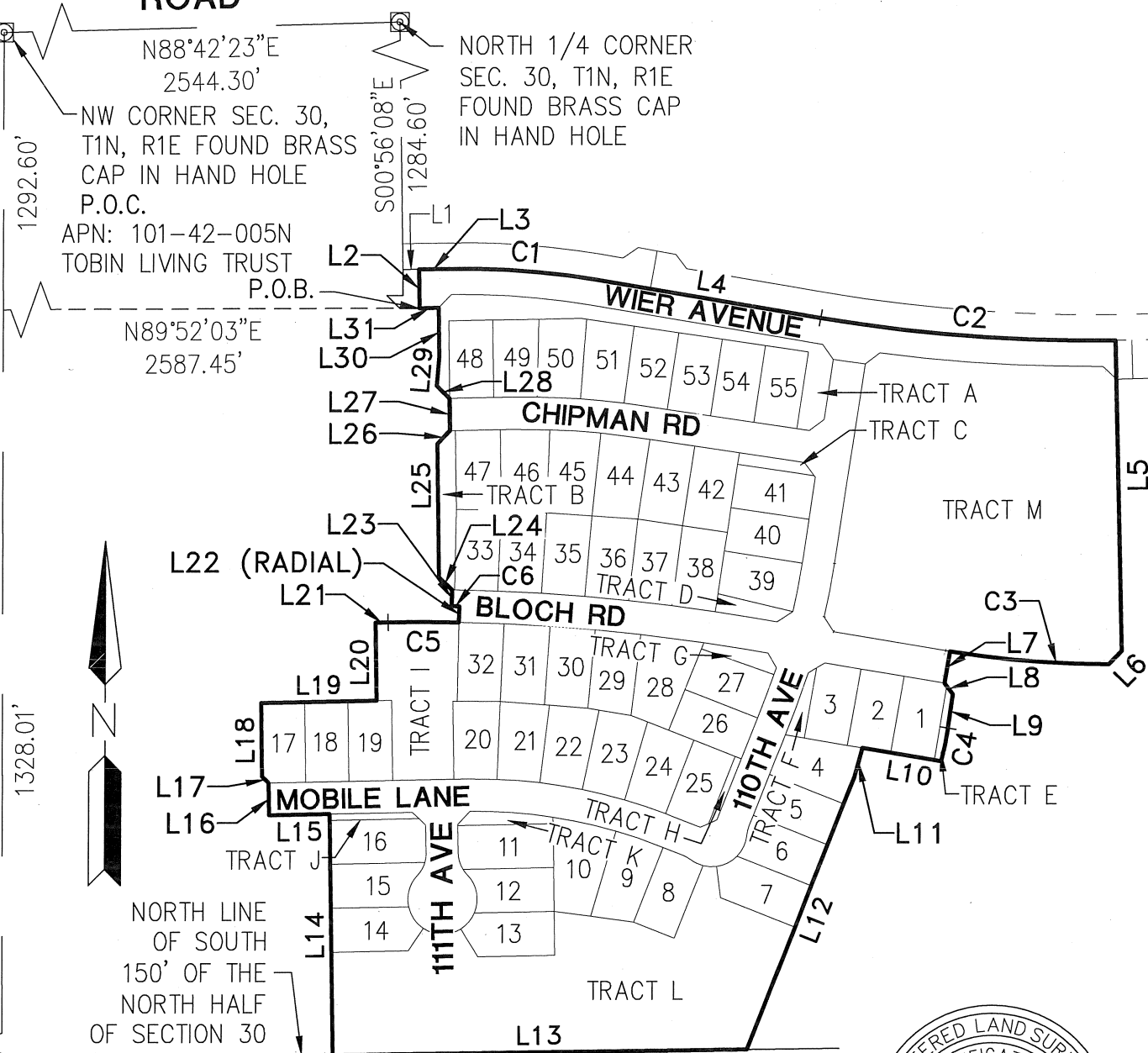
Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1377
Date: January 2019



BROADWAY ROAD

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCELS 9 & 10

AVONDALE BOULEVARD



PROJ.NO.: 1377	VERDE TRAILS PARCELS 9 & 10 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / E: 602.368.2436
DATE: JAN 2019		
SCALE: NTS		
DRAWN BY: JHVD/GS	EXHIBIT	
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"

"ASSESSMENT DIAGRAM"

OF VERDE TRAILS PARCELS 9 & 10

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	N89°01'52"E	24.98'
L2	N00°58'08"W	60.05'
L3	N89°01'52"E	45.68'
L4	S80°17'36"E	352.39'
L5	S01°23'27"E	481.00'
L6	S44°01'32"W	28.08'
L7	S09°26'46"W	50.00'
L8	S36°26'57"E	21.44'
L9	S07°56'35"W	52.82'
L10	N80°17'36"W	124.22'
L11	S14°50'35"W	46.43'
L12	S21°29'58"W	453.35'
L13	S89°21'06"W	643.98'
L14	N00°58'08"W	373.23'
L15	S89°01'52"W	95.00'
L16	N00°58'08"W	50.00'
L17	N45°58'08"W	14.14'
L18	N00°58'08"W	114.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L19	N89°01'52"E	181.00'
L20	N00°58'08"W	121.00'
L21	N89°01'52"E	19.11'
L22	N01°08'43"E	25.00'
L23	N00°55'23"E	25.00'
L24	N45°07'03"W	28.70'
L25	N00°58'08"W	206.06'
L26	N44°01'52"E	28.28'
L27	N00°58'08"W	50.00'
L28	N45°24'03"W	27.87'
L29	N04°44'30"E	45.32'
L30	N00°58'08"W	75.57'
L31	S89°07'41"W	30.00'



SHEET 5 OF 7

PROJ.NO.: 1377	VERDE TRAILS PARCELS 9 & 10 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NTS		
DRAWN BY: JHVD/GS		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"

"ASSESSMENT DIAGRAM"

OF VERDE TRAILS PARCELS 9 & 10

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

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	1250.00'	10°40'33"	232.91'
C2	2500.00'	10°31'28"	459.22'
C3	1475.00'	9°36'56"	247.54'
C4	475.00'	6°19'20"	52.41'
C5	2975.00'	2°06'51"	109.77'
C6	3000.00'	0°13'19"	11.63'



SHEET 6 OF 7

PROJ.NO.: 1377	VERDE TRAILS PARCELS 9 & 10 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NTS		
DRAWN BY: JHVD/GS		
CHECKED BY: KJP	EXHIBIT	

"MAINTENANCE IMPROVEMENT DISTRICT"

"ASSESSMENT DIAGRAM"

OF VERDE TRAILS PARCELS 9 & 10

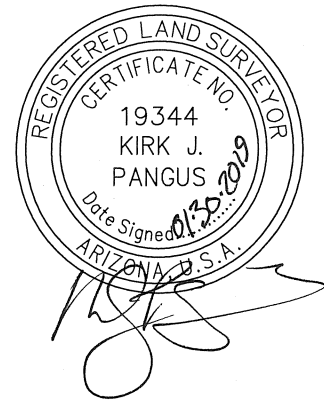
NOTE: THIS IMPROVEMENT DISTRICT IS FORMED FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE SIDEWALKS, LANDSCAPING, LANDSCAPED DRAINAGE FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND PARKWAYS WITHIN THE DISTRICT

LOT	SQ.FT.	ACRES
LOT : 1	8195.43	0.1881
LOT : 2	8160.00	0.1873
LOT : 3	8104.93	0.1861
LOT : 4	9760.49	0.2241
LOT : 5	8500.00	0.1951
LOT : 6	8388.04	0.1926
LOT : 7	9386.29	0.2155
LOT : 8	8351.16	0.1917
LOT : 9	9400.38	0.2158
LOT : 10	11080.55	0.2544
LOT : 11	10068.99	0.2312
LOT : 12	8526.27	0.1957
LOT : 13	9056.89	0.2079
LOT : 14	8865.04	0.2035
LOT : 15	8780.47	0.2016
LOT : 16	10071.50	0.2312
LOT : 17	8382.00	0.1924
LOT : 18	8432.00	0.1936
LOT : 19	8432.00	0.1936
LOT : 20	8529.38	0.1958
LOT : 21	8673.61	0.1991
LOT : 22	8902.35	0.2044
LOT : 23	9189.24	0.211
LOT : 24	8895.99	0.2042
LOT : 25	8294.12	0.1904
LOT : 26	8228.00	0.1889
LOT : 27	8427.03	0.1935
LOT : 28	10880.46	0.2498
LOT : 29	8582.34	0.197
LOT : 30	8433.28	0.1936
LOT : 31	8536.89	0.196
LOT : 32	8388.57	0.1926
LOT : 33	8657.94	0.1988

LOT	SQ.FT.	ACRES
LOT : 34	8688.32	0.1995
LOT : 35	8646.52	0.1985
LOT : 36	8709.34	0.1999
LOT : 37	8694.79	0.1996
LOT : 38	8577.34	0.1969
LOT : 39	8719.02	0.2002
LOT : 40	8409.08	0.193
LOT : 41	8369.22	0.1921
LOT : 42	8729.53	0.2004
LOT : 43	8793.07	0.2019
LOT : 44	9324.79	0.2141
LOT : 45	9661.34	0.2218
LOT : 46	9316.45	0.2139
LOT : 47	8688.26	0.1995
LOT : 48	8199.64	0.1882
LOT : 49	8372.54	0.1922
LOT : 50	8679.87	0.1993
LOT : 51	8621.74	0.1979
LOT : 52	8292.11	0.1904
LOT : 53	8160.00	0.1873
LOT : 54	8160.00	0.1873
LOT : 55	8160.00	0.1873

TRACT	SQ.FT.	ACRES
TRACT A	21230.21	0.4874
TRACT B	6240.06	0.1433
TRACT C	2017.91	0.0463
TRACT D	2635.59	0.0605
TRACT E	1331.26	0.0306
TRACT F	2121.27	0.0487
TRACT G	2333.25	0.0536
TRACT H	1067.47	0.0245
TRACT I	27034.42	0.6206
TRACT J	1340.00	0.0308
TRACT K	2517.17	0.0578
TRACT L	129116.48	2.9641
TRACT M	191161.09	4.3885
ROW *	201610.79	4.6283

*THE LANDSCAPED RIGHT OF WAY AREA IS 0.36 ACRES



SHEET 7 OF 7

PROJ.NO.: 1377	VERDE TRAILS PARCELS 9 & 10 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NTS		
DRAWN BY: JHVD/GS		
CHECKED BY: KJP		

**CITY OF AVONDALE
MAINTENANCE IMPROVEMENT DISTRICT NO. 13
"VERDE TRAILS - PHASE 1 - PARCEL 9 & 10" TRACTS A THROUGH M**

ENGINEERS ESTIMATE

In compliance with the provisions of A.R.S. Title 48, Chapter 4, Article 2, Section §48-574, and all ammendments and supplements thereto, we hereby estimate the costs and expenses of said improvements to be as follows:

AREA

Right-of-way: 0.36 AC
Tract Area: 8.96 AC

ANNUAL MAINTENANCE FEE

Right-of-way:	0.36	x	\$2,000	AC	=	\$720.00
Tract Area:	8.96	x	\$10,500	AC	=	\$94,080.00
						<u>\$94,800.00</u>

ANNUAL ADMINISTRATIVE FEE

\$94,800.00	x	5%	=	\$4,740.00
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TOTAL ANNUAL COST

\$94,800.00	+	\$4,740.00	=	\$99,540.00
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TOTAL COST PER MONTH

\$99,540.00	/	12 MONTHS	=	\$8,295.00
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DATED

CITY OF AVONDALE
DEVELOPMENT & ENGINEERING SERVICES
ENGINEERING DIVISION

By: David A Janover, P.E., F.NSPE, CFM



CITY COUNCIL REPORT

SUBJECT: Resolutions 3539-519 and 3540-519 - Verde Trails Unit I Parcel 11 Maintenance Improvement District

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development and 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 3539-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 08, Verde Trails Unit I Parcel 11, providing for the assessment, and Resolution 3540-519 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 (MID) 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. 08, Verde Trails Unit I Parcel 11, west of the southwest corner of 107th Avenue and the planned Wier Avenue alignment, is 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. 08, Verde Trails Unit I Parcel 11, 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. 08, Verde Trails Unit I Parcel 11, subject to two (2) recommended conditions of approval.

RESOLUTION 3539-519

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. 8 – VERDE TRAILS – PHASE I – PARCEL 11, 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. 8 – Verde Trails – Phase I – Parcel 11 (the “Assessment District”) over the area described 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 City Council 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. 8 – Verde Trails – Phase I – Parcel 11, 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. 8 – Verde Trails – Phase I – Parcel 11.

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 ARIZ. REV. STAT. § 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, May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3539-519

[Legal Description]

See following pages.

**VERDE TRAILS
PARCEL 11
MAINTENANCE IMPROVEMENT DISTRICT
LEGAL DESCRIPTION**



A parcel of land being situated within North half of Section 30, 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 Northwest corner of said Section 30 from which a found brass cap in hand hole accepted as the West Quarter corner thereof bears South 00°08'28" East, 2620.61 feet;

Thence along the west line of the Northwest Quarter of said section 30, South 00°08'28" East, 1292.12 feet;

Thence leaving said west line, North 89°51'32" East, 1258.85 feet along the north line of the south half of the Northwest Quarter of said Section 30, being the **POINT OF BEGINNING**;

Thence North 89°01'53" East, 1303.45 feet along said north line to the east line of said Northwest Quarter;

Thence leaving said north line, North 00°56'08" West, 40.00 feet along said east line to the centerline of Weir Avenue;

Thence leaving said east line along said centerline, North 89°01'52" East, 24.98 feet;

Thence leaving said centerline South 00°58'08" East, 60.05 feet to the south right of way line of said Weir Avenue;

Thence along said right of way line, North 89°07'41" East, 30.00 feet;

Thence South 00°58'08" East, 75.57 feet;

Thence South 04°44'30" West, 45.32 feet;

Thence South 45°24'03" East, 27.87 feet;

Thence South 00°58'08" East, 50.00 feet;

Thence South 44°01'52" West, 28.28 feet;

Thence South 00°58'08" East, 206.06 feet;

Thence South 45°07'03" East, 28.70 feet;

Thence South 00°55'23" West, 25.00 feet to a non-tangent curve, concave southerly, having a radius of 3000.00 feet, the center of which bears South 00°55'23" West;

Thence easterly along said curve, through a central angle of 00°13'19", an arc length of 11.63 feet to a non-tangent line;

Thence South 01°08'43" West, 25.00 feet to a non-tangent curve, concave southerly, having a radius of 2975.00 feet, the center of which bears South 01°08'43" West;

Thence westerly along said curve, through a central angle of 02°06'51", an arc length of 109.77 feet to a tangent line;

Thence South 89°01'52" West, 19.11 feet;

Thence South 00°58'08" East, 121.00 feet;

Thence South 89°01'52" West, 181.00 feet;

Thence South 00°58'08" East, 114.00 feet;

Thence South 45°58'08" East, 14.14 feet;

Thence South 00°58'08" East, 50.00 feet;

Thence North 89°01'52" East, 95.00 feet;

Thence South 00°58'08" East, 373.23 feet, being 150.00 feet north of and parallel with the south line of the Northwest Quarter of said Section 30;

Thence along said parallel line, South 89°21'06" West, 1186.23 feet;

Thence leaving said parallel line, North 00°35'16" West, 1167.30 feet to the
POINT OF BEGINNING.

The above described parcel contains a computed area of 1,467,879.32 sq. ft.
(33.6979 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.: 1377
Date: September 2018



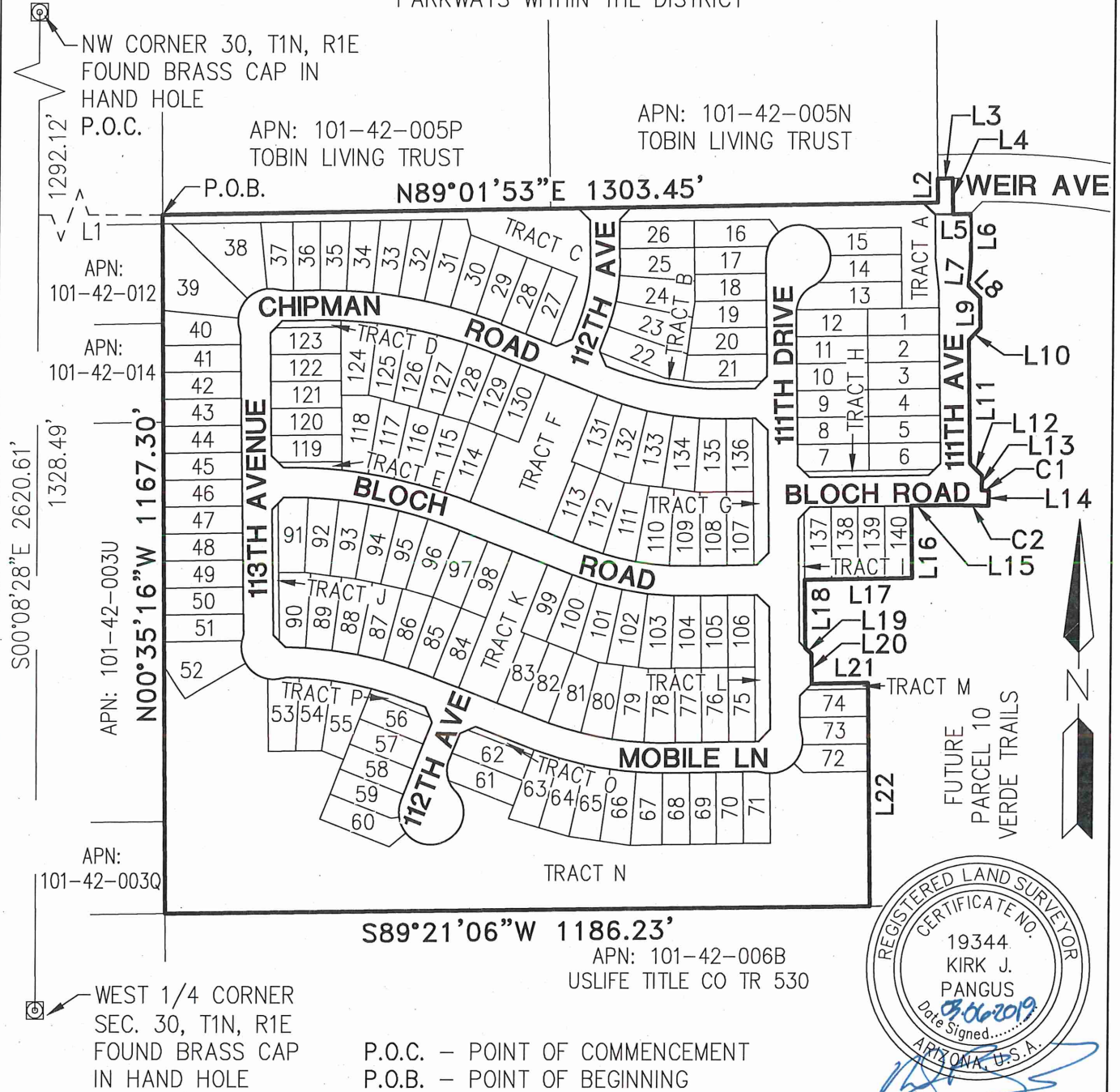
EXHIBIT B
TO
RESOLUTION 3539-419

[Assessment Diagram]

See following pages.

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 11

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



SHEET 4 OF 8

PROJ.NO.: 1377	VERDE TRAILS PARCEL 11 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAR 2019		
SCALE: NTS		
DRAWN BY: JHVD		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 11

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 TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S89°51'32"W	1258.85'	L12	S45°07'03"E	28.70'
L2	N00°56'08"W	40.00'	L13	S00°55'23"W	25.00'
L3	N89°01'52"E	24.98'	L14	S01°08'43"W	25.00'
L4	S00°58'08"E	60.05'	L15	S89°01'52"W	19.11'
L5	N89°07'41"E	30.00'	L16	S00°58'08"E	121.00'
L6	S00°58'08"E	75.57'	L17	S89°01'52"W	181.00'
L7	S04°44'30"W	45.32'	L18	S00°58'08"E	114.00'
L8	S45°24'03"E	27.87'	L19	S45°58'08"E	14.14'
L9	S00°58'08"E	50.00'	L20	S00°58'08"E	50.00'
L10	S44°01'52"W	28.28'	L21	N89°01'52"E	95.00'
L11	S00°58'08"E	206.06'	L22	S00°58'08"E	373.23'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	3000.00'	0°13'19"	11.63'
C2	2975.00'	2°06'51"	109.77'



SHEET 5 OF 8

PROJ.NO.: 1377	VERDE TRAILS PARCEL 11 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAR 2019		
SCALE: NTS		
DRAWN BY: JHVD		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 11

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 : 1	5,400.00	0.1240
LOT : 2	5,400.00	0.1240
LOT : 3	5,400.00	0.1240
LOT : 4	5,400.00	0.1240
LOT : 5	5,400.00	0.1240
LOT : 6	5,351.15	0.1228
LOT : 7	5,350.00	0.1228
LOT : 8	5,400.00	0.1240
LOT : 9	5,400.00	0.1240
LOT : 10	5,400.00	0.1240
LOT : 11	5,400.00	0.1240
LOT : 12	5,399.44	0.1240
LOT : 13	7,469.60	0.1715
LOT : 14	5,671.83	0.1302
LOT : 15	5,779.88	0.1327
LOT : 16	5,951.66	0.1366
LOT : 17	5,422.87	0.1245
LOT : 18	5,400.00	0.1240
LOT : 19	5,555.93	0.1275
LOT : 20	5,867.79	0.1347
LOT : 21	6,115.27	0.1404
LOT : 22	6,911.10	0.1587
LOT : 23	7,075.69	0.1624
LOT : 24	6,798.06	0.1561
LOT : 25	6,309.86	0.1449
LOT : 26	5,625.00	0.1291
LOT : 27	5,400.00	0.1240
LOT : 28	5,407.49	0.1241
LOT : 29	5,749.04	0.1320
LOT : 30	5,891.27	0.1352

LOT	SQ.FT.	ACRES
LOT : 31	6,892.66	0.1582
LOT : 32	6,451.74	0.1481
LOT : 33	5,989.13	0.1375
LOT : 34	5,677.38	0.1303
LOT : 35	5,509.03	0.1265
LOT : 36	5,236.58	0.1202
LOT : 37	5,542.59	0.1272
LOT : 38	11,279.14	0.2589
LOT : 39	13,336.81	0.3062
LOT : 40	6,624.45	0.1521
LOT : 41	5,883.27	0.1351
LOT : 42	5,896.74	0.1354
LOT : 43	5,910.20	0.1357
LOT : 44	5,923.66	0.1360
LOT : 45	5,937.13	0.1363
LOT : 46	5,950.59	0.1366
LOT : 47	5,964.05	0.1369
LOT : 48	5,977.52	0.1372
LOT : 49	5,990.98	0.1375
LOT : 50	6,004.44	0.1378
LOT : 51	6,002.62	0.1378
LOT : 52	8,984.16	0.2062
LOT : 53	6,019.82	0.1382
LOT : 54	5,937.04	0.1363
LOT : 55	6,621.24	0.1520
LOT : 56	5,201.09	0.1194
LOT : 57	5,220.00	0.1198
LOT : 58	5,220.00	0.1198
LOT : 59	5,286.78	0.1214
LOT : 60	6,115.49	0.1404

LOT	SQ.FT.	ACRES
LOT : 61	5,624.06	0.1291
LOT : 62	5,660.00	0.1299
LOT : 63	5,905.30	0.1356
LOT : 64	5,905.30	0.1356
LOT : 65	5,905.30	0.1356
LOT : 66	5,905.30	0.1356
LOT : 67	5,883.33	0.1351
LOT : 68	5,494.43	0.1261
LOT : 69	5,400.00	0.1240
LOT : 70	5,400.00	0.1240
LOT : 71	5,349.46	0.1228
LOT : 72	5,388.43	0.1237
LOT : 73	5,175.38	0.1188
LOT : 74	5,253.80	0.1206
LOT : 75	5,608.03	0.1287
LOT : 76	5,608.03	0.1287
LOT : 77	5,608.03	0.1287
LOT : 78	5,926.13	0.1360
LOT : 79	6,038.82	0.1386
LOT : 80	5,988.76	0.1375
LOT : 81	6,246.23	0.1434
LOT : 82	5,791.20	0.1329
LOT : 83	5,625.00	0.1291

SHEET 6 OF 8

PROJ.NO.:	1377
DATE:	MAR 2019
SCALE:	NTS
DRAWN BY:	JHVD
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 11
MID DIAGRAM

EXHIBIT


HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436



"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 11

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	5,625.00	0.1291
LOT : 85	5,945.23	0.1365
LOT : 86	6,061.37	0.1391
LOT : 87	5,983.08	0.1374
LOT : 88	5,982.97	0.1374
LOT : 89	6,013.82	0.1381
LOT : 90	6,108.71	0.1402
LOT : 91	5,855.34	0.1344
LOT : 92	5,982.46	0.1373
LOT : 93	6,023.94	0.1383
LOT : 94	6,008.86	0.1379
LOT : 95	5,936.95	0.1363
LOT : 96	6,262.14	0.1438
LOT : 97	6,054.55	0.1390
LOT : 98	5,400.00	0.1240
LOT : 99	5,419.41	0.1244
LOT : 100	5,948.65	0.1366
LOT : 101	6,184.14	0.1420
LOT : 102	6,151.24	0.1412
LOT : 103	6,063.41	0.1392
LOT : 104	5,733.83	0.1316
LOT : 105	5,416.97	0.1244
LOT : 106	5,416.97	0.1244
LOT : 107	5,537.72	0.1271
LOT : 108	5,537.72	0.1271
LOT : 109	6,003.12	0.1378
LOT : 110	6,356.28	0.1459
LOT : 111	6,272.14	0.1440

LOT	SQ.FT.	ACRES
LOT : 112	6,270.54	0.1440
LOT : 113	5,642.18	0.1295
LOT : 114	5,877.70	0.1349
LOT : 115	5,901.52	0.1355
LOT : 117	6,033.58	0.1385
LOT : 118	7,064.08	0.1622
LOT : 119	5,269.98	0.1210
LOT : 120	5,332.50	0.1224
LOT : 121	5,332.50	0.1224
LOT : 122	5,332.50	0.1224
LOT : 123	5,294.72	0.1216
LOT : 124	6,597.91	0.1515
LOT : 125	5,832.46	0.1339
LOT : 126	5,956.32	0.1367
LOT : 127	5,976.42	0.1372
LOT : 128	5,923.64	0.1360
LOT : 129	5,490.00	0.1260
LOT : 130	5,490.00	0.1260
LOT : 131	5,771.33	0.1325
LOT : 132	6,073.85	0.1394
LOT : 133	6,027.36	0.1384
LOT : 134	5,980.58	0.1373
LOT : 135	5,984.18	0.1374
LOT : 136	5,487.28	0.1260
LOT : 137	5,395.00	0.1239
LOT : 138	5,445.00	0.1250
LOT : 139	5,566.00	0.1278
LOT : 140	5,445.00	0.1250



SHEET 7 OF 8

PROJ.NO.: 1377	VERDE TRAILS PARCEL 11 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAR 2019		
SCALE: NTS		
DRAWN BY: JHVD		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 11

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 TABLE		
TRACT NO.	AREA (SQ.FT)	AREA (ACRES)
ROW *	284,712.91	6.5361
TRACT A	24,494.36	0.5623
TRACT B	3,527.40	0.0810
TRACT C	27,537.11	0.6322
TRACT D	1,160.01	0.0266
TRACT E	1,107.45	0.0254
TRACT F	28,865.68	0.6627
TRACT G	5,725.00	0.1314
TRACT H	2,100.55	0.0482
TRACT I	2,150.00	0.0494
TRACT J	2,200.71	0.0505
TRACT K	16,292.52	0.3740
TRACT L	5,725.00	0.1314
TRACT M	1,000.00	0.0230
TRACT N	227,685.90	5.2269
TRACT O	1,113.95	0.0256
TRACT P	1,302.15	0.0299

* THE LANDSCAPED RIGHT OF WAY AREA IS 0.45 ACRES



SHEET 8 OF 8

PROJ.NO.: 1377	VERDE TRAILS PARCEL 11 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAR 2019		
SCALE: NTS		
DRAWN BY: JHVD		
CHECKED BY: KJP		

RESOLUTION 3540-519

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. 8, VERDE TRAILS – PHASE I – PARCEL 11; 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 3539-419 declaring its intent to form the City of Avondale Maintenance Improvement District No. 8 – Verde Trails – Phase I – Parcel 11; 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. 8 – Verde Trails – Phase I – Parcel 11 (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,
May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3540-519

[Legal Description and Assessment Diagram]

See following pages.

**VERDE TRAILS
PARCEL 11
MAINTENANCE IMPROVEMENT DISTRICT
LEGAL DESCRIPTION**



A parcel of land being situated within North half of Section 30, 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 Northwest corner of said Section 30 from which a found brass cap in hand hole accepted as the West Quarter corner thereof bears South 00°08'28" East, 2620.61 feet;

Thence along the west line of the Northwest Quarter of said section 30, South 00°08'28" East, 1292.12 feet;

Thence leaving said west line, North 89°51'32" East, 1258.85 feet along the north line of the south half of the Northwest Quarter of said Section 30, being the **POINT OF BEGINNING**;

Thence North 89°01'53" East, 1303.45 feet along said north line to the east line of said Northwest Quarter;

Thence leaving said north line, North 00°56'08" West, 40.00 feet along said east line to the centerline of Weir Avenue;

Thence leaving said east line along said centerline, North 89°01'52" East, 24.98 feet;

Thence leaving said centerline South 00°58'08" East, 60.05 feet to the south right of way line of said Weir Avenue;

Thence along said right of way line, North 89°07'41" East, 30.00 feet;

Thence South 00°58'08" East, 75.57 feet;

Thence South 04°44'30" West, 45.32 feet;

Thence South 45°24'03" East, 27.87 feet;

Thence South 00°58'08" East, 50.00 feet;

Thence South 44°01'52" West, 28.28 feet;

Thence South 00°58'08" East, 206.06 feet;

Thence South 45°07'03" East, 28.70 feet;

Thence South 00°55'23" West, 25.00 feet to a non-tangent curve, concave southerly, having a radius of 3000.00 feet, the center of which bears South 00°55'23" West;

Thence easterly along said curve, through a central angle of 00°13'19", an arc length of 11.63 feet to a non-tangent line;

Thence South 01°08'43" West, 25.00 feet to a non-tangent curve, concave southerly, having a radius of 2975.00 feet, the center of which bears South 01°08'43" West;

Thence westerly along said curve, through a central angle of 02°06'51", an arc length of 109.77 feet to a tangent line;

Thence South 89°01'52" West, 19.11 feet;

Thence South 00°58'08" East, 121.00 feet;

Thence South 89°01'52" West, 181.00 feet;

Thence South 00°58'08" East, 114.00 feet;

Thence South 45°58'08" East, 14.14 feet;

Thence South 00°58'08" East, 50.00 feet;

Thence North 89°01'52" East, 95.00 feet;

Thence South 00°58'08" East, 373.23 feet, being 150.00 feet north of and parallel with the south line of the Northwest Quarter of said Section 30;

Thence along said parallel line, South 89°21'06" West, 1186.23 feet;

Thence leaving said parallel line, North 00°35'16" West, 1167.30 feet to the
POINT OF BEGINNING.

The above described parcel contains a computed area of 1,467,879.32 sq. ft.
(33.6979 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.: 1377
Date: September 2018

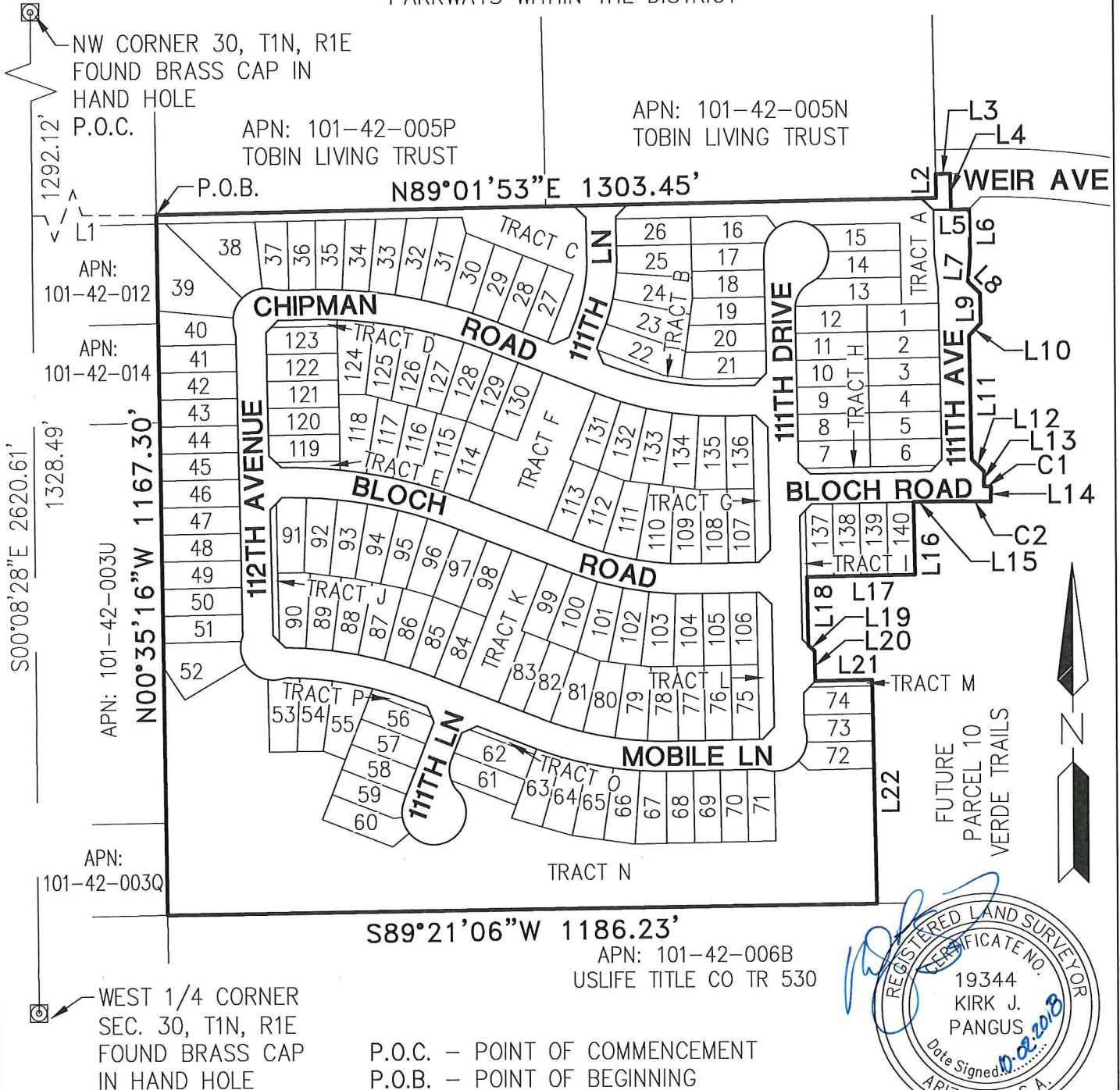


"MAINTENANCE IMPROVEMENT DISTRICT"

"ASSESSMENT DIAGRAM"

OF VERDE TRAILS PARCEL 11

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



SHEET 4 OF 8

PROJ.NO.:	1377
DATE:	SEPT 2018
SCALE:	NTS
DRAWN BY:	JHVD
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 11
MID DIAGRAM
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 11

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 TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S89°51'32"W	1258.85'	L12	S45°07'03"E	28.70'
L2	N00°56'08"W	40.00'	L13	S00°55'23"W	25.00'
L3	N89°01'52"E	24.98'	L14	S01°08'43"W	25.00'
L4	S00°58'08"E	60.05'	L15	S89°01'52"W	19.11'
L5	N89°07'41"E	30.00'	L16	S00°58'08"E	121.00'
L6	S00°58'08"E	75.57'	L17	S89°01'52"W	181.00'
L7	S04°44'30"W	45.32'	L18	S00°58'08"E	114.00'
L8	S45°24'03"E	27.87'	L19	S45°58'08"E	14.14'
L9	S00°58'08"E	50.00'	L20	S00°58'08"E	50.00'
L10	S44°01'52"W	28.28'	L21	N89°01'52"E	95.00'
L11	S00°58'08"E	206.06'	L22	S00°58'08"E	373.23'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	3000.00'	0°13'19"	11.63'
C2	2975.00'	2°06'51"	109.77'



SHEET 5 OF 8

PROJ.NO.: 1377	VERDE TRAILS PARCEL 11 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: SEPT 2018		
SCALE: NTS		
DRAWN BY: JHVD		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 11

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 : 1	5,400.00	0.1240
LOT : 2	5,400.00	0.1240
LOT : 3	5,400.00	0.1240
LOT : 4	5,400.00	0.1240
LOT : 5	5,400.00	0.1240
LOT : 6	5,351.15	0.1228
LOT : 7	5,350.00	0.1228
LOT : 8	5,400.00	0.1240
LOT : 9	5,400.00	0.1240
LOT : 10	5,400.00	0.1240
LOT : 11	5,400.00	0.1240
LOT : 12	5,399.44	0.1240
LOT : 13	7,469.60	0.1715
LOT : 14	5,671.83	0.1302
LOT : 15	5,779.88	0.1327
LOT : 16	5,951.66	0.1366
LOT : 17	5,422.87	0.1245
LOT : 18	5,400.00	0.1240
LOT : 19	5,555.93	0.1275
LOT : 20	5,867.79	0.1347
LOT : 21	6,115.27	0.1404
LOT : 22	6,911.10	0.1587
LOT : 23	7,075.69	0.1624
LOT : 24	6,798.06	0.1561
LOT : 25	6,309.86	0.1449
LOT : 26	5,625.00	0.1291
LOT : 27	5,400.00	0.1240
LOT : 28	5,407.49	0.1241
LOT : 29	5,749.04	0.1320
LOT : 30	5,891.27	0.1352

LOT	SQ.FT.	ACRES
LOT : 31	6,892.66	0.1582
LOT : 32	6,451.74	0.1481
LOT : 33	5,989.13	0.1375
LOT : 34	5,677.38	0.1303
LOT : 35	5,509.03	0.1265
LOT : 36	5,236.58	0.1202
LOT : 37	5,542.59	0.1272
LOT : 38	11,279.14	0.2589
LOT : 39	13,336.81	0.3062
LOT : 40	6,624.45	0.1521
LOT : 41	5,883.27	0.1351
LOT : 42	5,896.74	0.1354
LOT : 43	5,910.20	0.1357
LOT : 44	5,923.66	0.1360
LOT : 45	5,937.13	0.1363
LOT : 46	5,950.59	0.1366
LOT : 47	5,964.05	0.1369
LOT : 48	5,977.52	0.1372
LOT : 49	5,990.98	0.1375
LOT : 50	6,004.44	0.1378
LOT : 51	6,002.62	0.1378
LOT : 52	8,984.16	0.2062
LOT : 53	6,019.82	0.1382
LOT : 54	5,937.04	0.1363
LOT : 55	6,621.24	0.1520
LOT : 56	5,201.09	0.1194
LOT : 57	5,220.00	0.1198
LOT : 58	5,220.00	0.1198
LOT : 59	5,286.78	0.1214
LOT : 60	6,115.49	0.1404

LOT	SQ.FT.	ACRES
LOT : 61	5,624.06	0.1291
LOT : 62	5,660.00	0.1299
LOT : 63	5,905.30	0.1356
LOT : 64	5,905.30	0.1356
LOT : 65	5,905.30	0.1356
LOT : 66	5,905.30	0.1356
LOT : 67	5,883.33	0.1351
LOT : 68	5,494.43	0.1261
LOT : 69	5,400.00	0.1240
LOT : 70	5,400.00	0.1240
LOT : 71	5,349.46	0.1228
LOT : 72	5,388.43	0.1237
LOT : 73	5,175.38	0.1188
LOT : 74	5,253.80	0.1206
LOT : 75	5,608.03	0.1287
LOT : 76	5,608.03	0.1287
LOT : 77	5,608.03	0.1287
LOT : 78	5,926.13	0.1360
LOT : 79	6,038.82	0.1386
LOT : 80	5,988.76	0.1375
LOT : 81	6,246.23	0.1434
LOT : 82	5,791.20	0.1329
LOT : 83	5,625.00	0.1291



SHEET 6 OF 8

PROJ.NO.: 1377	VERDE TRAILS PARCEL 11 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: SEPT 2018		
SCALE: NTS		
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"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 11

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	5,625.00	0.1291
LOT : 85	5,945.23	0.1365
LOT : 86	6,061.37	0.1391
LOT : 87	5,983.08	0.1374
LOT : 88	5,982.97	0.1374
LOT : 89	6,013.82	0.1381
LOT : 90	6,108.71	0.1402
LOT : 91	5,855.34	0.1344
LOT : 92	5,982.46	0.1373
LOT : 93	6,023.94	0.1383
LOT : 94	6,008.86	0.1379
LOT : 95	5,936.95	0.1363
LOT : 96	6,262.14	0.1438
LOT : 97	6,054.55	0.1390
LOT : 98	5,400.00	0.1240
LOT : 99	5,419.41	0.1244
LOT : 100	5,948.65	0.1366
LOT : 101	6,184.14	0.1420
LOT : 102	6,151.24	0.1412
LOT : 103	6,063.41	0.1392
LOT : 104	5,733.83	0.1316
LOT : 105	5,416.97	0.1244
LOT : 106	5,416.97	0.1244
LOT : 107	5,537.72	0.1271
LOT : 108	5,537.72	0.1271
LOT : 109	6,003.12	0.1378
LOT : 110	6,356.28	0.1459
LOT : 111	6,272.14	0.1440

LOT	SQ.FT.	ACRES
LOT : 112	6,270.54	0.1440
LOT : 113	5,642.18	0.1295
LOT : 114	5,877.70	0.1349
LOT : 115	5,901.52	0.1355
LOT : 117	6,033.58	0.1385
LOT : 118	7,064.08	0.1622
LOT : 119	5,269.98	0.1210
LOT : 120	5,332.50	0.1224
LOT : 121	5,332.50	0.1224
LOT : 122	5,332.50	0.1224
LOT : 123	5,294.72	0.1216
LOT : 124	6,597.91	0.1515
LOT : 125	5,832.46	0.1339
LOT : 126	5,956.32	0.1367
LOT : 127	5,976.42	0.1372
LOT : 128	5,923.64	0.1360
LOT : 129	5,490.00	0.1260
LOT : 130	5,490.00	0.1260
LOT : 131	5,771.33	0.1325
LOT : 132	6,073.85	0.1394
LOT : 133	6,027.36	0.1384
LOT : 134	5,980.58	0.1373
LOT : 135	5,984.18	0.1374
LOT : 136	5,487.28	0.1260
LOT : 137	5,395.00	0.1239
LOT : 138	5,445.00	0.1250
LOT : 139	5,566.00	0.1278
LOT : 140	5,445.00	0.1250



SHEET 7 OF 8

PROJ.NO.: 1377	VERDE TRAILS PARCEL 11 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: SEPT 2018		
SCALE: NTS		
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"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 11

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TRACT TABLE		
TRACT NO.	AREA (SQ.FT)	AREA (ACRES)
ROW	284,712.91	6.5361
TRACT A	24,494.36	0.5623
TRACT B	3,527.40	0.0810
TRACT C	27,537.11	0.6322
TRACT D	1,160.01	0.0266
TRACT E	1,107.45	0.0254
TRACT F	28,865.68	0.6627
TRACT G	5,725.00	0.1314
TRACT H	2,100.55	0.0482
TRACT I	2,150.00	0.0494
TRACT J	2,200.71	0.0505
TRACT K	16,292.52	0.3740
TRACT L	5,725.00	0.1314
TRACT M	1,000.00	0.0230
TRACT N	227,685.90	5.2269
TRACT O	1,113.95	0.0256
TRACT P	1,302.15	0.0299



SHEET 8 OF 8

PROJ.NO.: 1377	VERDE TRAILS PARCEL 11 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: SEPT 2018		
SCALE: NTS		
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**PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF AVONDALE**

**Maintenance Improvement District No. 8
(Verde Trails Phase I, Parcel 11)**

To: Honorable Mayor and Council
City of Avondale, Arizona

Pursuant to ARIZ. REV. STAT. § 48-574(C), the undersigned property owner respectfully petitions 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 33.6979 acres and is entirely within the corporate boundaries of the City of Avondale.
2. Ownership. The undersigned is the sole owner 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 April 22, 2019.

"Property Owner"

HILLCREST RESIDENTIAL I, LP,
an Arizona limited partnership

By: HILLCREST GP, LLC,
an Arizona limited liability company
Its: General Partner

By: HARVARD INVESTMENTS, INC.,
a Nevada corporation
Its: Manager

By: _____

Its: _____

(ACKNOWLEDGMENT)

STATE OF _____)
) ss.
COUNTY OF _____)

On, _____, 2019, before me personally appeared _____, the _____ of HARVARD INVESTMENTS, INC., a Nevada corporation, the Manager of HILLCREST GP, LLC, an Arizona limited liability company, the General Partner of HILLCREST RESIDENTIAL I, LP, an Arizona limited partnership, 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 company.

Notary Public

(Affix notary seal here)

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 _____, 2019, 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. 8
(Verde Trails Phase I, Parcel 11)**

[Legal Description, Assessment Diagram and Engineer's Estimate]

(See following pages.)

**VERDE TRAILS
PARCEL 11
MAINTENANCE IMPROVEMENT DISTRICT
LEGAL DESCRIPTION**



A parcel of land being situated within North half of Section 30, 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 Northwest corner of said Section 30 from which a found brass cap in hand hole accepted as the West Quarter corner thereof bears South 00°08'28" East, 2620.61 feet;

Thence along the west line of the Northwest Quarter of said section 30, South 00°08'28" East, 1292.12 feet;

Thence leaving said west line, North 89°51'32" East, 1258.85 feet along the north line of the south half of the Northwest Quarter of said Section 30, being the **POINT OF BEGINNING**;

Thence North 89°01'53" East, 1303.45 feet along said north line to the east line of said Northwest Quarter;

Thence leaving said north line, North 00°56'08" West, 40.00 feet along said east line to the centerline of Weir Avenue;

Thence leaving said east line along said centerline, North 89°01'52" East, 24.98 feet;

Thence leaving said centerline South 00°58'08" East, 60.05 feet to the south right of way line of said Weir Avenue;

Thence along said right of way line, North 89°07'41" East, 30.00 feet;

Thence South 00°58'08" East, 75.57 feet;

Thence South 04°44'30" West, 45.32 feet;

Thence South 45°24'03" East, 27.87 feet;

Thence South 00°58'08" East, 50.00 feet;

Thence South 44°01'52" West, 28.28 feet;

Thence South 00°58'08" East, 206.06 feet;

Thence South 45°07'03" East, 28.70 feet;

Thence South 00°55'23" West, 25.00 feet to a non-tangent curve, concave southerly, having a radius of 3000.00 feet, the center of which bears South 00°55'23" West;

Thence easterly along said curve, through a central angle of 00°13'19", an arc length of 11.63 feet to a non-tangent line;

Thence South 01°08'43" West, 25.00 feet to a non-tangent curve, concave southerly, having a radius of 2975.00 feet, the center of which bears South 01°08'43" West;

Thence westerly along said curve, through a central angle of 02°06'51", an arc length of 109.77 feet to a tangent line;

Thence South 89°01'52" West, 19.11 feet;

Thence South 00°58'08" East, 121.00 feet;

Thence South 89°01'52" West, 181.00 feet;

Thence South 00°58'08" East, 114.00 feet;

Thence South 45°58'08" East, 14.14 feet;

Thence South 00°58'08" East, 50.00 feet;

Thence North 89°01'52" East, 95.00 feet;

Thence South 00°58'08" East, 373.23 feet, being 150.00 feet north of and parallel with the south line of the Northwest Quarter of said Section 30;

Thence along said parallel line, South 89°21'06" West, 1186.23 feet;

Thence leaving said parallel line, North 00°35'16" West, 1167.30 feet to the
POINT OF BEGINNING.

The above described parcel contains a computed area of 1,467,879.32 sq. ft.
(33.6979 acres) more or less and being subject to any easements, restrictions,
rights-of-way of record or otherwise.

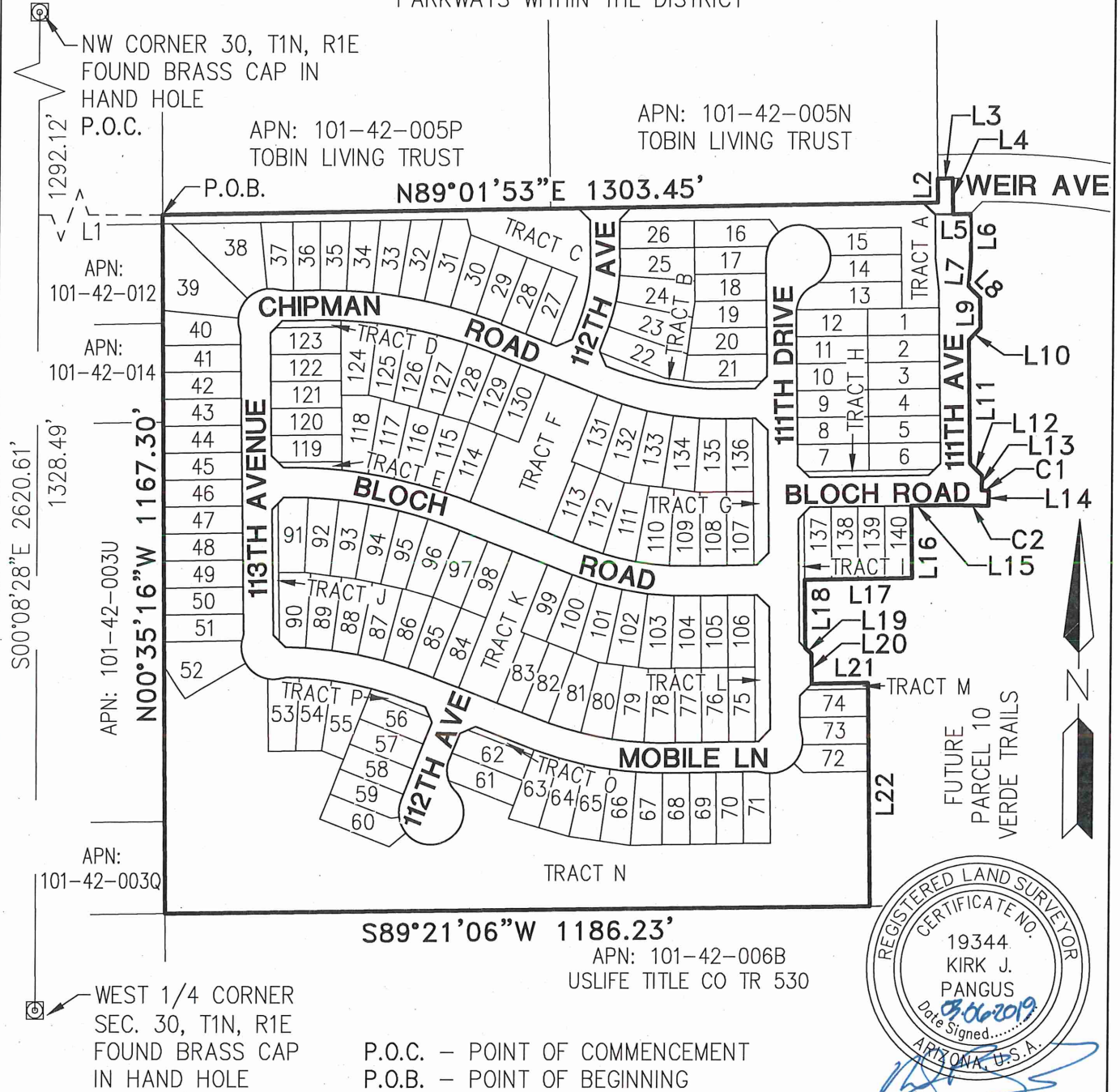
The description shown hereon is not to be used to violate any subdivision
regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1377
Date: September 2018



"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VERDE TRAILS PARCEL 11

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



SHEET 4 OF 8

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DATE: MAR 2019		
SCALE: NTS		
DRAWN BY: JHVD		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
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OF VERDE TRAILS PARCEL 11

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FACILITIES, AND RELATED IMPROVEMENTS ADJACENT TO AND ALONG THE PUBLIC ROADWAY AND
PARKWAYS WITHIN THE DISTRICT

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S89°51'32"W	1258.85'	L12	S45°07'03"E	28.70'
L2	N00°56'08"W	40.00'	L13	S00°55'23"W	25.00'
L3	N89°01'52"E	24.98'	L14	S01°08'43"W	25.00'
L4	S00°58'08"E	60.05'	L15	S89°01'52"W	19.11'
L5	N89°07'41"E	30.00'	L16	S00°58'08"E	121.00'
L6	S00°58'08"E	75.57'	L17	S89°01'52"W	181.00'
L7	S04°44'30"W	45.32'	L18	S00°58'08"E	114.00'
L8	S45°24'03"E	27.87'	L19	S45°58'08"E	14.14'
L9	S00°58'08"E	50.00'	L20	S00°58'08"E	50.00'
L10	S44°01'52"W	28.28'	L21	N89°01'52"E	95.00'
L11	S00°58'08"E	206.06'	L22	S00°58'08"E	373.23'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	3000.00'	0°13'19"	11.63'
C2	2975.00'	2°06'51"	109.77'



SHEET 5 OF 8

PROJ.NO.: 1377	VERDE TRAILS PARCEL 11 MID DIAGRAM EXHIBIT	 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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LOT	SQ.FT.	ACRES
LOT : 1	5,400.00	0.1240
LOT : 2	5,400.00	0.1240
LOT : 3	5,400.00	0.1240
LOT : 4	5,400.00	0.1240
LOT : 5	5,400.00	0.1240
LOT : 6	5,351.15	0.1228
LOT : 7	5,350.00	0.1228
LOT : 8	5,400.00	0.1240
LOT : 9	5,400.00	0.1240
LOT : 10	5,400.00	0.1240
LOT : 11	5,400.00	0.1240
LOT : 12	5,399.44	0.1240
LOT : 13	7,469.60	0.1715
LOT : 14	5,671.83	0.1302
LOT : 15	5,779.88	0.1327
LOT : 16	5,951.66	0.1366
LOT : 17	5,422.87	0.1245
LOT : 18	5,400.00	0.1240
LOT : 19	5,555.93	0.1275
LOT : 20	5,867.79	0.1347
LOT : 21	6,115.27	0.1404
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LOT : 25	6,309.86	0.1449
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LOT : 27	5,400.00	0.1240
LOT : 28	5,407.49	0.1241
LOT : 29	5,749.04	0.1320
LOT : 30	5,891.27	0.1352

LOT	SQ.FT.	ACRES
LOT : 31	6,892.66	0.1582
LOT : 32	6,451.74	0.1481
LOT : 33	5,989.13	0.1375
LOT : 34	5,677.38	0.1303
LOT : 35	5,509.03	0.1265
LOT : 36	5,236.58	0.1202
LOT : 37	5,542.59	0.1272
LOT : 38	11,279.14	0.2589
LOT : 39	13,336.81	0.3062
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LOT : 41	5,883.27	0.1351
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LOT : 44	5,923.66	0.1360
LOT : 45	5,937.13	0.1363
LOT : 46	5,950.59	0.1366
LOT : 47	5,964.05	0.1369
LOT : 48	5,977.52	0.1372
LOT : 49	5,990.98	0.1375
LOT : 50	6,004.44	0.1378
LOT : 51	6,002.62	0.1378
LOT : 52	8,984.16	0.2062
LOT : 53	6,019.82	0.1382
LOT : 54	5,937.04	0.1363
LOT : 55	6,621.24	0.1520
LOT : 56	5,201.09	0.1194
LOT : 57	5,220.00	0.1198
LOT : 58	5,220.00	0.1198
LOT : 59	5,286.78	0.1214
LOT : 60	6,115.49	0.1404

LOT	SQ.FT.	ACRES
LOT : 61	5,624.06	0.1291
LOT : 62	5,660.00	0.1299
LOT : 63	5,905.30	0.1356
LOT : 64	5,905.30	0.1356
LOT : 65	5,905.30	0.1356
LOT : 66	5,905.30	0.1356
LOT : 67	5,883.33	0.1351
LOT : 68	5,494.43	0.1261
LOT : 69	5,400.00	0.1240
LOT : 70	5,400.00	0.1240
LOT : 71	5,349.46	0.1228
LOT : 72	5,388.43	0.1237
LOT : 73	5,175.38	0.1188
LOT : 74	5,253.80	0.1206
LOT : 75	5,608.03	0.1287
LOT : 76	5,608.03	0.1287
LOT : 77	5,608.03	0.1287
LOT : 78	5,926.13	0.1360
LOT : 79	6,038.82	0.1386
LOT : 80	5,988.76	0.1375
LOT : 81	6,246.23	0.1434
LOT : 82	5,791.20	0.1329
LOT : 83	5,625.00	0.1291

SHEET 6 OF 8

PROJ.NO.:	1377
DATE:	MAR 2019
SCALE:	NTS
DRAWN BY:	JHVD
CHECKED BY:	KJP

VERDE TRAILS
PARCEL 11
MID DIAGRAM

EXHIBIT


HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436



"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 11

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	5,625.00	0.1291
LOT : 85	5,945.23	0.1365
LOT : 86	6,061.37	0.1391
LOT : 87	5,983.08	0.1374
LOT : 88	5,982.97	0.1374
LOT : 89	6,013.82	0.1381
LOT : 90	6,108.71	0.1402
LOT : 91	5,855.34	0.1344
LOT : 92	5,982.46	0.1373
LOT : 93	6,023.94	0.1383
LOT : 94	6,008.86	0.1379
LOT : 95	5,936.95	0.1363
LOT : 96	6,262.14	0.1438
LOT : 97	6,054.55	0.1390
LOT : 98	5,400.00	0.1240
LOT : 99	5,419.41	0.1244
LOT : 100	5,948.65	0.1366
LOT : 101	6,184.14	0.1420
LOT : 102	6,151.24	0.1412
LOT : 103	6,063.41	0.1392
LOT : 104	5,733.83	0.1316
LOT : 105	5,416.97	0.1244
LOT : 106	5,416.97	0.1244
LOT : 107	5,537.72	0.1271
LOT : 108	5,537.72	0.1271
LOT : 109	6,003.12	0.1378
LOT : 110	6,356.28	0.1459
LOT : 111	6,272.14	0.1440

LOT	SQ.FT.	ACRES
LOT : 112	6,270.54	0.1440
LOT : 113	5,642.18	0.1295
LOT : 114	5,877.70	0.1349
LOT : 115	5,901.52	0.1355
LOT : 117	6,033.58	0.1385
LOT : 118	7,064.08	0.1622
LOT : 119	5,269.98	0.1210
LOT : 120	5,332.50	0.1224
LOT : 121	5,332.50	0.1224
LOT : 122	5,332.50	0.1224
LOT : 123	5,294.72	0.1216
LOT : 124	6,597.91	0.1515
LOT : 125	5,832.46	0.1339
LOT : 126	5,956.32	0.1367
LOT : 127	5,976.42	0.1372
LOT : 128	5,923.64	0.1360
LOT : 129	5,490.00	0.1260
LOT : 130	5,490.00	0.1260
LOT : 131	5,771.33	0.1325
LOT : 132	6,073.85	0.1394
LOT : 133	6,027.36	0.1384
LOT : 134	5,980.58	0.1373
LOT : 135	5,984.18	0.1374
LOT : 136	5,487.28	0.1260
LOT : 137	5,395.00	0.1239
LOT : 138	5,445.00	0.1250
LOT : 139	5,566.00	0.1278
LOT : 140	5,445.00	0.1250



SHEET 7 OF 8

PROJ.NO.: 1377	VERDE TRAILS PARCEL 11 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAR 2019		
SCALE: NTS		
DRAWN BY: JHVD		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS PARCEL 11

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 TABLE		
TRACT NO.	AREA (SQ.FT)	AREA (ACRES)
ROW *	284,712.91	6.5361
TRACT A	24,494.36	0.5623
TRACT B	3,527.40	0.0810
TRACT C	27,537.11	0.6322
TRACT D	1,160.01	0.0266
TRACT E	1,107.45	0.0254
TRACT F	28,865.68	0.6627
TRACT G	5,725.00	0.1314
TRACT H	2,100.55	0.0482
TRACT I	2,150.00	0.0494
TRACT J	2,200.71	0.0505
TRACT K	16,292.52	0.3740
TRACT L	5,725.00	0.1314
TRACT M	1,000.00	0.0230
TRACT N	227,685.90	5.2269
TRACT O	1,113.95	0.0256
TRACT P	1,302.15	0.0299

* THE LANDSCAPED RIGHT OF WAY AREA IS 0.45 ACRES



SHEET 8 OF 8

PROJ.NO.: 1377	VERDE TRAILS PARCEL 11 MID DIAGRAM EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAR 2019		
SCALE: NTS		
DRAWN BY: JHVD		
CHECKED BY: KJP		

**CITY OF AVONDALE
MAINTENANCE IMPROVEMENT DISTRICT NO. 8
"VERDE TRAILS - PHASE 1 - PARCEL 11" TRACTS A THROUGH P**

ENGINEERS ESTIMATE

In compliance with the provisions of A.R.S. Title 48, Chapter 4, Article 2, Section §48-574, and all ammendments and supplements thereto, we hereby estimate the costs and expenses of said improvements to be as follows:

AREA

Right-of-way: 0.45 AC
Tract Area: 8.08 AC

ANNUAL MAINTENANCE FEE

Right-of-way:	0.45	x	\$2,000	AC	=	\$900.00
Tract Area:	8.08	x	\$10,500	AC	=	\$84,840.00
						<u>\$85,740.00</u>

ANNUAL ADMINISTRATIVE FEE

\$85,740.00	x	5%	=	\$4,287.00
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TOTAL ANNUAL COST

\$85,740.00	+	\$4,287.00	=	\$90,027.00
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TOTAL COST PER MONTH

\$90,027.00	/	12 MONTHS	=	\$7,502.25
-------------	---	-----------	---	------------

DATED

CITY OF AVONDALE
DEVELOPMENT & ENGINEERING SERVICES
ENGINEERING DIVISION

By: David A Janover, P.E., F.NSPE, CFM



CITY COUNCIL REPORT

SUBJECT: Resolutions 3550-519 and 3551-519 - Verde Trails Unit II Maintenance Improvement District

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, 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 3550-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 15, Verde Trails Unit II, providing for the assessment, and Resolution 3551-519 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 (MID) 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. 15, Verde Trails Unit II, east of the southeast corner of Avondale Boulevard and Broadway Road, is 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. 15, Verde Trails Unit II, 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.

RESOLUTION 3550-519

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. 15 – VERDE TRAILS UNIT II, 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 Arizona Revised Statutes § 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. 15 – Verde Trails Unit II (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 City Council 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 the City Council 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. 15 – Verde Trails Unit II, 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. 15 – Verde Trail Unit II.

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 Arizona Revised Statutes § 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.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, on May 6, 2019.

Kenneth N. Weise
Mayor

ATTEST:

Marcella Carrillo
City Clerk

APPROVED AS TO FORM:

Michael Wawro
City Attorney

EXHIBIT A

TO

RESOLUTION 3550-519

[Legal Description and Map of Assessment District]

See following pages.

EXHIBIT "A"
VERDE TRAILS II
MAINTENANCE IMPROVEMENT DISTRICT
LEGAL DESCRIPTION

A portion of land being situated within the Northwest Quarter of Section 30, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found Brass cap in hand hole accepted as the North Quarter corner of said Section 30 from which a found brass cap in hand hole accepted as the Northwest corner thereof bears North 88°42'23" East, 2544.30 feet;

Thence along the east line of the Northwest Quarter of said Section 30, South 00°56'08" East, 1324.60 feet;

Thence leaving said east line, South 89°01'53" West, 1303.45 feet;

Thence North 00°35'16" West, 1317.28 feet;

Thence along the north line of the Northwest of said Section 30, North 88°42'23" East, 1295.47 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,716,457 sq. ft. (39.4044 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.: 1377
Date: February 2019

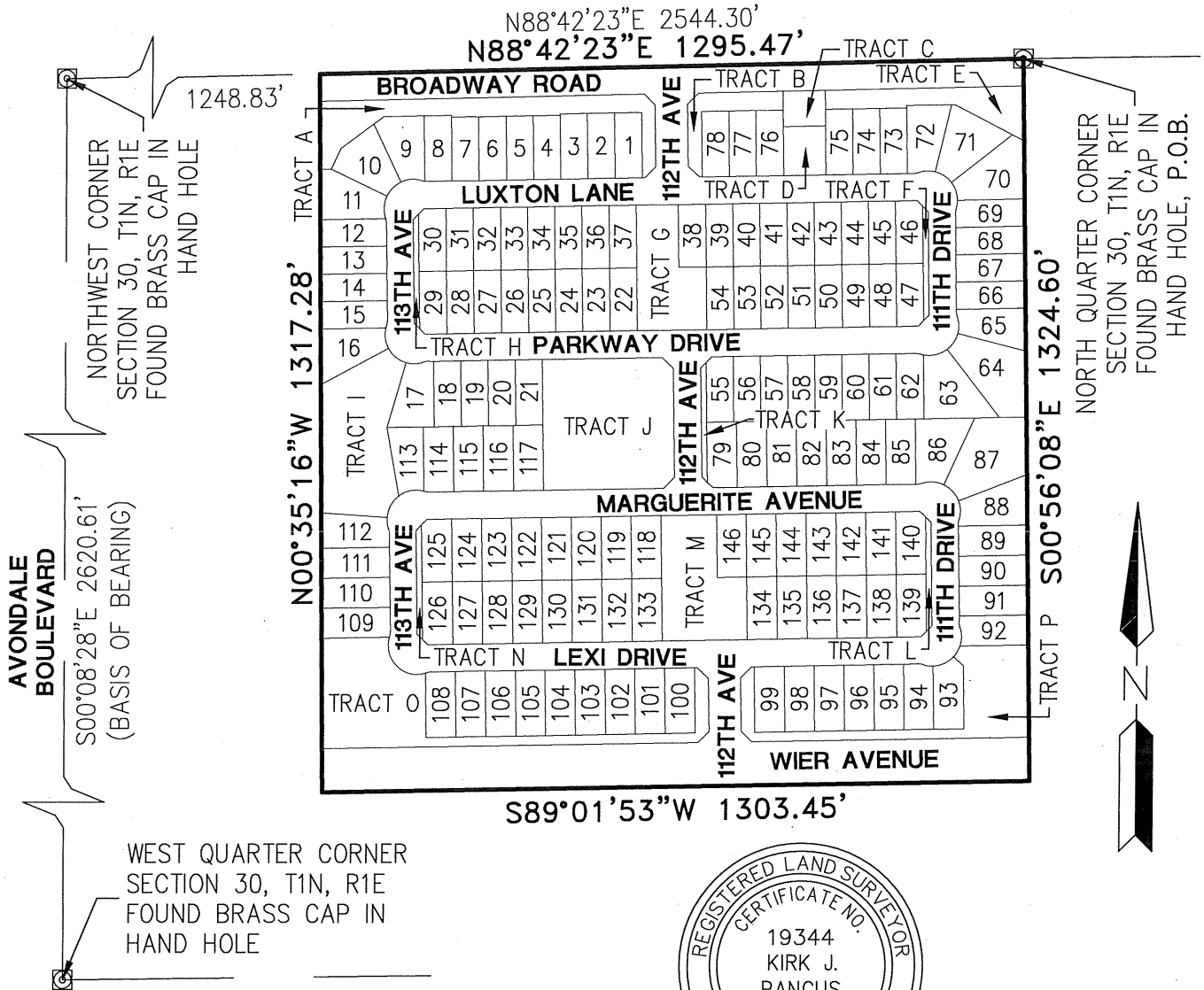


EXHIBIT B
TO
RESOLUTION 3550-519

[Assessment Diagram] See
following pages.

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS II

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.B. - POINT OF BEGINNING

PAGE 2 OF 4

PROJ.NO.: 1377	VERDE TRAILS II MID AVONDALE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAR 2019		
SCALE: N.T.S.		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS II

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: 1	6,000.00	0.1377
LOT: 2	6,000.00	0.1377
LOT: 3	6,000.00	0.1377
LOT: 4	5,850.00	0.1343
LOT: 5	5,850.00	0.1343
LOT: 6	5,850.00	0.1343
LOT: 7	5,850.00	0.1343
LOT: 8	5,999.38	0.1377
LOT: 9	8,401.33	0.1929
LOT: 10	8,880.33	0.2039
LOT: 11	8,620.15	0.1979
LOT: 12	6,092.04	0.1399
LOT: 13	6,112.70	0.1403
LOT: 14	6,129.32	0.1407
LOT: 15	6,132.98	0.1408
LOT: 16	8,540.24	0.1961
LOT: 17	8,200.69	0.1883
LOT: 18	6,000.00	0.1377
LOT: 19	6,000.00	0.1377
LOT: 20	6,000.00	0.1377
LOT: 21	6,000.00	0.1377
LOT: 22	5,750.00	0.132
LOT: 23	5,750.00	0.132
LOT: 24	5,750.00	0.132
LOT: 25	5,750.00	0.132
LOT: 26	5,750.00	0.132
LOT: 27	5,750.00	0.132
LOT: 28	5,750.00	0.132
LOT: 29	5,757.50	0.1322
LOT: 30	5,757.50	0.1322
LOT: 31	5,750.00	0.132
LOT: 32	5,750.00	0.132
LOT: 33	5,750.00	0.132

LOT	SQ.FT.	ACRES
LOT: 34	5,750.00	0.132
LOT: 35	5,750.00	0.132
LOT: 36	5,750.00	0.132
LOT: 37	5,750.00	0.132
LOT: 38	5,750.00	0.132
LOT: 39	5,750.00	0.132
LOT: 40	5,750.00	0.132
LOT: 41	5,750.00	0.132
LOT: 42	5,750.00	0.132
LOT: 43	5,750.00	0.132
LOT: 44	5,750.00	0.132
LOT: 45	5,750.00	0.132
LOT: 46	5,757.50	0.1322
LOT: 47	5,757.50	0.1322
LOT: 48	5,750.00	0.132
LOT: 49	5,750.00	0.132
LOT: 50	5,750.00	0.132
LOT: 51	5,750.00	0.132
LOT: 52	5,750.00	0.132
LOT: 53	5,750.00	0.132
LOT: 54	5,750.00	0.132
LOT: 55	5,950.00	0.1366
LOT: 56	6,000.00	0.1377
LOT: 57	6,000.00	0.1377
LOT: 58	6,000.00	0.1377
LOT: 59	6,000.00	0.1377
LOT: 60	6,000.00	0.1377
LOT: 61	6,000.00	0.1377
LOT: 62	6,081.85	0.1396
LOT: 63	11,164.55	0.2563
LOT: 64	13,966.59	0.3206
LOT: 65	7,655.08	0.1757
LOT: 66	6,347.03	0.1457

LOT	SQ.FT.	ACRES
LOT: 67	6,348.46	0.1457
LOT: 68	6,349.90	0.1458
LOT: 69	6,295.64	0.1445
LOT: 70	10,675.23	0.2451
LOT: 71	10,193.27	0.234
LOT: 72	8,288.37	0.1903
LOT: 73	6,000.00	0.1377
LOT: 74	6,000.00	0.1377
LOT: 75	6,000.00	0.1377
LOT: 76	6,000.00	0.1377
LOT: 77	6,000.00	0.1377
LOT: 78	6,000.00	0.1377
LOT: 79	6,550.00	0.1504
LOT: 80	6,600.00	0.1515
LOT: 81	6,600.00	0.1515
LOT: 82	6,600.00	0.1515
LOT: 83	6,600.00	0.1515



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PROJ.NO.:	1377
DATE:	MAR 2019
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS II
MID
AVONDALE, ARIZONA
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS II

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	6,600.00	0.1515
LOT : 85	6,600.00	0.1515
LOT : 86	9,514.28	0.2184
LOT : 87	16,219.90	0.3724
LOT : 88	8,728.73	0.2004
LOT : 89	6,967.48	0.16
LOT : 90	6,965.75	0.1599
LOT : 91	6,964.01	0.1599
LOT : 92	6,851.24	0.1573
LOT : 93	6,726.65	0.1544
LOT : 94	6,537.13	0.1501
LOT : 95	6,600.00	0.1515
LOT : 96	6,600.00	0.1515
LOT : 97	6,600.00	0.1515
LOT : 98	6,600.00	0.1515
LOT : 99	6,600.00	0.1515
LOT : 100	6,600.00	0.1515
LOT : 101	6,600.00	0.1515
LOT : 102	6,600.00	0.1515
LOT : 103	6,600.00	0.1515
LOT : 104	6,600.00	0.1515
LOT : 105	6,600.00	0.1515
LOT : 106	6,600.00	0.1515
LOT : 107	6,600.00	0.1515
LOT : 108	6,591.73	0.1513
LOT : 109	6,959.91	0.1598
LOT : 110	6,946.97	0.1595
LOT : 111	6,926.86	0.159
LOT : 112	7,418.12	0.1703
LOT : 113	6,921.09	0.1589
LOT : 114	6,592.29	0.1513
LOT : 115	6,600.00	0.1515
LOT : 116	6,600.00	0.1515
LOT : 117	6,600.00	0.1515

LOT	SQ.FT.	ACRES
LOT : 118	6,325.00	0.1452
LOT : 119	6,325.00	0.1452
LOT : 120	6,325.00	0.1452
LOT : 121	6,325.00	0.1452
LOT : 122	6,325.00	0.1452
LOT : 123	6,325.00	0.1452
LOT : 124	6,325.00	0.1452
LOT : 125	6,332.50	0.1454
LOT : 126	6,332.50	0.1454
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LOT : 143	6,325.00	0.1452
LOT : 144	6,325.00	0.1452
LOT : 145	6,325.00	0.1452
LOT : 146	6,325.00	0.1452

TRACT	SQ.FT.	ACRES
TRACT A	28,282.47	0.6493
TRACT B	8,591.50	0.1972
TRACT C	5,070.08	0.1164
TRACT D	7,016.38	0.1611
TRACT E	16,468.33	0.3781
TRACT F	2,000.00	0.0459
TRACT G	23,524.70	0.5401
TRACT H	2,000.00	0.0459
TRACT I	37,189.43	0.8538
TRACT J	57,496.29	1.3199
TRACT K	2,100.00	0.0482
TRACT L	2,000.00	0.0459
TRACT M	29,849.70	0.6853
TRACT N	2,000.00	0.0459
TRACT O	46,464.18	1.0667
TRACT P	30,376.07	0.6973
ROW*	457,385.30	10.5001

*THE LANDSCAPED RIGHT OF WAY AREA IS 0.42 ACRES



PAGE 4 OF 4

PROJ.NO.:	1377
DATE:	MAR 2019
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS II
MID
AVONDALE, ARIZONA
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

RESOLUTION 3551-519

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. 15, VERDE TRAILS UNIT II; 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 3550-519 declaring its intent to form the City of Avondale Maintenance Improvement District No. 15 – Verde Trails Unit II; and

WHEREAS, pursuant to Arizona Revised Statutes § 48-574(C), as amended, the City Council has immediate jurisdiction to adopt a resolution ordering the improvements pursuant to Arizona Revised Statutes § 48-581, as amended.

NOW, THEREFORE, BE IT RESOLVED by the City Council 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, that 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. 15 – Verde Trails Unit II (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 that 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 therefore makes and orders that the costs and expenses 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 further declares 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, 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, that 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 that benefit the lots, pieces, and parcels of land located within the boundaries of the District.

SECTION 6. The costs and expenses for the maintenance of landscaping shall be made and all proceedings therein taken; the Superintendent of Streets of the City shall post, or cause to be posted, notices thereof; the City Clerk shall certify to the passage of this Resolution of Intention; and 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; therefore, 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, on May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael Wawro, City Attorney

EXHIBIT A

TO

RESOLUTION 3551-519

[Legal Description and Assessment Diagram]

See following pages.

EXHIBIT "A"
VERDE TRAILS II
MAINTENANCE IMPROVEMENT DISTRICT
LEGAL DESCRIPTION

A portion of land being situated within the Northwest Quarter of Section 30, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found Brass cap in hand hole accepted as the North Quarter corner of said Section 30 from which a found brass cap in hand hole accepted as the Northwest corner thereof bears North 88°42'23" East, 2544.30 feet;

Thence along the east line of the Northwest Quarter of said Section 30, South 00°56'08" East, 1324.60 feet;

Thence leaving said east line, South 89°01'53" West, 1303.45 feet;

Thence North 00°35'16" West, 1317.28 feet;

Thence along the north line of the Northwest of said Section 30, North 88°42'23" East, 1295.47 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,716,457 sq. ft. (39.4044 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

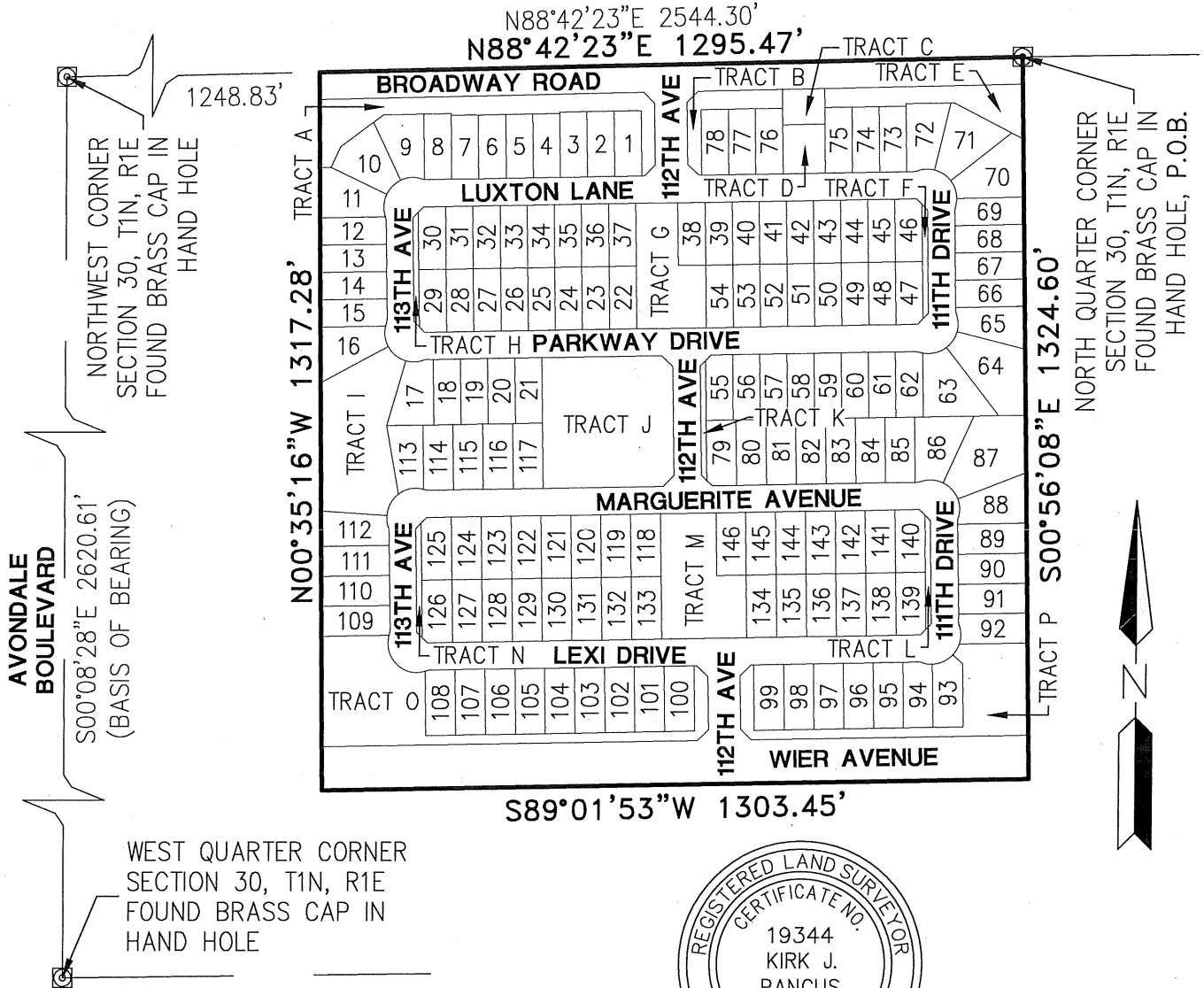
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1377
Date: February 2019



"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS II

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.B. — POINT OF BEGINNING

PAGE 2 OF 4

PROJ.NO.:	1377
DATE:	MAR 2019
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS II
 MID
 AVONDALE, ARIZONA
EXHIBIT

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS II

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: 1	6,000.00	0.1377
LOT: 2	6,000.00	0.1377
LOT: 3	6,000.00	0.1377
LOT: 4	5,850.00	0.1343
LOT: 5	5,850.00	0.1343
LOT: 6	5,850.00	0.1343
LOT: 7	5,850.00	0.1343
LOT: 8	5,999.38	0.1377
LOT: 9	8,401.33	0.1929
LOT: 10	8,880.33	0.2039
LOT: 11	8,620.15	0.1979
LOT: 12	6,092.04	0.1399
LOT: 13	6,112.70	0.1403
LOT: 14	6,129.32	0.1407
LOT: 15	6,132.98	0.1408
LOT: 16	8,540.24	0.1961
LOT: 17	8,200.69	0.1883
LOT: 18	6,000.00	0.1377
LOT: 19	6,000.00	0.1377
LOT: 20	6,000.00	0.1377
LOT: 21	6,000.00	0.1377
LOT: 22	5,750.00	0.132
LOT: 23	5,750.00	0.132
LOT: 24	5,750.00	0.132
LOT: 25	5,750.00	0.132
LOT: 26	5,750.00	0.132
LOT: 27	5,750.00	0.132
LOT: 28	5,750.00	0.132
LOT: 29	5,757.50	0.1322
LOT: 30	5,757.50	0.1322
LOT: 31	5,750.00	0.132
LOT: 32	5,750.00	0.132
LOT: 33	5,750.00	0.132

LOT	SQ.FT.	ACRES
LOT: 34	5,750.00	0.132
LOT: 35	5,750.00	0.132
LOT: 36	5,750.00	0.132
LOT: 37	5,750.00	0.132
LOT: 38	5,750.00	0.132
LOT: 39	5,750.00	0.132
LOT: 40	5,750.00	0.132
LOT: 41	5,750.00	0.132
LOT: 42	5,750.00	0.132
LOT: 43	5,750.00	0.132
LOT: 44	5,750.00	0.132
LOT: 45	5,750.00	0.132
LOT: 46	5,757.50	0.1322
LOT: 47	5,757.50	0.1322
LOT: 48	5,750.00	0.132
LOT: 49	5,750.00	0.132
LOT: 50	5,750.00	0.132
LOT: 51	5,750.00	0.132
LOT: 52	5,750.00	0.132
LOT: 53	5,750.00	0.132
LOT: 54	5,750.00	0.132
LOT: 55	5,950.00	0.1366
LOT: 56	6,000.00	0.1377
LOT: 57	6,000.00	0.1377
LOT: 58	6,000.00	0.1377
LOT: 59	6,000.00	0.1377
LOT: 60	6,000.00	0.1377
LOT: 61	6,000.00	0.1377
LOT: 62	6,081.85	0.1396
LOT: 63	11,164.55	0.2563
LOT: 64	13,966.59	0.3206
LOT: 65	7,655.08	0.1757
LOT: 66	6,347.03	0.1457

LOT	SQ.FT.	ACRES
LOT: 67	6,348.46	0.1457
LOT: 68	6,349.90	0.1458
LOT: 69	6,295.64	0.1445
LOT: 70	10,675.23	0.2451
LOT: 71	10,193.27	0.234
LOT: 72	8,288.37	0.1903
LOT: 73	6,000.00	0.1377
LOT: 74	6,000.00	0.1377
LOT: 75	6,000.00	0.1377
LOT: 76	6,000.00	0.1377
LOT: 77	6,000.00	0.1377
LOT: 78	6,000.00	0.1377
LOT: 79	6,550.00	0.1504
LOT: 80	6,600.00	0.1515
LOT: 81	6,600.00	0.1515
LOT: 82	6,600.00	0.1515
LOT: 83	6,600.00	0.1515



PAGE 3 OF 4

PROJ.NO.:	1377
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VERDE TRAILS II
MID
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TRACT	SQ.FT.	ACRES
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**PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF AVONDALE**

**Maintenance Improvement District No. 15
(Verde Trails Unit II)**

To: Honorable Mayor and Council
City of Avondale, Arizona

Pursuant to Arizona Revised Statutes § 48-574(C), the undersigned property owner respectfully petitions the Council of the City of Avondale, Arizona (the “City Council”) to order the formation of a Municipal Improvement District (the “District”) under Arizona Revised Statutes § 48- 574, et seq. To support this petition, the undersigned agrees 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 an Assessment Diagram and by a Legal Description on Exhibit A, attached hereto and incorporated herein by reference. The proposed District consists of 39.4044 acres and is entirely within the corporate boundaries of the City of Avondale.
2. Ownership. The undersigned is the sole owner of the real property within the proposed District.
3. Purpose. The undersigned proposes to form the District 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 undersigned, 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 Arizona Revised Statutes §§ 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 is attached as part of Exhibit A.

IN WITNESS WHEREOF, the parties have executed this Petition and Waiver Agreement as of May ___, 2019.

"Property Owner"

Hillcrest Residential, 4, LP

By: _____

Name: _____

Title: _____

(ACKNOWLEDGMENT)

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On May ___, 2019, before me personally appeared _____, the _____ of Hillcrest Residential, 4, LP, 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 company.

Notary Public

(Affix notary seal here)

ACCEPTED AND APPROVED BY:

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 May ____, 2019, 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. 15 (Verde Trails Unit II)

[Legal Description, Assessment Diagram, and Engineer's Estimate]

(See following pages.)

EXHIBIT "A"
VERDE TRAILS II
MAINTENANCE IMPROVEMENT DISTRICT
LEGAL DESCRIPTION

A portion of land being situated within the Northwest Quarter of Section 30, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found Brass cap in hand hole accepted as the North Quarter corner of said Section 30 from which a found brass cap in hand hole accepted as the Northwest corner thereof bears North 88°42'23" East, 2544.30 feet;

Thence along the east line of the Northwest Quarter of said Section 30, South 00°56'08" East, 1324.60 feet;

Thence leaving said east line, South 89°01'53" West, 1303.45 feet;

Thence North 00°35'16" West, 1317.28 feet;

Thence along the north line of the Northwest of said Section 30, North 88°42'23" East, 1295.47 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,716,457 sq. ft. (39.4044 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

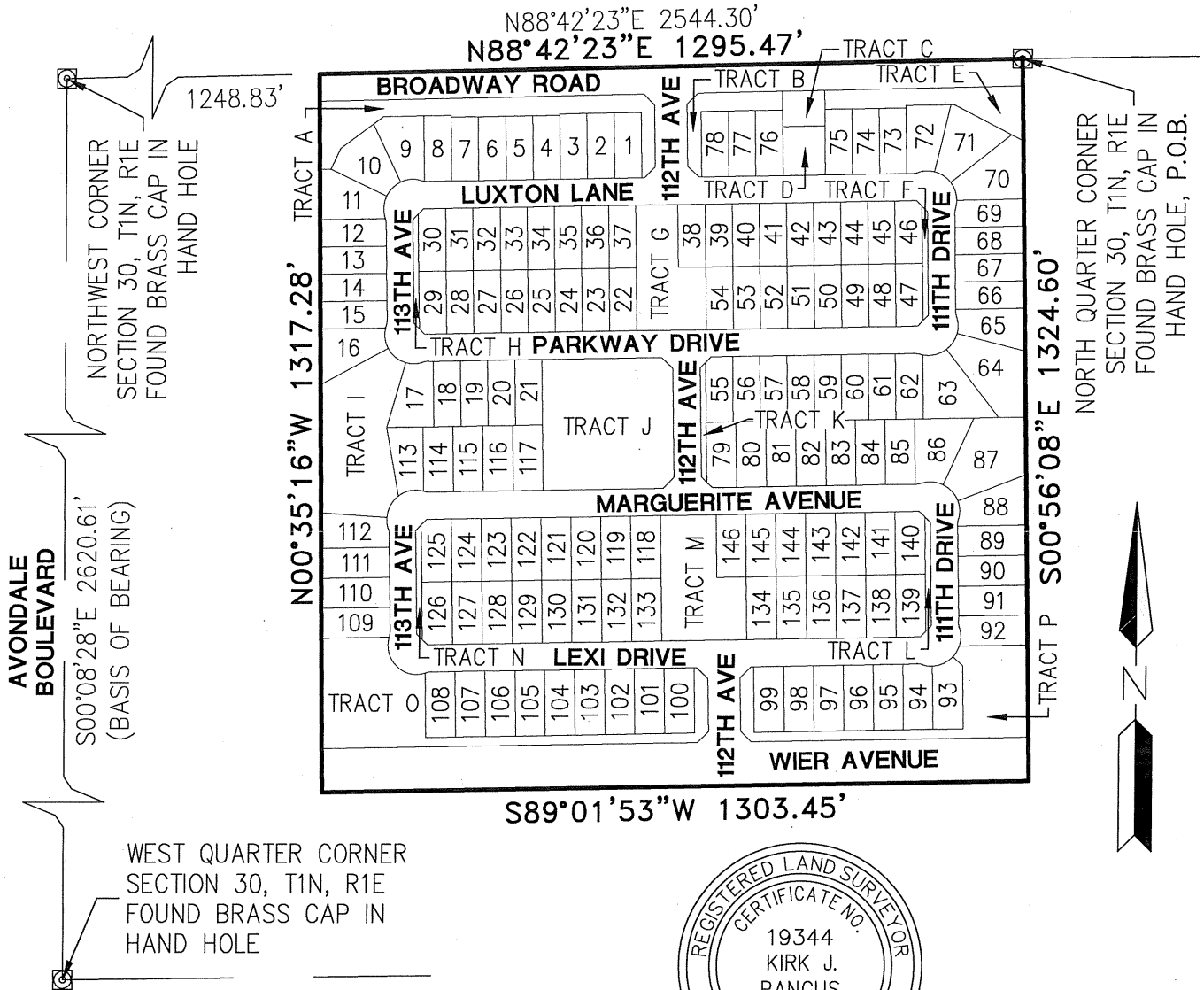
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1377
Date: February 2019



"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS II

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.B. - POINT OF BEGINNING

PAGE 2 OF 4

PROJ.NO.: 1377	VERDE TRAILS II MID AVONDALE, ARIZONA EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAR 2019		
SCALE: N.T.S.		
DRAWN BY: GS		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS II

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: 1	6,000.00	0.1377
LOT: 2	6,000.00	0.1377
LOT: 3	6,000.00	0.1377
LOT: 4	5,850.00	0.1343
LOT: 5	5,850.00	0.1343
LOT: 6	5,850.00	0.1343
LOT: 7	5,850.00	0.1343
LOT: 8	5,999.38	0.1377
LOT: 9	8,401.33	0.1929
LOT: 10	8,880.33	0.2039
LOT: 11	8,620.15	0.1979
LOT: 12	6,092.04	0.1399
LOT: 13	6,112.70	0.1403
LOT: 14	6,129.32	0.1407
LOT: 15	6,132.98	0.1408
LOT: 16	8,540.24	0.1961
LOT: 17	8,200.69	0.1883
LOT: 18	6,000.00	0.1377
LOT: 19	6,000.00	0.1377
LOT: 20	6,000.00	0.1377
LOT: 21	6,000.00	0.1377
LOT: 22	5,750.00	0.132
LOT: 23	5,750.00	0.132
LOT: 24	5,750.00	0.132
LOT: 25	5,750.00	0.132
LOT: 26	5,750.00	0.132
LOT: 27	5,750.00	0.132
LOT: 28	5,750.00	0.132
LOT: 29	5,757.50	0.1322
LOT: 30	5,757.50	0.1322
LOT: 31	5,750.00	0.132
LOT: 32	5,750.00	0.132
LOT: 33	5,750.00	0.132

LOT	SQ.FT.	ACRES
LOT: 34	5,750.00	0.132
LOT: 35	5,750.00	0.132
LOT: 36	5,750.00	0.132
LOT: 37	5,750.00	0.132
LOT: 38	5,750.00	0.132
LOT: 39	5,750.00	0.132
LOT: 40	5,750.00	0.132
LOT: 41	5,750.00	0.132
LOT: 42	5,750.00	0.132
LOT: 43	5,750.00	0.132
LOT: 44	5,750.00	0.132
LOT: 45	5,750.00	0.132
LOT: 46	5,757.50	0.1322
LOT: 47	5,757.50	0.1322
LOT: 48	5,750.00	0.132
LOT: 49	5,750.00	0.132
LOT: 50	5,750.00	0.132
LOT: 51	5,750.00	0.132
LOT: 52	5,750.00	0.132
LOT: 53	5,750.00	0.132
LOT: 54	5,750.00	0.132
LOT: 55	5,950.00	0.1366
LOT: 56	6,000.00	0.1377
LOT: 57	6,000.00	0.1377
LOT: 58	6,000.00	0.1377
LOT: 59	6,000.00	0.1377
LOT: 60	6,000.00	0.1377
LOT: 61	6,000.00	0.1377
LOT: 62	6,081.85	0.1396
LOT: 63	11,164.55	0.2563
LOT: 64	13,966.59	0.3206
LOT: 65	7,655.08	0.1757
LOT: 66	6,347.03	0.1457

LOT	SQ.FT.	ACRES
LOT: 67	6,348.46	0.1457
LOT: 68	6,349.90	0.1458
LOT: 69	6,295.64	0.1445
LOT: 70	10,675.23	0.2451
LOT: 71	10,193.27	0.234
LOT: 72	8,288.37	0.1903
LOT: 73	6,000.00	0.1377
LOT: 74	6,000.00	0.1377
LOT: 75	6,000.00	0.1377
LOT: 76	6,000.00	0.1377
LOT: 77	6,000.00	0.1377
LOT: 78	6,000.00	0.1377
LOT: 79	6,550.00	0.1504
LOT: 80	6,600.00	0.1515
LOT: 81	6,600.00	0.1515
LOT: 82	6,600.00	0.1515
LOT: 83	6,600.00	0.1515



PAGE 3 OF 4

PROJ.NO.:	1377
DATE:	MAR 2019
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS II
MID
AVONDALE, ARIZONA
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VERDE TRAILS II

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	6,600.00	0.1515
LOT : 85	6,600.00	0.1515
LOT : 86	9,514.28	0.2184
LOT : 87	16,219.90	0.3724
LOT : 88	8,728.73	0.2004
LOT : 89	6,967.48	0.16
LOT : 90	6,965.75	0.1599
LOT : 91	6,964.01	0.1599
LOT : 92	6,851.24	0.1573
LOT : 93	6,726.65	0.1544
LOT : 94	6,537.13	0.1501
LOT : 95	6,600.00	0.1515
LOT : 96	6,600.00	0.1515
LOT : 97	6,600.00	0.1515
LOT : 98	6,600.00	0.1515
LOT : 99	6,600.00	0.1515
LOT : 100	6,600.00	0.1515
LOT : 101	6,600.00	0.1515
LOT : 102	6,600.00	0.1515
LOT : 103	6,600.00	0.1515
LOT : 104	6,600.00	0.1515
LOT : 105	6,600.00	0.1515
LOT : 106	6,600.00	0.1515
LOT : 107	6,600.00	0.1515
LOT : 108	6,591.73	0.1513
LOT : 109	6,959.91	0.1598
LOT : 110	6,946.97	0.1595
LOT : 111	6,926.86	0.159
LOT : 112	7,418.12	0.1703
LOT : 113	6,921.09	0.1589
LOT : 114	6,592.29	0.1513
LOT : 115	6,600.00	0.1515
LOT : 116	6,600.00	0.1515
LOT : 117	6,600.00	0.1515

LOT	SQ.FT.	ACRES
LOT : 118	6,325.00	0.1452
LOT : 119	6,325.00	0.1452
LOT : 120	6,325.00	0.1452
LOT : 121	6,325.00	0.1452
LOT : 122	6,325.00	0.1452
LOT : 123	6,325.00	0.1452
LOT : 124	6,325.00	0.1452
LOT : 125	6,332.50	0.1454
LOT : 126	6,332.50	0.1454
LOT : 127	6,325.00	0.1452
LOT : 128	6,325.00	0.1452
LOT : 129	6,325.00	0.1452
LOT : 130	6,325.00	0.1452
LOT : 131	6,325.00	0.1452
LOT : 132	6,325.00	0.1452
LOT : 133	6,325.00	0.1452
LOT : 134	6,325.00	0.1452
LOT : 135	6,325.00	0.1452
LOT : 136	6,325.00	0.1452
LOT : 137	6,325.00	0.1452
LOT : 138	6,325.00	0.1452
LOT : 139	6,332.50	0.1454
LOT : 140	6,332.50	0.1454
LOT : 141	6,325.00	0.1452
LOT : 142	6,325.00	0.1452
LOT : 143	6,325.00	0.1452
LOT : 144	6,325.00	0.1452
LOT : 145	6,325.00	0.1452
LOT : 146	6,325.00	0.1452

TRACT	SQ.FT.	ACRES
TRACT A	28,282.47	0.6493
TRACT B	8,591.50	0.1972
TRACT C	5,070.08	0.1164
TRACT D	7,016.38	0.1611
TRACT E	16,468.33	0.3781
TRACT F	2,000.00	0.0459
TRACT G	23,524.70	0.5401
TRACT H	2,000.00	0.0459
TRACT I	37,189.43	0.8538
TRACT J	57,496.29	1.3199
TRACT K	2,100.00	0.0482
TRACT L	2,000.00	0.0459
TRACT M	29,849.70	0.6853
TRACT N	2,000.00	0.0459
TRACT O	46,464.18	1.0667
TRACT P	30,376.07	0.6973
ROW*	457,385.30	10.5001

*THE LANDSCAPED RIGHT OF WAY AREA IS 0.42 ACRES



PAGE 4 OF 4

PROJ.NO.:	1377
DATE:	MAR 2019
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	KJP

VERDE TRAILS II
MID
AVONDALE, ARIZONA
EXHIBIT

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. 15
"VERDE TRAILS II" TRACTS A THROUGH M

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: 0.42 AC
Tract Area: 6.90 AC

ANNUAL MAINTENANCE FEE

Right-of-way:	0.42	x	\$2,000	AC	=	\$840.00
Tract Area:	6.90	x	\$10,500	AC	=	\$72,450.00
						<u>\$73,290.00</u>

ANNUAL ADMINISTRATIVE FEE

\$73,290.00	x	5%	=	\$3,664.50
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TOTAL ANNUAL COST

\$73,290.00	+	\$3,664.50	=	\$76,954.50
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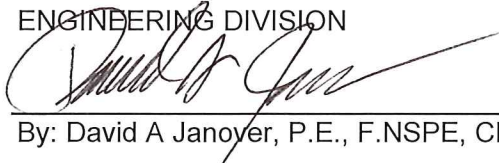
TOTAL COST PER MONTH

\$76,954.50	/	12 MONTHS	=	\$6,412.88
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DATED

4.3.2019

CITY OF AVONDALE
DEVELOPMENT & ENGINEERING SERVICES
ENGINEERING DIVISION



By: David A Janover, P.E., F.NSPE, CFM



CITY COUNCIL REPORT

SUBJECT: Resolutions 3545-519 and 3546-519 - Vista Del Verde Phase 2 Maintenance Improvement District Revision

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development and 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 3545-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 14, Vista Del Verde Phase 2 Revision, providing for the assessment, and Resolution 3546-519 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:

The Vista Del Verde Phase 2 MID was approved by Council on July 2, 2018. Subsequent to Council's approval, the Littleton Elementary School District determined that it would like to pursue acquisition of the planned school site (Tract GG) within Vista Del Verde Phase 2. The revised MID reflects the removal of Tract GG.

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 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. 14, Vista Del

Verde Phase 2 Revision, the northwest corner of 107th Avenue and Buckeye Road, is 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. 14, Vista Del Verde Phase 2 Revision, 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 the City of Avondale Maintenance Improvement District No. 14, Vista Del Verde Phase 2 Revision, subject to two (2) recommended conditions of approval.

ATTACHMENTS:

Resolutions 3545-519 and 3546-519 - Vista Del Verde Phase 2 Maintenance Improvement District Revision

RESOLUTION 3545-519

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, REPEALING RESOLUTION 3469-718, AND 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. 14 – VISTA DEL VERDE II, 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 Council of the City of Avondale (the “City Council”) adopted Resolution 3469-718 on July 2, 2018, relating to formation of the City of Avondale Maintenance Improvement District No. 5 – Vista Del Verde II; and

WHEREAS, the Petition for Formation of a Maintenance District was not properly executed at the time Resolution 3469-718 was adopted, causing the formation to fail; and

WHEREAS, the City Council desires to repeal Resolution 3469-718 and adopt this Resolution to cause the proper formation of the assessment district; and

WHEREAS, since the failed formation, the area of the proposed assessment district has been reduced; and

WHEREAS, the City of Avondale (the “City”) has been presented with a revised 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 City Council desires to declare its intention to form the City of Avondale Maintenance Improvement District No. 14 – Vista Del Verde II (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 part of Exhibit A; 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. Resolution 3469-718, adopted July 2, 2018, is hereby repealed.

SECTION 3. 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 4. 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. 14 – Vista Del Verde II, 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. 14 – Vista Del Verde II.

SECTION 5. 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 6. The City Engineer is hereby authorized and directed to prepare duplicate Assessment Diagrams of the property contained within the Assessment District.

SECTION 7. 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 8. 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 9. 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 10. The Work and all proceedings pertaining thereto shall be performed under the provisions of ARIZ. REV. STAT. § 48-574, and all amendments thereto and pursuant to Article I, Section 3 and Article XII, Section 8 of the Avondale City Charter.

SECTION 11. 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 12. 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 13. 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, May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3545-519

[Legal Description and Assessment Diagram]

See following pages.

EXHIBIT "A"
VISTA DEL VERDE
MAINTENANCE IMPROVEMENT DISTRICT - PHASE 2
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, 190.94 feet along the east line of the Southeast Quarter of said Section 7;

Thence leaving said east line, South 89°47'13" West, 1354.70 feet to the **POINT OF BEGINNING A**;

Thence South 86°56'50" West, 262.53 feet;

Thence South 03°03'10" East, 118.94 feet to a non-tangent curve, concave northwesterly, having a radius of 885.00 feet, the center of which bears North 12°07'13" West;

Thence southwesterly along said curve, through a central angle of 09°04'03", an arc length of 140.06 feet to a tangent line;

Thence South 86°56'50" West, 74.83 feet;

Thence South 03°03'10" East, 50.00 feet;

Thence South 48°03'10" East, 21.21 feet;

Thence South 03°03'10" East, 210.00 feet;

Thence South 41°52'33" West, 21.19 feet;

Thence South 03°03'10" East, 25.00 feet;

Thence North 86°56'50" East, 3.37 feet;

Thence South 03°03'10" East, 25.00 feet;

Thence South $86^{\circ}56'50''$ West, 557.35 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 25.00 feet;

Thence southwesterly along said curve, through a central angle of $33^{\circ}33'26''$, an arc length of 14.64 feet to the beginning of a reverse curve, concave northeasterly, having a radius of 65.00 feet;

Thence northwesterly along said curve, through a central angle of $104^{\circ}08'43''$, an arc length of 118.15 feet to a non-tangent line;

Thence South $67^{\circ}32'06''$ West, 20.00 feet;

Thence South $86^{\circ}56'50''$ West, 118.31 feet to the east line of CW Ranch as filed in Book 673, Page 16 records of Maricopa County, Arizona;

Thence North $00^{\circ}16'27''$ West, 696.11 feet along said east line;

Thence North $00^{\circ}16'36''$ West, 63.02 feet to the north line of the Amended Final Plat of Vista Del Verde as filed in Book 1269, Page 2 records of Maricopa County, Arizona;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH LINE;

Thence North $86^{\circ}57'38''$ East, 30.71 feet;

Thence North $42^{\circ}45'09''$ East, 13.14 feet;

Thence North $87^{\circ}17'09''$ East, 1253.71 feet;

Thence leaving said north line, South $03^{\circ}03'10''$ East, 136.73 feet;

Thence South $86^{\circ}56'50''$ West, 10.00 feet;

Thence South $03^{\circ}03'10''$ East, 50.00 feet;

Thence South $86^{\circ}56'50''$ West, 41.61 feet;

Thence South $03^{\circ}03'10''$ East, 125.00 feet to the **POINT OF BEGINNING A.**

AND INCLUDING;

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 $00^{\circ}12'47''$ East, 2623.73 feet;

Thence South $00^{\circ}12'47''$ East, 1294.58 feet along the east line of the Southeast Quarter of said Section 7;

Thence leaving said east line, South $89^{\circ}47'13''$ West, 1443.65 feet to the centerline of Maricopa Street as shown on the Final Plat of Roy's Place as filed in Book 888, Page 47 records of Maricopa County, Arizona, to the **POINT OF BEGINNING B** being a non-tangent curve, concave northwesterly, having a radius of 1200.00 feet, the center of which bears North $31^{\circ}21'26''$ West;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID CENTERLINE;

Thence southwesterly along said curve, through a central angle of $31^{\circ}05'00''$, an arc length of 651.01 feet to a tangent line;

Thence South $89^{\circ}43'34''$ West, 546.10 feet to the east line of CW Ranch as filed in Book 673, Page 16 records of Maricopa County, Arizona;

Thence leaving said centerline, North $00^{\circ}16'27''$ West, 40.00 feet along said east line to the north Right-of-Way line of said Maricopa Street of said Final Plat of Roy's Place;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY;

Thence leaving said east line, North $89^{\circ}43'34''$ East, 546.10 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 1160.00 feet;

Thence northeasterly along said curve, through a central angle of $30^{\circ}18'04''$, an arc length of 613.47 feet to a non-tangent line;

Thence North $13^{\circ}15'05''$ East, 20.91 feet;

Thence leaving said north Right-of-Way, South $32^{\circ}33'03''$ East, 55.01 feet to the **POINT OF BEGINNING B**;

The above described parcel contains a computed area of 851,407 sq. ft. (19.5456 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.

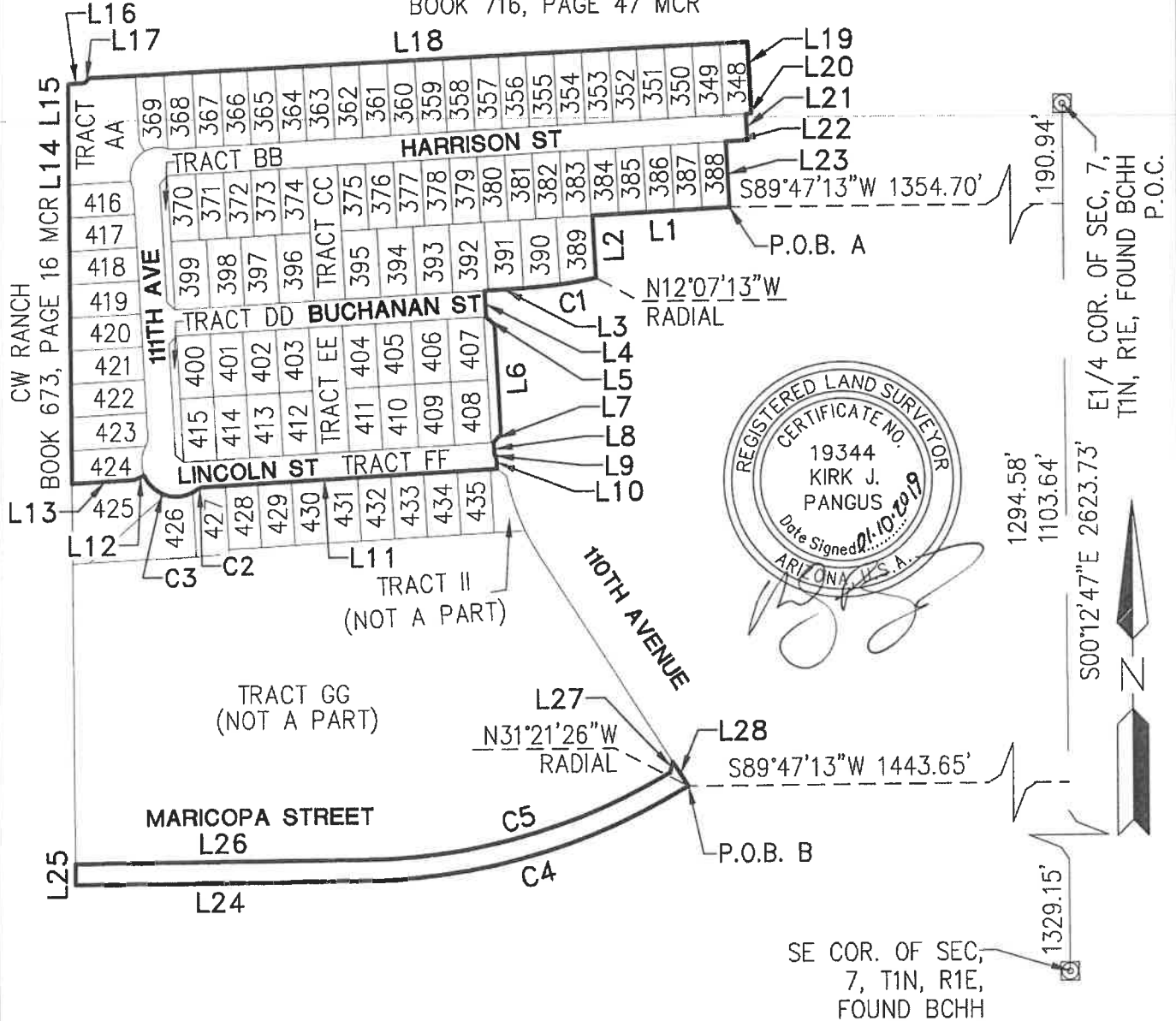
Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1404
Date: January 2019



"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 2

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

ROOSEVELT PARK UNIT 1
 BOOK 716, PAGE 47 MCR



P.O.C. - POINT OF COMMENCING
 P.O.B. - POINT OF BEGINNING

SHEET 5 OF 9

PROJ.NO.:	1404
DATE:	JAN 2019
SCALE:	NONE
DRAWN BY:	DSP/GS
CHECKED BY:	KJP

VISTA DEL VERDE
 PHASE 2
 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 2

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 TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S86°56'50"W	262.53'	L18	N87°17'09"E	1253.71'
L2	S03°03'10"E	118.94'	L19	S03°03'10"E	136.73'
L3	S86°56'50"W	74.83'	L20	S86°56'50"W	10.00'
L4	S03°03'10"E	50.00'	L21	S03°03'10"E	50.00'
L5	S48°03'10"E	21.21'	L22	S86°56'50"W	41.61'
L6	S03°03'10"E	210.00'	L23	S03°03'10"E	125.00'
L7	S41°52'33"W	21.19'	L24	S89°43'34"W	546.10'
L8	S03°03'10"E	25.00'	L25	N00°16'27"W	40.00'
L9	N86°56'50"E	3.37'	L26	N89°43'34"E	546.10'
L10	S03°03'10"E	25.00'	L27	N13°15'05"E	20.91'
L11	S86°56'50"W	557.35'	L28	S32°33'03"E	55.01'
L12	S67°32'06"W	20.00'			
L13	S86°56'50"W	118.31'			
L14	N00°16'27"W	696.11'			
L15	N00°16'36"W	63.02'			
L16	N86°57'38"E	30.71'			
L17	N42°45'09"E	13.14'			



SHEET 6 OF 9

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 2 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NONE		
DRAWN BY: DSP/GS		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 2

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

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	885.00'	9°04'03"	140.06'
C2	25.00'	33°33'26"	14.64'
C3	65.00'	104°08'43"	118.15'
C4	1200.00'	31°05'00"	651.01'
C5	1160.00'	30°18'04"	613.47'



SHEET 7 OF 9

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 2 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NONE		
DRAWN BY: DSP/GS		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 2

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 : 348	7254.97	0.1666
LOT : 349	7271.57	0.1669
LOT : 350	7288.17	0.1673
LOT : 351	7304.77	0.1677
LOT : 352	7321.37	0.1681
LOT : 353	7337.97	0.1685
LOT : 354	7354.57	0.1688
LOT : 355	7371.16	0.1692
LOT : 356	7387.76	0.1696
LOT : 357	7404.36	0.17
LOT : 358	7420.96	0.1704
LOT : 359	7437.56	0.1707
LOT : 360	7454.16	0.1711
LOT : 361	7470.76	0.1715
LOT : 362	7487.36	0.1719
LOT : 363	7503.96	0.1723
LOT : 364	7520.56	0.1726
LOT : 365	7537.16	0.173
LOT : 366	7553.76	0.1734
LOT : 367	7570.36	0.1738
LOT : 368	7582.48	0.1741
LOT : 369	7381.06	0.1694
LOT : 370	6625.00	0.1521
LOT : 371	6625.00	0.1521
LOT : 372	6625.00	0.1521
LOT : 373	6625.00	0.1521
LOT : 374	6625.00	0.1521
LOT : 375	6625.00	0.1521
LOT : 376	6625.00	0.1521
LOT : 377	6625.00	0.1521
LOT : 378	6625.00	0.1521
LOT : 379	6625.00	0.1521
LOT : 380	6625.00	0.1521

LOT	SQ.FT.	ACRES
LOT : 381	6625.00	0.1521
LOT : 382	6625.00	0.1521
LOT : 383	6625.00	0.1521
LOT : 384	6625.00	0.1521
LOT : 385	6625.00	0.1521
LOT : 386	6625.00	0.1521
LOT : 387	6625.00	0.1521
LOT : 388	6625.00	0.1521
LOT : 389	8616.81	0.1978
LOT : 390	9001.82	0.2067
LOT : 391	8840.00	0.2029
LOT : 392	8840.00	0.2029
LOT : 393	8840.00	0.2029
LOT : 394	8840.00	0.2029
LOT : 395	8840.00	0.2029
LOT : 396	8612.50	0.1977
LOT : 397	8612.50	0.1977
LOT : 398	8612.50	0.1977
LOT : 399	8612.50	0.1977
LOT : 400	7560.00	0.1736
LOT : 401	7560.00	0.1736
LOT : 402	7560.00	0.1736
LOT : 403	7560.00	0.1736
LOT : 404	7560.00	0.1736
LOT : 405	8160.00	0.1873
LOT : 406	8160.00	0.1873
LOT : 407	8400.00	0.1928
LOT : 408	8400.00	0.1928
LOT : 409	8160.00	0.1873
LOT : 410	8160.00	0.1873
LOT : 411	7560.00	0.1736
LOT : 412	7560.00	0.1736
LOT : 413	7560.00	0.1736

LOT	SQ.FT.	ACRES
LOT : 414	7560.00	0.1736
LOT : 415	7560.00	0.1736
LOT : 416	7668.85	0.1761
LOT : 417	7909.49	0.1816
LOT : 418	8102.13	0.186
LOT : 419	8294.76	0.1904
LOT : 420	8487.40	0.1948
LOT : 421	8680.03	0.1993
LOT : 422	8872.67	0.2037
LOT : 423	9041.43	0.2076
LOT : 424	13323.96	0.3059



SHEET 8 OF 9

PROJ.NO.:	1404
DATE:	JAN 2019
SCALE:	NONE
DRAWN BY:	DSP/GS
CHECKED BY:	KJP

VISTA DEL VERDE
PHASE 2
MID DIAGRAM
EXHIBIT "B"


HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
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"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 2

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 AA	25488.21	0.5850
TRACT BB	3600.00	0.0830
TRACT CC	14924.37	0.3430
TRACT DD	3375.00	0.0770
TRACT EE	15120.00	0.3470
TRACT FF	4503.22	0.1030
ROW	198525.18	4.5575



SHEET 9 OF 9

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 2 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NONE		
DRAWN BY: DSP/GS		
CHECKED BY: KJP		

RESOLUTION 3546-519

RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, REPEALING RESOLUTION 3470-718 AND 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. 14, VISTA DEL VERDE II; 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”) adopted Resolution 3469-718 on July 2, 2018, relating to formation of the City of Avondale Maintenance Improvement District No. 5 – Vista Del Verde II; and

WHEREAS, the Petition for Formation of a Maintenance District was not properly executed at the time Resolution 3469-718 was adopted, causing the formation to fail; and

WHEREAS, in conjunction with the adoption of Resolution 3469-718, the City Council adopted the counterpart Resolution 3470-718, declaring its intention to order improvements within the district intended to be formed by Resolution 3469-718; and

WHEREAS, the City Council, pursuant to Resolution 3545-519, has repealed Resolution 3469-718 and now also desires to repeal Resolution 3470-718; and

WHEREAS, the City Council has adopted Resolution 3545-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 14 – Vista Del Verde II; and

WHEREAS, pursuant to ARIZ. REV. STAT. § 48-574(C), as amended, upon adoption of this Resolution 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. Resolution 3470-718, adopted July 2, 2018, is hereby repealed.

SECTION 3. 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. 14 – Vista Del Verde II (the “District”) as described and depicted on Exhibit A, attached hereto and incorporated herein by reference.

SECTION 4. 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 5. 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 6. 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 7. 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 8. 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,
May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael S. Wawro, City Attorney

EXHIBIT A
TO
RESOLUTION 3546-519

[Legal Description and Assessment Diagram]

See following pages.

EXHIBIT "A"
VISTA DEL VERDE
MAINTENANCE IMPROVEMENT DISTRICT - PHASE 2
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, 190.94 feet along the east line of the Southeast Quarter of said Section 7;

Thence leaving said east line, South 89°47'13" West, 1354.70 feet to the **POINT OF BEGINNING A**;

Thence South 86°56'50" West, 262.53 feet;

Thence South 03°03'10" East, 118.94 feet to a non-tangent curve, concave northwesterly, having a radius of 885.00 feet, the center of which bears North 12°07'13" West;

Thence southwesterly along said curve, through a central angle of 09°04'03", an arc length of 140.06 feet to a tangent line;

Thence South 86°56'50" West, 74.83 feet;

Thence South 03°03'10" East, 50.00 feet;

Thence South 48°03'10" East, 21.21 feet;

Thence South 03°03'10" East, 210.00 feet;

Thence South 41°52'33" West, 21.19 feet;

Thence South 03°03'10" East, 25.00 feet;

Thence North 86°56'50" East, 3.37 feet;

Thence South 03°03'10" East, 25.00 feet;

Thence South $86^{\circ}56'50''$ West, 557.35 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 25.00 feet;

Thence southwesterly along said curve, through a central angle of $33^{\circ}33'26''$, an arc length of 14.64 feet to the beginning of a reverse curve, concave northeasterly, having a radius of 65.00 feet;

Thence northwesterly along said curve, through a central angle of $104^{\circ}08'43''$, an arc length of 118.15 feet to a non-tangent line;

Thence South $67^{\circ}32'06''$ West, 20.00 feet;

Thence South $86^{\circ}56'50''$ West, 118.31 feet to the east line of CW Ranch as filed in Book 673, Page 16 records of Maricopa County, Arizona;

Thence North $00^{\circ}16'27''$ West, 696.11 feet along said east line;

Thence North $00^{\circ}16'36''$ West, 63.02 feet to the north line of the Amended Final Plat of Vista Del Verde as filed in Book 1269, Page 2 records of Maricopa County, Arizona;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH LINE;

Thence North $86^{\circ}57'38''$ East, 30.71 feet;

Thence North $42^{\circ}45'09''$ East, 13.14 feet;

Thence North $87^{\circ}17'09''$ East, 1253.71 feet;

Thence leaving said north line, South $03^{\circ}03'10''$ East, 136.73 feet;

Thence South $86^{\circ}56'50''$ West, 10.00 feet;

Thence South $03^{\circ}03'10''$ East, 50.00 feet;

Thence South $86^{\circ}56'50''$ West, 41.61 feet;

Thence South $03^{\circ}03'10''$ East, 125.00 feet to the **POINT OF BEGINNING A.**

AND INCLUDING;

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 $00^{\circ}12'47''$ East, 2623.73 feet;

Thence South $00^{\circ}12'47''$ East, 1294.58 feet along the east line of the Southeast Quarter of said Section 7;

Thence leaving said east line, South $89^{\circ}47'13''$ West, 1443.65 feet to the centerline of Maricopa Street as shown on the Final Plat of Roy's Place as filed in Book 888, Page 47 records of Maricopa County, Arizona, to the **POINT OF BEGINNING B** being a non-tangent curve, concave northwesterly, having a radius of 1200.00 feet, the center of which bears North $31^{\circ}21'26''$ West;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID CENTERLINE;

Thence southwesterly along said curve, through a central angle of $31^{\circ}05'00''$, an arc length of 651.01 feet to a tangent line;

Thence South $89^{\circ}43'34''$ West, 546.10 feet to the east line of CW Ranch as filed in Book 673, Page 16 records of Maricopa County, Arizona;

Thence leaving said centerline, North $00^{\circ}16'27''$ West, 40.00 feet along said east line to the north Right-of-Way line of said Maricopa Street of said Final Plat of Roy's Place;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY;

Thence leaving said east line, North $89^{\circ}43'34''$ East, 546.10 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 1160.00 feet;

Thence northeasterly along said curve, through a central angle of $30^{\circ}18'04''$, an arc length of 613.47 feet to a non-tangent line;

Thence North $13^{\circ}15'05''$ East, 20.91 feet;

Thence leaving said north Right-of-Way, South $32^{\circ}33'03''$ East, 55.01 feet to the **POINT OF BEGINNING B**;

The above described parcel contains a computed area of 851,407 sq. ft. (19.5456 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.

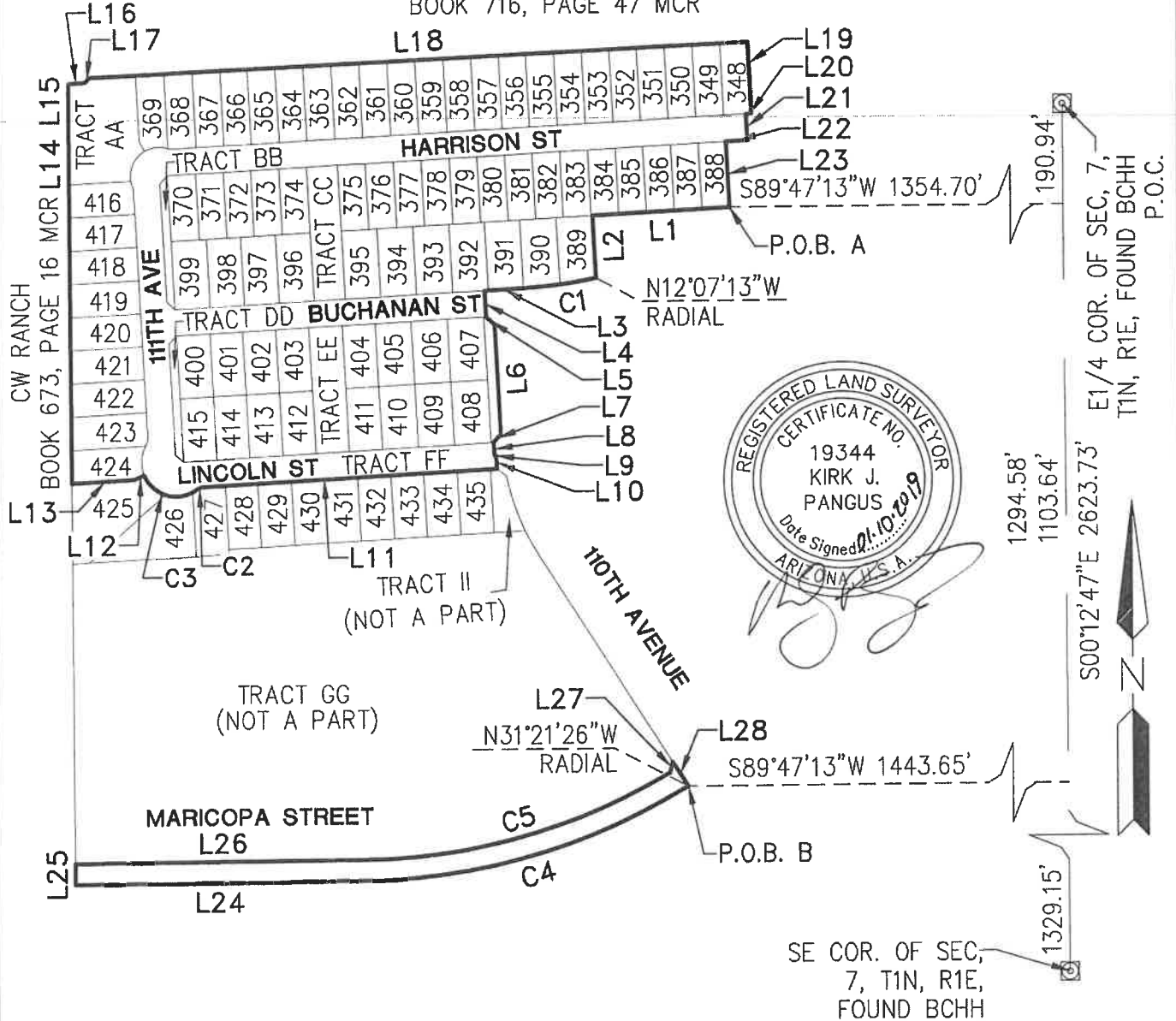
Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1404
Date: January 2019



"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 2

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

ROOSEVELT PARK UNIT 1
 BOOK 716, PAGE 47 MCR



P.O.C. - POINT OF COMMENCING
 P.O.B. - POINT OF BEGINNING

SHEET 5 OF 9

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:	JAN 2019		
SCALE:	NONE	PHASE 2 MID DIAGRAM	
DRAWN BY:	DSP/GS	EXHIBIT "B"	
CHECKED BY:	KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 2

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 TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S86°56'50"W	262.53'	L18	N87°17'09"E	1253.71'
L2	S03°03'10"E	118.94'	L19	S03°03'10"E	136.73'
L3	S86°56'50"W	74.83'	L20	S86°56'50"W	10.00'
L4	S03°03'10"E	50.00'	L21	S03°03'10"E	50.00'
L5	S48°03'10"E	21.21'	L22	S86°56'50"W	41.61'
L6	S03°03'10"E	210.00'	L23	S03°03'10"E	125.00'
L7	S41°52'33"W	21.19'	L24	S89°43'34"W	546.10'
L8	S03°03'10"E	25.00'	L25	N00°16'27"W	40.00'
L9	N86°56'50"E	3.37'	L26	N89°43'34"E	546.10'
L10	S03°03'10"E	25.00'	L27	N13°15'05"E	20.91'
L11	S86°56'50"W	557.35'	L28	S32°33'03"E	55.01'
L12	S67°32'06"W	20.00'			
L13	S86°56'50"W	118.31'			
L14	N00°16'27"W	696.11'			
L15	N00°16'36"W	63.02'			
L16	N86°57'38"E	30.71'			
L17	N42°45'09"E	13.14'			



SHEET 6 OF 9

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 2 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NONE		
DRAWN BY: DSP/GS		
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
 "ASSESSMENT DIAGRAM"
 OF VISTA DEL VERDE PHASE 2

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

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	885.00'	9°04'03"	140.06'
C2	25.00'	33°33'26"	14.64'
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C5	1160.00'	30°18'04"	613.47'



SHEET 7 OF 9

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 2 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NONE		
DRAWN BY: DSP/GS		
CHECKED BY: KJP		

**"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 2**

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 : 348	7254.97	0.1666
LOT : 349	7271.57	0.1669
LOT : 350	7288.17	0.1673
LOT : 351	7304.77	0.1677
LOT : 352	7321.37	0.1681
LOT : 353	7337.97	0.1685
LOT : 354	7354.57	0.1688
LOT : 355	7371.16	0.1692
LOT : 356	7387.76	0.1696
LOT : 357	7404.36	0.17
LOT : 358	7420.96	0.1704
LOT : 359	7437.56	0.1707
LOT : 360	7454.16	0.1711
LOT : 361	7470.76	0.1715
LOT : 362	7487.36	0.1719
LOT : 363	7503.96	0.1723
LOT : 364	7520.56	0.1726
LOT : 365	7537.16	0.173
LOT : 366	7553.76	0.1734
LOT : 367	7570.36	0.1738
LOT : 368	7582.48	0.1741
LOT : 369	7381.06	0.1694
LOT : 370	6625.00	0.1521
LOT : 371	6625.00	0.1521
LOT : 372	6625.00	0.1521
LOT : 373	6625.00	0.1521
LOT : 374	6625.00	0.1521
LOT : 375	6625.00	0.1521
LOT : 376	6625.00	0.1521
LOT : 377	6625.00	0.1521
LOT : 378	6625.00	0.1521
LOT : 379	6625.00	0.1521
LOT : 380	6625.00	0.1521

LOT	SQ.FT.	ACRES
LOT : 381	6625.00	0.1521
LOT : 382	6625.00	0.1521
LOT : 383	6625.00	0.1521
LOT : 384	6625.00	0.1521
LOT : 385	6625.00	0.1521
LOT : 386	6625.00	0.1521
LOT : 387	6625.00	0.1521
LOT : 388	6625.00	0.1521
LOT : 389	8616.81	0.1978
LOT : 390	9001.82	0.2067
LOT : 391	8840.00	0.2029
LOT : 392	8840.00	0.2029
LOT : 393	8840.00	0.2029
LOT : 394	8840.00	0.2029
LOT : 395	8840.00	0.2029
LOT : 396	8612.50	0.1977
LOT : 397	8612.50	0.1977
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LOT : 399	8612.50	0.1977
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LOT : 401	7560.00	0.1736
LOT : 402	7560.00	0.1736
LOT : 403	7560.00	0.1736
LOT : 404	7560.00	0.1736
LOT : 405	8160.00	0.1873
LOT : 406	8160.00	0.1873
LOT : 407	8400.00	0.1928
LOT : 408	8400.00	0.1928
LOT : 409	8160.00	0.1873
LOT : 410	8160.00	0.1873
LOT : 411	7560.00	0.1736
LOT : 412	7560.00	0.1736
LOT : 413	7560.00	0.1736

LOT	SQ.FT.	ACRES
LOT : 414	7560.00	0.1736
LOT : 415	7560.00	0.1736
LOT : 416	7668.85	0.1761
LOT : 417	7909.49	0.1816
LOT : 418	8102.13	0.186
LOT : 419	8294.76	0.1904
LOT : 420	8487.40	0.1948
LOT : 421	8680.03	0.1993
LOT : 422	8872.67	0.2037
LOT : 423	9041.43	0.2076
LOT : 424	13323.96	0.3059



SHEET 8 OF 9

PROJ.NO.:	1404
DATE:	JAN 2019
SCALE:	NONE
DRAWN BY:	DSP/GS
CHECKED BY:	KJP

VISTA DEL VERDE
PHASE 2
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 2

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 AA	25488.21	0.5850
TRACT BB	3600.00	0.0830
TRACT CC	14924.37	0.3430
TRACT DD	3375.00	0.0770
TRACT EE	15120.00	0.3470
TRACT FF	4503.22	0.1030
ROW	198525.18	4.5575



SHEET 9 OF 9

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 2 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NONE		
DRAWN BY: DSP/GS		
CHECKED BY: KJP		

**PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF AVONDALE**

**Maintenance Improvement District No. 14
(Vista Del Verde II)**

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 that is attached hereto and incorporated herein by reference. The proposed District consists of 19.5456 acres and is entirely within the corporate boundaries of the City of Avondale.
2. Ownership. The undersigned is the sole owner 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 _____, 2019.

"Property Owner"

VDV RECOVERY ACQUISITION, LLC,
a Delaware limited liability company

By: _____

Name: Jon Shumaker

Title: Authorized Signatory

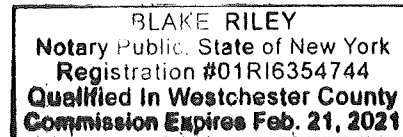
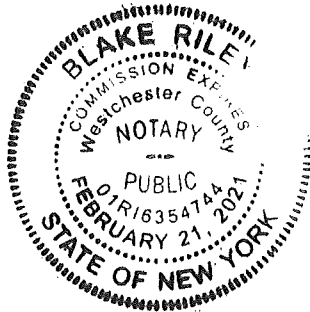
(ACKNOWLEDGMENT)

STATE OF NEW YORK)
) ss.
COUNTY OF ~~NEW YORK~~)
 Westchester

On, April 9 2019, 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 claims to be, and acknowledged that he signed the above document on behalf of the company.

Notary Public

(Affix notary seal here)



"Property Owner"

BEAZER HOMES HOLDINGS LLC,
a Delaware limited liability company

[Redacted]

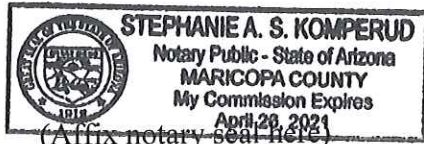
Name: Carol Grumley

Title: Vice President Divisional - Phoenix

(ACKNOWLEDGMENT)

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On, 4-10 2019, before me personally appeared Carol Grumley
the VP-Land of BEAZER HOMES HOLDINGS LLC, a Delaware limited
liability company, 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 company.



[Redacted]
Notary Public

[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 _____, 2019, 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. 14
(Vista Del Verde II)**

[Assessment Diagram, Legal Description and Engineer's Estimate]

(See following pages.)

EXHIBIT "A"
VISTA DEL VERDE
MAINTENANCE IMPROVEMENT DISTRICT - PHASE 2
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, 190.94 feet along the east line of the Southeast Quarter of said Section 7;

Thence leaving said east line, South 89°47'13" West, 1354.70 feet to the **POINT OF BEGINNING A**;

Thence South 86°56'50" West, 262.53 feet;

Thence South 03°03'10" East, 118.94 feet to a non-tangent curve, concave northwesterly, having a radius of 885.00 feet, the center of which bears North 12°07'13" West;

Thence southwesterly along said curve, through a central angle of 09°04'03", an arc length of 140.06 feet to a tangent line;

Thence South 86°56'50" West, 74.83 feet;

Thence South 03°03'10" East, 50.00 feet;

Thence South 48°03'10" East, 21.21 feet;

Thence South 03°03'10" East, 210.00 feet;

Thence South 41°52'33" West, 21.19 feet;

Thence South 03°03'10" East, 25.00 feet;

Thence North 86°56'50" East, 3.37 feet;

Thence South 03°03'10" East, 25.00 feet;

Thence South 86°56'50" West, 557.35 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 25.00 feet;

Thence southwesterly along said curve, through a central angle of 33°33'26", an arc length of 14.64 feet to the beginning of a reverse curve, concave northeasterly, having a radius of 65.00 feet;

Thence northwesterly along said curve, through a central angle of 104°08'43", an arc length of 118.15 feet to a non-tangent line;

Thence South 67°32'06" West, 20.00 feet;

Thence South 86°56'50" West, 118.31 feet to the east line of CW Ranch as filed in Book 673, Page 16 records of Maricopa County, Arizona;

Thence North 00°16'27" West, 696.11 feet along said east line;

Thence North 00°16'36" West, 63.02 feet to the north line of the Amended Final Plat of Vista Del Verde as filed in Book 1269, Page 2 records of Maricopa County, Arizona;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH LINE;

Thence North 86°57'38" East, 30.71 feet;

Thence North 42°45'09" East, 13.14 feet;

Thence North 87°17'09" East, 1253.71 feet;

Thence leaving said north line, South 03°03'10" East, 136.73 feet;

Thence South 86°56'50" West, 10.00 feet;

Thence South 03°03'10" East, 50.00 feet;

Thence South 86°56'50" West, 41.61 feet;

Thence South 03°03'10" East, 125.00 feet to the **POINT OF BEGINNING A.**

AND INCLUDING;

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, 1294.58 feet along the east line of the Southeast Quarter of said Section 7;

Thence leaving said east line, South 89°47'13" West, 1443.65 feet to the centerline of Maricopa Street as shown on the Final Plat of Roy's Place as filed in Book 888, Page 47 records of Maricopa County, Arizona, to the **POINT OF BEGINNING B** being a non-tangent curve, concave northwesterly, having a radius of 1200.00 feet, the center of which bears North 31°21'26" West;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID CENTERLINE;

Thence southwesterly along said curve, through a central angle of 31°05'00", an arc length of 651.01 feet to a tangent line;

Thence South 89°43'34" West, 546.10 feet to the east line of CW Ranch as filed in Book 673, Page 16 records of Maricopa County, Arizona;

Thence leaving said centerline, North 00°16'27" West, 40.00 feet along said east line to the north Right-of-Way line of said Maricopa Street of said Final Plat of Roy's Place;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY;

Thence leaving said east line, North 89°43'34" East, 546.10 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 1160.00 feet;

Thence northeasterly along said curve, through a central angle of 30°18'04", an arc length of 613.47 feet to a non-tangent line;

Thence North 13°15'05" East, 20.91 feet;

Thence leaving said north Right-of-Way, South 32°33'03" East, 55.01 feet to the **POINT OF BEGINNING B**;

The above described parcel contains a computed area of 851,407 sq. ft. (19.5456 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.

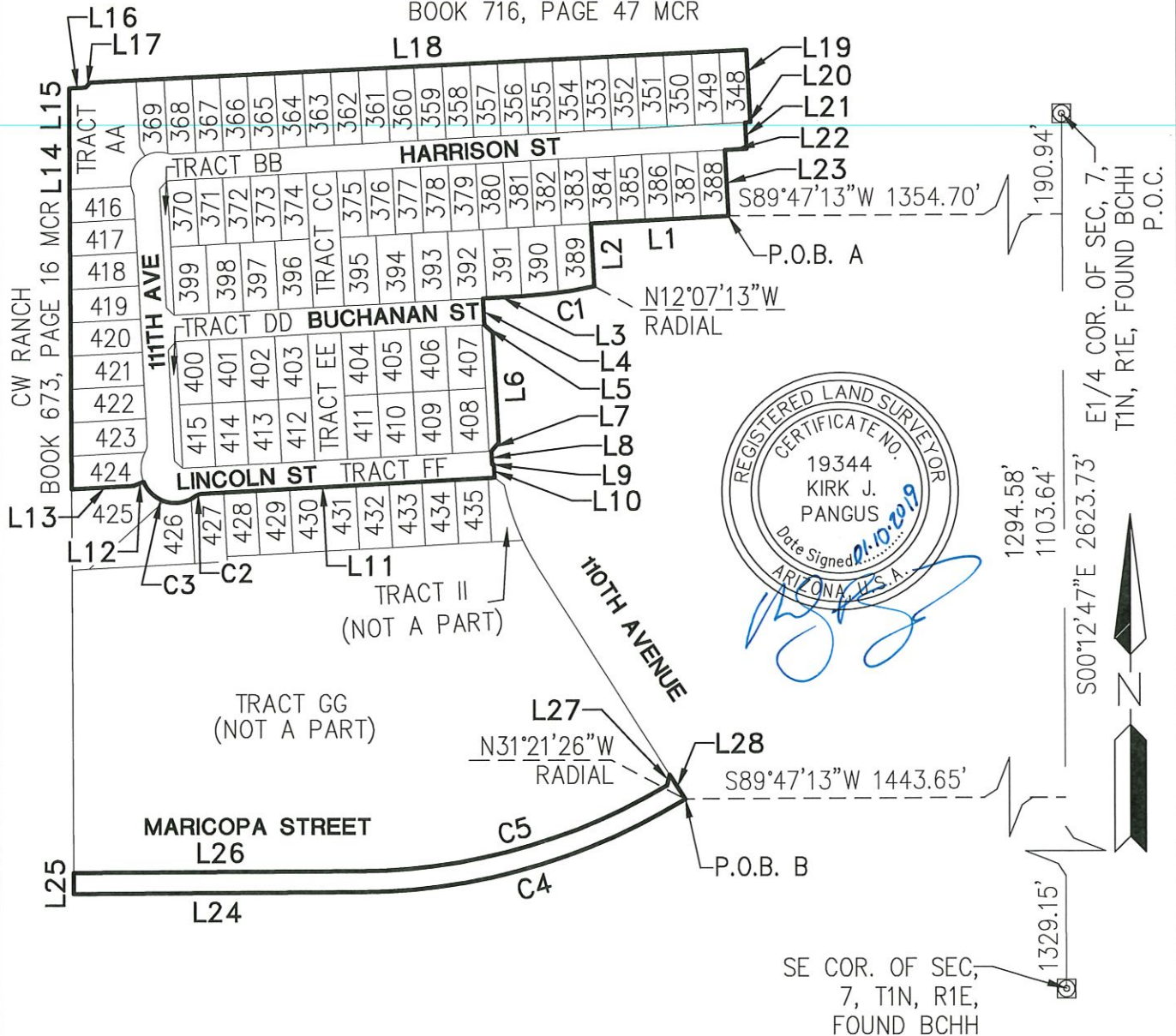
Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1404
Date: January 2019



"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 2

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

ROOSEVELT PARK UNIT 1
 BOOK 716, PAGE 47 MCR



P.O.C. - POINT OF COMMENCING
 P.O.B. - POINT OF BEGINNING

SHEET 5 OF 9

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: JAN 2019		
SCALE: NONE	PHASE 2 MID DIAGRAM	
DRAWN BY: DSP/GS	EXHIBIT "B"	
CHECKED BY: KJP		

"MAINTENANCE IMPROVEMENT DISTRICT"
"ASSESSMENT DIAGRAM"
OF VISTA DEL VERDE PHASE 2

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 TABLE		
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L7	S41°52'33"W	21.19'	L24	S89°43'34"W	546.10'
L8	S03°03'10"E	25.00'	L25	N00°16'27"W	40.00'
L9	N86°56'50"E	3.37'	L26	N89°43'34"E	546.10'
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L16	N86°57'38"E	30.71'			
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SHEET 6 OF 9

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 2 MID DIAGRAM EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
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"MAINTENANCE IMPROVEMENT DISTRICT"
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 OF VISTA DEL VERDE PHASE 2

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SHEET 7 OF 9

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 2 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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OF VISTA DEL VERDE PHASE 2

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LOT : 354	7354.57	0.1688
LOT : 355	7371.16	0.1692
LOT : 356	7387.76	0.1696
LOT : 357	7404.36	0.17
LOT : 358	7420.96	0.1704
LOT : 359	7437.56	0.1707
LOT : 360	7454.16	0.1711
LOT : 361	7470.76	0.1715
LOT : 362	7487.36	0.1719
LOT : 363	7503.96	0.1723
LOT : 364	7520.56	0.1726
LOT : 365	7537.16	0.173
LOT : 366	7553.76	0.1734
LOT : 367	7570.36	0.1738
LOT : 368	7582.48	0.1741
LOT : 369	7381.06	0.1694
LOT : 370	6625.00	0.1521
LOT : 371	6625.00	0.1521
LOT : 372	6625.00	0.1521
LOT : 373	6625.00	0.1521
LOT : 374	6625.00	0.1521
LOT : 375	6625.00	0.1521
LOT : 376	6625.00	0.1521
LOT : 377	6625.00	0.1521
LOT : 378	6625.00	0.1521
LOT : 379	6625.00	0.1521
LOT : 380	6625.00	0.1521

LOT	SQ.FT.	ACRES
LOT : 381	6625.00	0.1521
LOT : 382	6625.00	0.1521
LOT : 383	6625.00	0.1521
LOT : 384	6625.00	0.1521
LOT : 385	6625.00	0.1521
LOT : 386	6625.00	0.1521
LOT : 387	6625.00	0.1521
LOT : 388	6625.00	0.1521
LOT : 389	8616.81	0.1978
LOT : 390	9001.82	0.2067
LOT : 391	8840.00	0.2029
LOT : 392	8840.00	0.2029
LOT : 393	8840.00	0.2029
LOT : 394	8840.00	0.2029
LOT : 395	8840.00	0.2029
LOT : 396	8612.50	0.1977
LOT : 397	8612.50	0.1977
LOT : 398	8612.50	0.1977
LOT : 399	8612.50	0.1977
LOT : 400	7560.00	0.1736
LOT : 401	7560.00	0.1736
LOT : 402	7560.00	0.1736
LOT : 403	7560.00	0.1736
LOT : 404	7560.00	0.1736
LOT : 405	8160.00	0.1873
LOT : 406	8160.00	0.1873
LOT : 407	8400.00	0.1928
LOT : 408	8400.00	0.1928
LOT : 409	8160.00	0.1873
LOT : 410	8160.00	0.1873
LOT : 411	7560.00	0.1736
LOT : 412	7560.00	0.1736
LOT : 413	7560.00	0.1736

LOT	SQ.FT.	ACRES
LOT : 414	7560.00	0.1736
LOT : 415	7560.00	0.1736
LOT : 416	7668.85	0.1761
LOT : 417	7909.49	0.1816
LOT : 418	8102.13	0.186
LOT : 419	8294.76	0.1904
LOT : 420	8487.40	0.1948
LOT : 421	8680.03	0.1993
LOT : 422	8872.67	0.2037
LOT : 423	9041.43	0.2076
LOT : 424	13323.96	0.3059



SHEET 8 OF 9

PROJ.NO.:	1404
DATE:	JAN 2019
SCALE:	NONE
DRAWN BY:	DSP/GS
CHECKED BY:	KJP

VISTA DEL VERDE
PHASE 2
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 2

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 AA	25488.21	0.5850
TRACT BB	3600.00	0.0830
TRACT CC	14924.37	0.3430
TRACT DD	3375.00	0.0770
TRACT EE	15120.00	0.3470
TRACT FF	4503.22	0.1030
ROW	198525.18	4.5575



SHEET 9 OF 9

PROJ.NO.: 1404	VISTA DEL VERDE PHASE 2 MID DIAGRAM	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2019		
SCALE: NONE		
DRAWN BY: DSP/GS	EXHIBIT "B"	
CHECKED BY: KJP		

CITY OF AVONDALE

**MAINTENANCE IMPROVEMENT DISTRICT NO. 14
"Vista del Verde – Phase 2" Tracts AA through FF.**

ENGINEER'S 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 improvement to be as follows:

AREA

- Right-of-Way: 4.5575 Ac
- Tract Area: 1.5380 Ac

ANNUAL MAINTENANCE FEE

- Right of Way
4.5575 Ac x \$2,000/Ac = \$ 9,115.00
- Tract Area
1.5380 Ac. x \$10,500/Ac = \$16,149.00
\$25,264.00

ANNUAL ADMINISTRATIVE FEE

(\$25,264.00) X 5% = \$1,263.20

TOTAL ANNUAL COST

\$25,264.00 + \$1,263.20 = \$26,527.20

TOTAL COST PER MONTH

\$26,527.20/12 months = \$2,210.60

Dated: May 17, 2018

CITY OF AVONDALE
DEVELOPMENT & ENGINEERING SERVICES
ENGINEERING DIVISION



By: David A. Janover, P.E., F.NSPE, CFM

CITY OF AVONDALE

MAINTENANCE IMPROVEMENT DISTRICT NO. 14
"Vista del Verde – Phase 2" Tracts AA through FF.

ENGINEER'S 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 improvement to be as follows:

AREA

- Right-of-Way: 4.5575 Ac
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- Right of Way
4.5575 Ac x \$2,000/Ac = \$ 9,115.00
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1.5380 Ac. x \$10,500/Ac = \$16,149.00
\$25,264.00

ANNUAL ADMINISTRATIVE FEE

(\$25,264.00) X 5% = \$1,263.20

TOTAL ANNUAL COST

\$25,264.00 + \$1,263.20 = \$26,527.20

TOTAL COST PER MONTH

\$26,527.20/12 months = \$2,210.60

Dated: April 15, 2019

CITY OF AVONDALE
DEVELOPMENT & ENGINEERING SERVICES
ENGINEERING DIVISION



By: David A. Janover, P.E., F.NSPE, CFM



CITY COUNCIL REPORT

SUBJECT: Final Plat of Verde Trails Unit I Parcel 3 (Application PL-18-0316)

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development and Engineering Services Department Director

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

PURPOSE:

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 3 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 113 single-family lots, 13 common area tracts, and dedicate local streets and easements on 27.3 gross acres located west of the southwest corner of 107th Avenue and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

BACKGROUND:

Verde Trails Parcel 3 (Exhibits A, B, and C) is an approximately 27.3-acre parcel located west of the southwest corner of 107th Avenue and Broadway Road. The property is zoned Planned Area Development (PAD), originally approved by City Council in 2007 and amended in May 2018.

Parcel 3 is a portion of the planned 213-acre Verde Trails Unit I master development for which a Preliminary Plat was approved by City Council in August 2018 and amended in February 2019. Both the approved PAD zoning and the approved Preliminary Plat allow for development of Parcel 3 with a total of 113 minimum 50'x120' (6,000 square foot) lots for single-family residential use.

A Master Final Plat for Verde Trails Unit I, which created the overall parcel boundaries for Verde Trails Unit I but did not divide the parcels into individual residential lots, was approved by City Council in February 2019. A Final Plat is needed to divide the 27.3-acre master parcel into individual residential lots, open space tracts, and dedicate local street rights-of-way and easements.

The majority of the Parcel 3 property features a General Plan Land Use Map designation of Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached single-family residential at a density range of 2.5 to 4.0 dwelling units per acre, and a target density of 2.5. The northeast corner of the parcel, located at the southwest corner of 107th Avenue and Broadway Road, is designated High Density Residential (HDR). The HDR designation accommodates development of patio homes, apartments, condominiums, and/or townhomes at a density of 12 to 30 dwelling units per acre, and a target density of 20. The property's approved Planned Area Development (PAD) zoning and approved Preliminary

Plat supersede the current General Plan designations that are applied to the site.

Parcel 3 is surrounded by other portions of the planned Verde Trails master development:

- East: Verde Trails Unit I Parcel 4, 25.8 acres to be developed with 115 single-family residential lots with a minimum area of 5,175 square feet.
- West: Verde Trails Unit II, 35.5 acres to be developed with 78 single-family residential lots with a minimum area of 5,750 square feet and 68 single-family residential lots with a minimum area of 6,325 square feet.
- North: Across Broadway Road, Verde Trails Unit I Parcel 2, 17.2 acres to be developed with 57 single-family residential lots with a minimum area of 6,910 square feet.
- South: Across Wier Avenue, Verde Trails Unit I Parcels 9 and 10, 19.2 acres to be developed with 55 single-family residential lots with a minimum area of 8,105 square feet and the community's 4.4-acre central recreational area.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Final Plat (Exhibit D) for Verde Trails Unit I Parcel 3. In conformance with the approved Verde Trails Unit I Preliminary Plat, the proposed Final Plat subdivides the 27.3-acre parcel into 113 single-family residential lots with a minimum area of 6,000 square feet (50'x120'), creates 13 common area tracts for active and passive open space totaling 5.6 acres, and dedicates rights-of-way and easements along all local streets within this portion of the master planned community. Vehicular access into Parcel 3 is provided from connections to Broadway Road and Wier Avenue, a planned collector roadway that will connect to 107th Avenue. The Verde Trails Homeowner's Association (HOA) will maintain all open space areas, landscape tracts, and right-of-way landscaping, including landscaped medians in local streets.

City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for the Verde Trails Unit I Parcel 3 subdivision as a separate agenda item.

PUBLIC PARTICIPATION:

Public notification is not required for Final Plat applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review Final Plat applications.

ANALYSIS:

- The proposed Final 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 Final Plat is in conformance with the City of Avondale's Zoning Ordinance, Subdivision Regulations, Verde Trails Planned Area Development (PAD) Development Plan, and meets all conditions of these prior approvals.
- The proposed Final Plat conforms to the approved Preliminary Plat for Verde Trails Unit I, dedicating rights-of-way and easements as necessary to serve that future development. All conditions of Preliminary Plat approval relevant to Parcel 3 have been satisfied.
- Final Landscape, Open Space, Amenity, Wall, and Photometric Plans for this project have been

approved. The approved plans are consistent with the preliminary plans approved by City Council.

- As stipulated at the time of Preliminary Plat approval, the applicant is required to extinguish the property's groundwater rights and pledge those rights to the City's assured water supply account prior to issuance of any permits for the project. This requirement ensures that the City will have an adequate water supply in the future. The applicant has begun the transfer process; Staff will ensure that no permits are issued for the development until the process is complete.

DISCUSSION:

1. The proposed Final Plat is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
2. The proposed Final Plat is in conformance with the Verde Trails PAD Development Plan, including conditions of approval.
3. The proposed Final Plat is in conformance with the approved Verde Trails Unit I 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.

INITIATIVE: Create and support diverse recreation and education opportunities

- STRATEGIC GOAL: Provide multi-generational recreation events and programs.

BUDGET IMPACT:

No budget impacts.

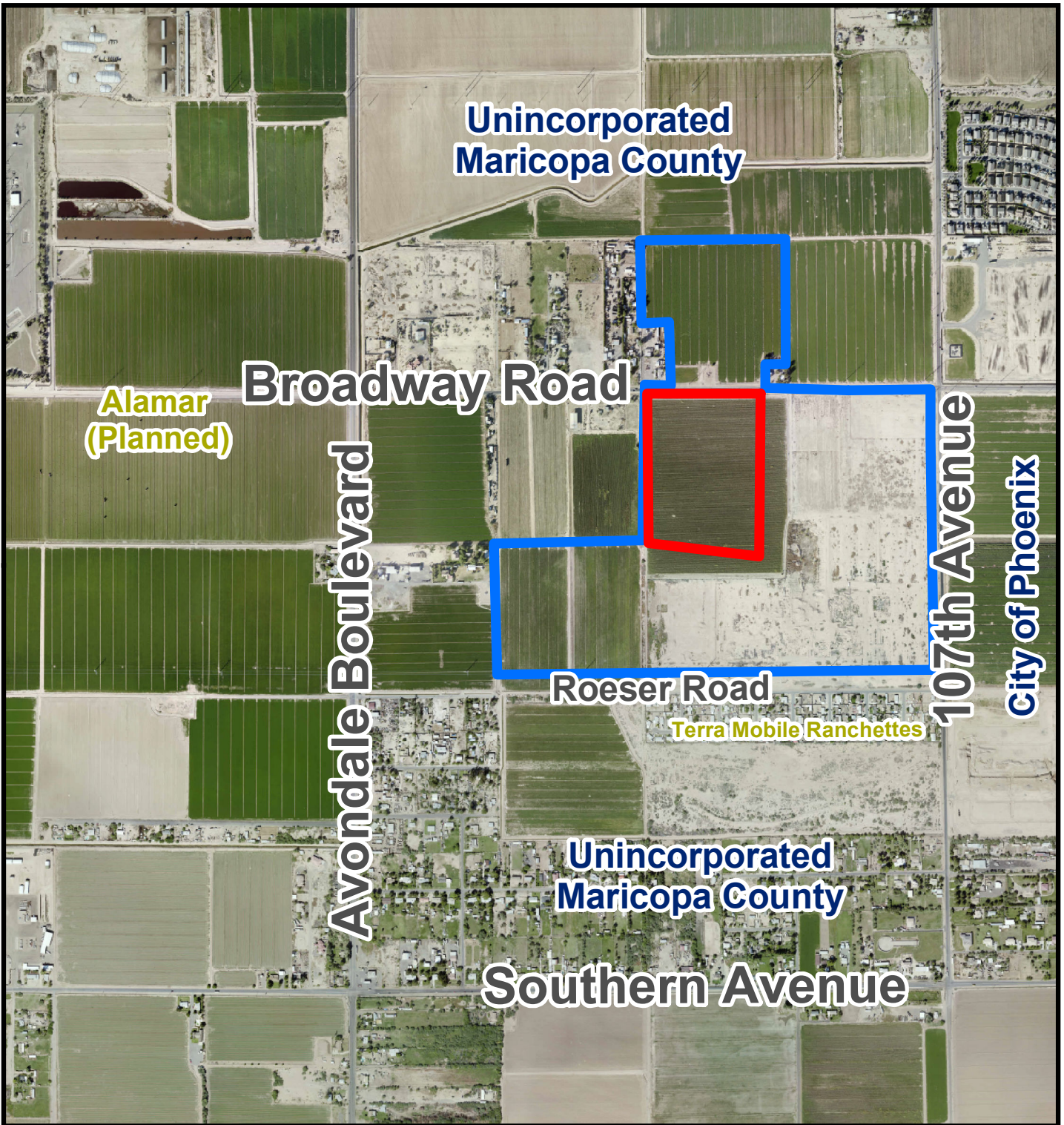
RECOMMENDATION:

Staff recommends that City Council **APPROVE** application PL-18-0316 with two (2) recommended conditions of approval, as follows:

1. The recorded plat shall be in conformance with the Verde Trails Unit I Parcel 3 Final Plat submitted on April 29, 2019.
2. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required prior to issuance of any permits for this project.

PROPOSED MOTION:

I move that City Council **APPROVE** application PL-18-0316, a request for approval of a Final Plat for Verde Trails Unit I Parcel 3, subject to two (2) recommended conditions of approval.



Aerial Photograph

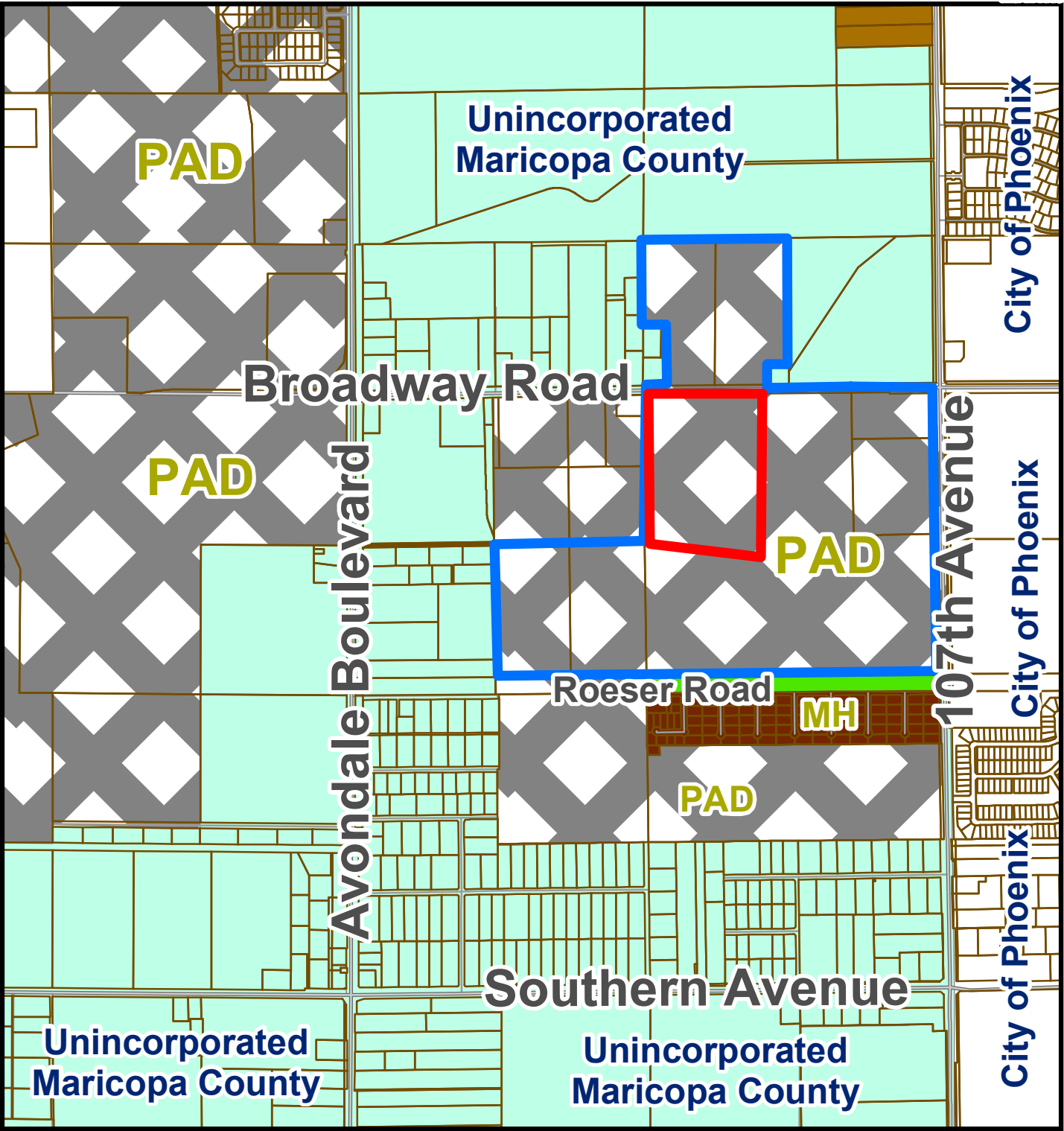


Verde Trails Unit I



Parcel 3





Zoning Vicinity Map

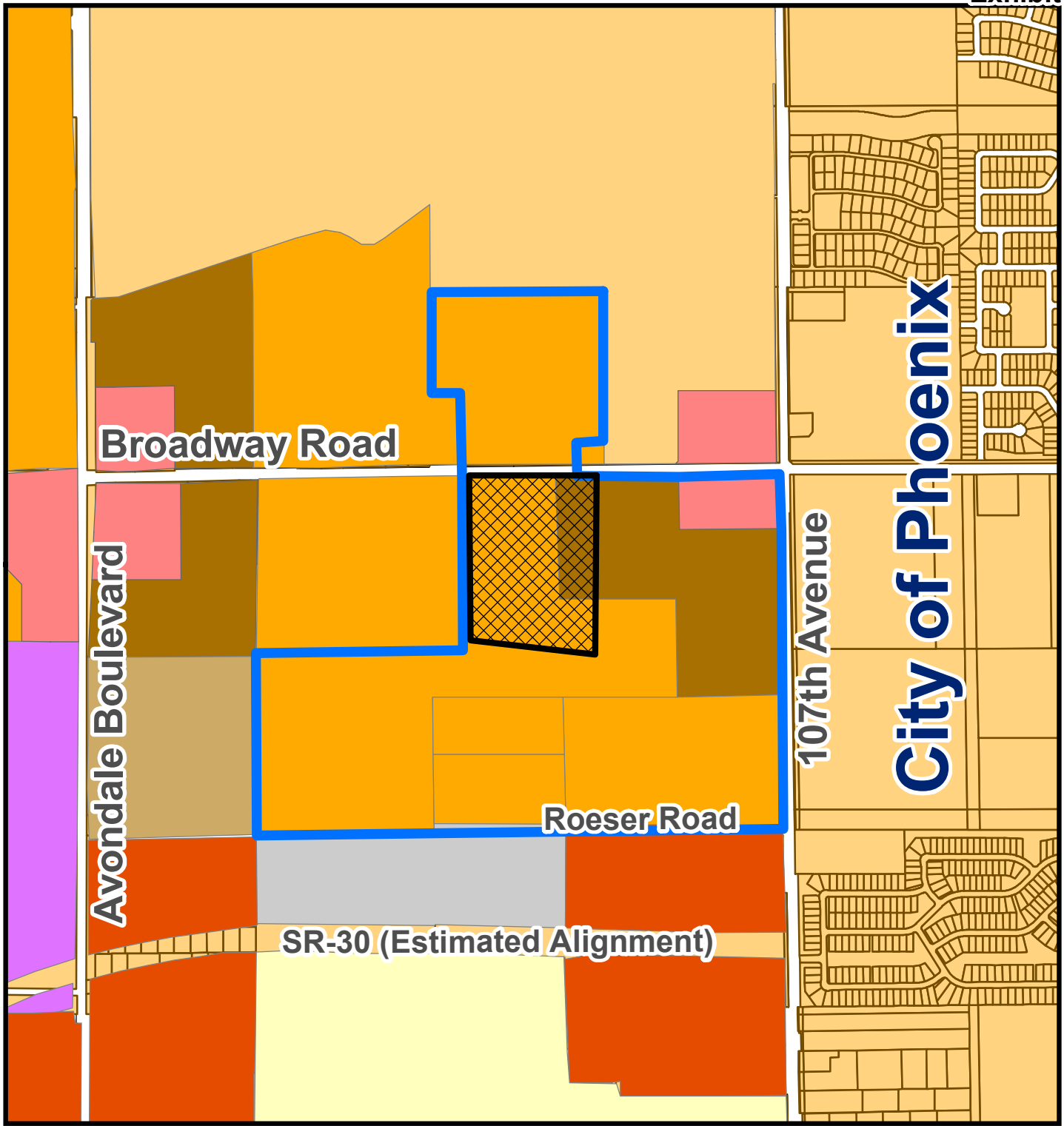


Verde Trails Unit I



Parcel 3





General Plan Land Use Map

- | | | |
|--------------------------------|---------------------------------|---------------------|
| Medium Density Residential | Rural Low Density Residential | Freeway Commercial |
| Estate Low Density Residential | Medium/High Density Residential | Office/Professional |
| High Density Residential | Local Commercial | |
| Mixed Use | | |
| Verde Trails Unit I | Parcel 3 | |



Exhibit D

Verde Trails Unit I Parcel 3
Proposed Final Plat

FINAL PLAT FOR "VERDE TRAILS - PARCEL 3"

BEING A RE-PLAT OF PARCEL 3 AS SHOWN ON THE MASTER PLAT FOR VERDE TRAILS UNIT 1, PHASE 1, AS RECORDED IN BOOK 1452, PAGE 15, OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT HILLOREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER OF PARCEL 3, BEING A RE-PLAT UNDER THE NAME "VERDE TRAILS - PARCEL 3" BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "VERDE TRAILS - PARCEL 3" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH STREET, LOT AND TRACT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THE OWNERS, AS LISTED ABOVE, HEREBY DEDICATES IN FEE ALL RIGHT-TITLE AND INTEREST TO THE CITY FOR USE AS SUCH, THE STREET RIGHTS OF WAY AS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED TO THE CITY FOR THE PURPOSES SHOWN HEREON.

TRACTS A THROUGH M ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION.

AN EASEMENT FOR SEWER IS HEREBY DEDICATED TO THE CITY OF AVONDALE ACROSS TRACT M.

THE CITY OF AVONDALE IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, HARDSCAPE AND RETENTION AREAS ON TRACTS A THROUGH M. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF AVONDALE AT ANY SUCH TIME WHEN THE GRANTOR, ITS SUCCESSORS OR ASSIGNEES, INCLUDING A HOMEOWNERS' ASSOCIATION FORMED OVER THIS SUBDIVISION FAILS TO EXIST AND PROVIDE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, RETENTION AREAS AND/OR HARDSCAPE.

NOTWITHSTANDING THE FOREGOING, HILLOREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, HEREINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER", HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED, EXCEPT IF RELEASED PRIOR THERETO AS HEREINAFTER DESCRIBED. SUCH INTEREST IS TO BE ACQUIRED BY A COMMUNITY FACILITIES DISTRICT THAT HAS BEEN OR WILL BE ESTABLISHED. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT DEVELOPMENT AGREEMENT THAT MAY BE ENTERED INTO AMONG THE OWNER, SUCH DISTRICT AND THE MUNICIPALITY.) SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT DEVELOPMENT AGREEMENT AND NOVEMBER 1, 2065.

IN WITNESS WHEREOF:

HILLOREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER HAS HERETO UNCAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF _____ ITS _____ DAY OF _____ 2019.

HILLOREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2019, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE HILLOREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THAT HE/SHE, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREON CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SITE DATA

GROSS AREA	1,187,555 SQ. FT.	27,2625 AC.
RIGHT OF WAY	232,458 SQ. FT.	5,3365 AC.
NET AREA	955,097 SQ. FT.	21,9260 AC.
STREET LENGTHS	4,555 LINEAR FT.	
TOTAL LOTS	113	
DENSITY (GROSS)	4.1 D.U. / ACRE	
DENSITY (NET)	5.2 D.U. / ACRE	
EXISTING ZONING	P.A.D.	
TOTAL TRACT AREA *	242,268 SQ. FT.	5,5617 AC.

* SEE SHEET 2 OF 5 FOR TRACT TABLES

OWNER

HILLOREST RESIDENTIAL 1, LP
17700 N. PACESETTER WAY
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 515-3255
CONTACT: TIM BRISLIN
tbrislin@harvardinvestments.com

UTILITIES

WATER - CITY OF AVONDALE
SEWER - CITY OF AVONDALE
REFUSE COLLECTION - CITY OF AVONDALE
FIRE PROTECTION - CITY OF AVONDALE
POLICE PROTECTION - CITY OF AVONDALE
ELECTRIC - SALT RIVER PROJECT
CABLE/TELEPHONE - CENTURYLINK/COX COMMUNICATIONS
GAS - SOUTHWEST GAS CORPORATION

AREA

GROSS = 27,2625 ACRES / 1,187,555 SQ. FT.
NET (LESS R/W) = 21,9260 ACRES / 955,097 SQ. FT.

BASIS OF BEARING

BASIS OF BEARING IS S00°08'28"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

100-YEAR ASSURED WATER SUPPLY

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

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN NORTHEAST QUARTER OF SECTION 30, 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 NORTHWEST CORNER OF SAID SECTION 30 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER THEREOF BEARS SOUTH 00°08'28" WEST, 2620.61 FEET;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, NORTH 88°42'23" EAST, 2544.30 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30;
THENCE LEAVING SAID NORTH LINE, SOUTH 00°56'08" EAST, 50.00 FEET TO THE SOUTH RIGHT-OF-WAY OF BROADWAY ROAD, BEING THE POINT OF BEGINNING;
THENCE NORTH 89°12'39" EAST, 408.38 FEET ALONG SAID SOUTH RIGHT-OF-WAY;
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 45°47'21" EAST, 35.36 FEET;
THENCE NORTH 89°12'39" EAST, 60.00 FEET;
THENCE NORTH 44°12'39" EAST, 35.36 FEET TO SAID SOUTH RIGHT-OF-WAY OF BROADWAY ROAD;
THENCE NORTH 89°12'39" EAST, 446.43 FEET;
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 00°47'21" EAST, 774.14 FEET;
THENCE SOUTH 01°17'35" EAST, 50.00 FEET;
THENCE SOUTH 07°56'45" WEST, 96.94 FEET;
THENCE SOUTH 03°41'13" WEST, 368.38 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2460.00 FEET, THE CENTER OF WHICH BEARS NORTH 03°34'13" EAST;
THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°08'11", AN ARC LENGTH OF 263.47 FEET TO A TANGENT LINE;
THENCE NORTH 80°17'36" WEST, 219.35 FEET;
THENCE NORTH 36°50'21" WEST, 27.55 FEET;
THENCE NORTH 79°17'22" WEST, 60.01 FEET;
THENCE SOUTH 54°42'19" WEST, 28.28 FEET;
THENCE NORTH 80°17'36" WEST, 33.03 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1290.00 FEET;
THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°40'33", AN ARC LENGTH OF 240.36 FEET TO A TANGENT LINE;
THENCE SOUTH 89°01'52" WEST, 70.64 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 30;
THENCE ALONG SAID WEST LINE, NORTH 00°56'08" WEST, 1194.60 FEET TO THE POINT OF BEGINNING.

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS
kpangus@hilgartwilson.com

SHEET INDEX

FP01-COVER SHEET
FP02-TRACT TABLE, LOT TABLE, KEY MAP, DETAIL
FP03-FP05-PLAT SHEETS

NOTES

- ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY AND LANDSCAPE MEDIAN ARE TO BE MAINTAINED BY THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS, AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES UNDER 69KV SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID).
- LOTS THAT REQUIRE POSITIONING THE NON-LIVING SPACE SIDE WITH INTERSECTION TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 12, 18, 34 AND 39)
- ALL STORM DRAIN PIPES FROM THE CATCH BASINS TO THE RETENTION BASINS, AND ALL SPILLWAYS FROM THE SUPPERS TO THE RETENTION BASINS, SHALL BE MAINTAINED BY THE HOA.

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER, CONSISTENT WITH CURRENT ARIZONA BOUNDARY MINIMUM STANDARDS.

HILLOREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

ITS: _____

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

KIRK J. PANGUS
RLS# 19544
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hilgartwilson.com



NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

APPROVALS AND ACCEPTANCE OF DEDICATION

PLAT APPROVED AND DEDICATED RIGHT-OF-WAY AND EASEMENTS ACCEPTED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA

THIS _____ DAY OF _____, 2019

MAYOR _____ DATE _____
ATTEST: CITY CLERK _____ DATE _____
CITY ENGINEER _____ DATE _____

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MAPPING
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 | F: 602.588.8286
PHOENIX, AZ 85016
www.hilgartwilson.com

VERDE TRAILS - PARCEL 3
BROADWAY ROAD & 10TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

Copyright 2019, Hilgartwilson, LLC - This document is the sole property of Hilgartwilson, LLC.

STATUS: _____
PROJ. NO: 1377
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: GS
APPROVED: KJP
MUNICIPAL TRACKING NO: PL-18-0316
DWG. NO. FP01
SHT. 1 OF 5

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	6000	0.138
LOT : 2	6000	0.138
LOT : 3	6000	0.138
LOT : 4	6250	0.143
LOT : 5	8344	0.192
LOT : 6	11657	0.268
LOT : 7	10101	0.232
LOT : 8	6110	0.140
LOT : 9	6106	0.140
LOT : 10	6099	0.140
LOT : 11	6093	0.140
LOT : 12	6086	0.140
LOT : 13	6080	0.140
LOT : 14	6074	0.139
LOT : 15	6067	0.139
LOT : 16	6061	0.139
LOT : 17	6054	0.139
LOT : 18	6048	0.139
LOT : 19	6042	0.139
LOT : 20	6035	0.139

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 21	6029	0.138
LOT : 22	6023	0.138
LOT : 23	6001	0.138
LOT : 24	6121	0.141
LOT : 25	6000	0.138
LOT : 26	6000	0.138
LOT : 27	6449	0.148
LOT : 28	6832	0.157
LOT : 29	7119	0.163
LOT : 30	6111	0.140
LOT : 31	6611	0.152
LOT : 32	6153	0.141
LOT : 33	6816	0.156
LOT : 34	6084	0.140
LOT : 35	6085	0.140
LOT : 36	6085	0.140
LOT : 37	6085	0.140
LOT : 38	6510	0.149
LOT : 39	6225	0.143
LOT : 40	6150	0.141

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	6159	0.141
LOT : 42	6297	0.145
LOT : 43	6371	0.146
LOT : 44	6311	0.145
LOT : 45	6000	0.138
LOT : 46	6000	0.138
LOT : 47	6000	0.138
LOT : 48	6010	0.138
LOT : 49	6010	0.138
LOT : 50	6000	0.138
LOT : 51	6000	0.138
LOT : 52	6000	0.138
LOT : 53	6008	0.138
LOT : 54	6201	0.142
LOT : 55	6323	0.145
LOT : 56	6387	0.147
LOT : 57	6172	0.142
LOT : 58	6000	0.138
LOT : 59	6568	0.151
LOT : 60	6568	0.151

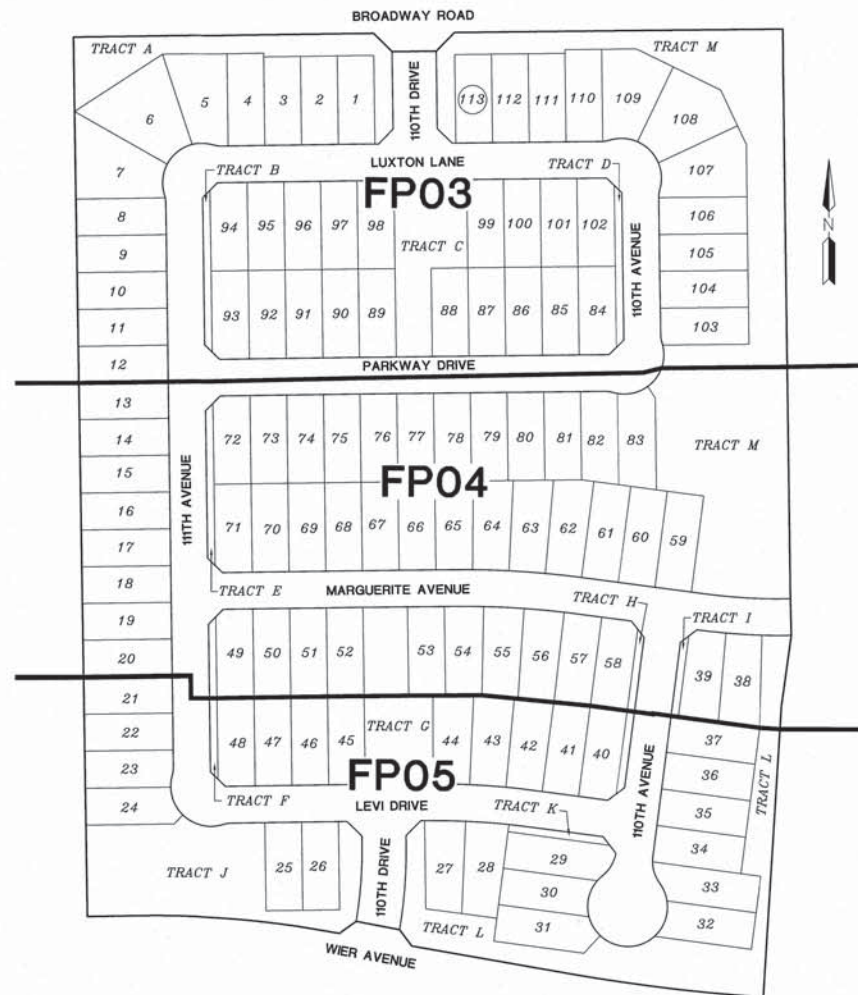
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 61	6576	0.151
LOT : 62	6777	0.156
LOT : 63	6493	0.149
LOT : 64	6310	0.145
LOT : 65	6128	0.141
LOT : 66	6000	0.138
LOT : 67	6000	0.138
LOT : 68	6000	0.138
LOT : 69	6000	0.138
LOT : 70	6000	0.138
LOT : 71	6010	0.138
LOT : 72	6010	0.138
LOT : 73	6000	0.138
LOT : 74	6000	0.138
LOT : 75	6000	0.138
LOT : 76	6000	0.138
LOT : 77	6000	0.138
LOT : 78	6000	0.138
LOT : 79	6000	0.138
LOT : 80	6000	0.138

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 81	6000	0.138
LOT : 82	6158	0.141
LOT : 83	6576	0.151
LOT : 84	6010	0.138
LOT : 85	6000	0.138
LOT : 86	6000	0.138
LOT : 87	6000	0.138
LOT : 88	6000	0.138
LOT : 89	6000	0.138
LOT : 90	6000	0.138
LOT : 91	6000	0.138
LOT : 92	6000	0.138
LOT : 93	6010	0.138
LOT : 94	6010	0.138
LOT : 95	6000	0.138
LOT : 96	6000	0.138
LOT : 97	6000	0.138
LOT : 98	6000	0.138
LOT : 99	6000	0.138
LOT : 100	6000	0.138

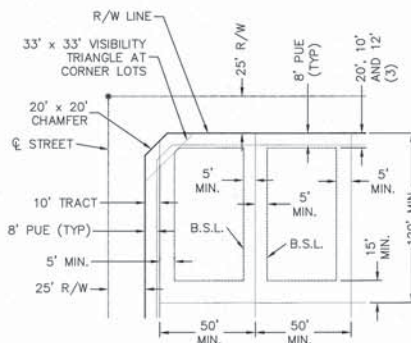
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 101	6000	0.138
LOT : 102	6010	0.138
LOT : 103	6001	0.138
LOT : 104	6000	0.138
LOT : 105	6000	0.138
LOT : 106	6007	0.138
LOT : 107	8703	0.200
LOT : 108	9745	0.224
LOT : 109	8861	0.203
LOT : 110	6250	0.143
LOT : 111	6000	0.138
LOT : 112	6000	0.138
LOT : 113	6000	0.138

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.4308	COMMON AREA & DRAINAGE
TRACT B	0.0482	COMMON AREA
TRACT C	0.4077	COMMON AREA & DRAINAGE
TRACT D	0.0482	COMMON AREA & DRAINAGE
TRACT E	0.0482	COMMON AREA
TRACT F	0.0482	COMMON AREA
TRACT G	0.4233	COMMON AREA & DRAINAGE
TRACT H	0.0494	COMMON AREA
TRACT I	0.0241	COMMON AREA
TRACT J	0.8532	COMMON AREA & DRAINAGE
TRACT K	0.0318	COMMON AREA & DRAINAGE
TRACT L	0.9387	COMMON AREA & DRAINAGE
TRACT M	2.2098	COMMON AREA, DRAINAGE & SEWER EASEMENT

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 PLAT ARE FULLY DEDICATED ON THE FOLLOWING SHEETS.



KEY MAP.



TYPICAL LOT SETBACKS 6000 DISTRICT
SCALE = N.T.S.
MIN LOT AREA 6,000 SQ. FT. 50'X120'

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STATUS:
PROJ. NO.: 1377

DATE: APR 2019

SCALE: AS SHOWN

DRAWN: GS

APPROVED: K.P.

VERDE TRAILS - PARCEL 3

BROADWAY ROAD & 10TH AVENUE

AVONDALE, ARIZONA

FINAL PLAT

DWG. NO.

FP02

SHT. 2 OF 5

PL-18-0316

MUNICIPAL TRACKING NO:

19344

KIRK & HANCOCK

4-22-2019

APPROVED: K.P.

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(UNSUBDIVIDED)
EVERGREEN-HILLCREST LLC
APN: 101-24-009A

(UNSUBDIVIDED)
EVERGREEN-HILLCREST LLC
APN: 101-24-007

(UNSUBDIVIDED)
LEDEMA CARMEN M/
GONZALEZ SANDRA L
APN: 101-24-006C

NORTHEAST CORNER
SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE

NORTHWEST CORNER
SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE
P.O.C.

(UNSUBDIVIDED)
TOWN LAND TRUST
APN: 101-02-005K

(UNSUBDIVIDED)
TOWN LAND TRUST
APN: 101-02-005L

(UNSUBDIVIDED)
TOWN LAND TRUST
APN: 101-02-005L

(BASIS OF EASING)
S00°27'21"E 252.61'

AVONDALE BOULEVARD

MATCH SHEET 4
13

MATCH SHEET 4
1

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP
- RLS 19344 OR AS NOTED
- * SET BRASS CAP FLUSH PER
- * MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE

- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- BK BOOK
- PG PAGE
- SWE SIDEWALK EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- MOR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① 33'X33' SIGHT VISIBILITY TRIANGLE
- * HEADLIGHT INTRUSION (SEE NOTE 8)

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	42.00'	16°35'52"	12.17'
C2	42.00'	16°35'52"	12.17'
C3	42.00'	16°35'52"	12.17'
C4	42.00'	16°35'52"	12.17'
C5	42.00'	16°35'52"	12.17'
C6	54.00'	12°31'45"	116.11'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S45°47'21"E	35.36'
L2	N44°12'39"E	35.36'
L7	S44°12'39"W	28.28'
L8	S45°47'21"E	28.28'
L9	S45°47'21"E	28.28'
L10	N44°12'39"E	28.28'
L11	N45°47'21"W	28.28'
L12	S44°12'39"W	28.28'

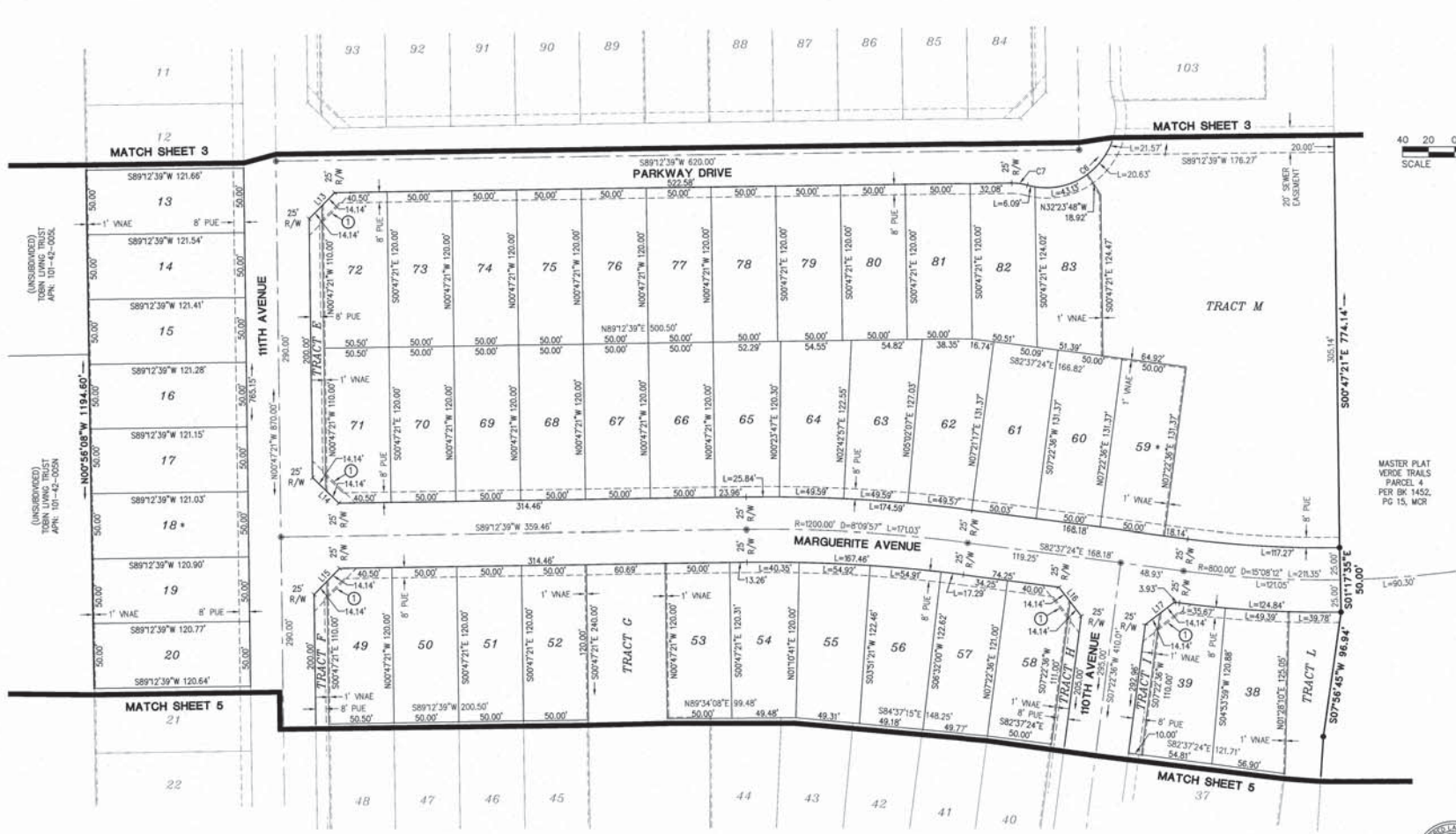


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VERDE TRAILS - PARCEL 3
BROADWAY ROAD & 10TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

STATUS: **PROJ. NO.: 1377**
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: GS
APPROVED: K.P.
MUNICIPAL TRACKING NO.: **PL-18-0316**

DWG. NO. **FP03**
SHT. 3 OF 5



LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP
- RLS 19344 OR AS NOTED
- * SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
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- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- MOR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- 33°X33' SIGHT VISIBILITY TRIANGLE
- HEADLIGHT INTRUSION (SEE NOTE 8)

LINE NO.	DIRECTION	LENGTH
L13	S44°12'39"W	28.28'
L14	N45°47'21"W	28.28'
L15	S44°12'39"W	28.28'
L16	S37°37'24"E	28.28'
L17	N52°22'36"E	28.28'

CURVE NO.	RADIUS	DELTA	LENGTH
C6	54.00'	123°11'45"	116.11'
C7	42.00'	16°35'52"	12.17'





CITY COUNCIL REPORT

SUBJECT: Final Plat of Verde Trails Unit I Parcel 4 (Application PL-18-0330)

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development and Engineering Services Department Director

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

PURPOSE:

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 4 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 115 single-family lots, 12 common area tracts, and dedicate local streets and easements on 25.8 gross acres located west of the southwest corner of 107th Avenue and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

BACKGROUND:

Verde Trails Parcel 4 (Exhibits A, B, and C) is an approximately 25.8-acre parcel located west of the southwest corner of 107th Avenue and Broadway Road. The property is zoned Planned Area Development (PAD), originally approved by City Council in 2007 and amended in May 2018.

Parcel 4 is a portion of the planned 213-acre Verde Trails Unit I master development for which a Preliminary Plat was approved by City Council in August 2018 and amended in February 2019. Both the approved PAD zoning and the approved Preliminary Plat allow for development of Parcel 4 with a total of 115 minimum 45'x115' (5,175 square foot) lots for single-family residential use.

A Master Final Plat for Verde Trails Unit I, which created the overall parcel boundaries for Verde Trails Unit I but did not divide the parcels into individual residential lots, was approved by City Council in February 2019. A Final Plat is needed to divide the 25.8-acre master parcel into individual residential lots, open space tracts, and dedicate local street rights-of-way and easements.

The majority of the Parcel 4 property features a General Plan Land Use Map designation of High Density Residential (HDR). The HDR designation accommodates development of patio homes, apartments, condominiums, and/or townhomes at a density of 12 to 30 dwelling units per acre, and a target density of 20. The southern third of the site is designated Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached single-family residential at a density range of 2.5 to 4.0 dwelling units per acre, and a target density of 2.5. The property's approved Planned Area Development (PAD) zoning and approved Preliminary Plat supersede the current General Plan designations that are

applied to the site.

Parcel 4 is surrounded primarily by other portions of the planned Verde Trails master development:

- **East:** Verde Trails Unit I Parcels 5 and 6, a 6.4-acre future commercial site and 13.8 acres reserved for future development of single-family residential cluster homes on minimum 2,200 square foot lots, respectively.
- **West:** Verde Trails Unit I Parcel 3, 27.3 acres to be developed with 113 single-family residential lots with a minimum area of 6,000 square feet.
- **North:** Across Broadway Road, property located in the jurisdiction of Maricopa County currently used for farming. A Major General Plan Amendment (mGPA) has been submitted for this property, and if approved, would allow for future development of this farmland with medium density single-family residential uses.
- **South:** Across Wier Avenue, Verde Trails Unit I Parcels 8 and 9, 26.4 acres to be developed with 99 single-family residential lots with a minimum area of 6,000 square feet and the community's 4.4-acre central recreational area.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Final Plat (Exhibit D) for Verde Trails Unit I Parcel 4. In conformance with the approved Verde Trails Unit I Preliminary Plat, the proposed Final Plat subdivides the 25.8-acre parcel into 115 single-family residential lots with a minimum area of 5,175 square feet (45'x115'), creates 12 common area tracts for active and passive open space totaling 5.7 acres, and dedicates rights-of-way and easements along all local streets within this portion of the master planned community. Vehicular access into Parcel 4 is provided from connections to Broadway Road and Wier Avenue, a planned collector roadway that will connect to 107th Avenue. The Verde Trails Homeowner's Association (HOA) will maintain all open space areas, landscape tracts, and right-of-way landscaping, including landscaped medians in local streets.

City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for the Verde Trails Unit I Parcel 4 subdivision as a separate agenda item.

PUBLIC PARTICIPATION:

Public notification is not required for Final Plat applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review Final Plat applications.

ANALYSIS:

- The proposed Final 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 Final Plat is in conformance with the City of Avondale's Zoning Ordinance, Subdivision Regulations, Verde Trails Planned Area Development (PAD) Development Plan, and meets all conditions of these prior approvals.
- The proposed Final Plat conforms to the approved Preliminary Plat for Verde Trails Unit I, dedicating rights-of-way and easements as necessary to serve that future development. All conditions of

Preliminary Plat approval relevant to Parcel 4 have been satisfied.

- Final Landscape, Open Space, Amenity, Wall, and Photometric Plans for this project have been approved. The approved plans are consistent with the preliminary plans approved by City Council.
- As stipulated at the time of Preliminary Plat approval, the applicant is required to extinguish the property's groundwater rights and pledge those rights to the City's assured water supply account prior to issuance of any permits for the project. This requirement ensures that the City will have an adequate water supply in the future. The applicant has begun the transfer process; Staff will ensure that no permits are issued for the development until the process is complete.

DISCUSSION:

1. The proposed Final Plat is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
2. The proposed Final Plat is in conformance with the Verde Trails PAD Development Plan, including conditions of approval.
3. The proposed Final Plat is in conformance with the approved Verde Trails Unit I 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.

INITIATIVE: Create and support diverse recreation and education opportunities

- STRATEGIC GOAL: Provide multi-generational recreation events and programs.

BUDGET IMPACT:

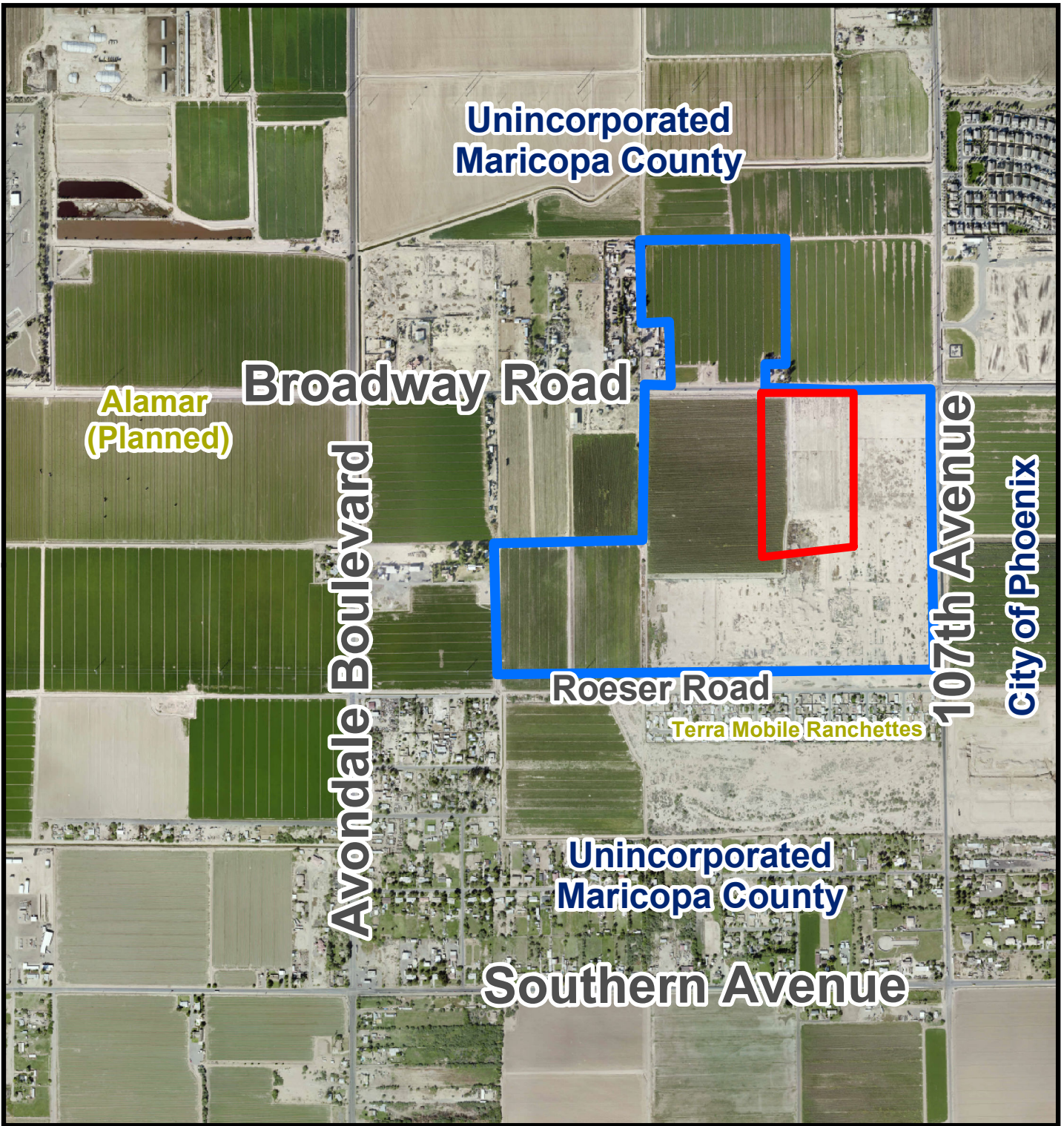
No budget impacts.

RECOMMENDATION:

Staff recommends that City Council **APPROVE** application PL-18-0330 with two (2) recommended conditions of approval, as follows:

1. The recorded plat shall be in conformance with the Verde Trails Unit I Parcel 4 Final Plat submitted on April 29, 2019.
2. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required prior to issuance of any permits for this project.

PROPOSED MOTION: I move that City Council **APPROVE** application PL-18-0330, a request for approval of a Final Plat for Verde Trails Unit I Parcel 4, subject to two (2) recommended conditions of approval.

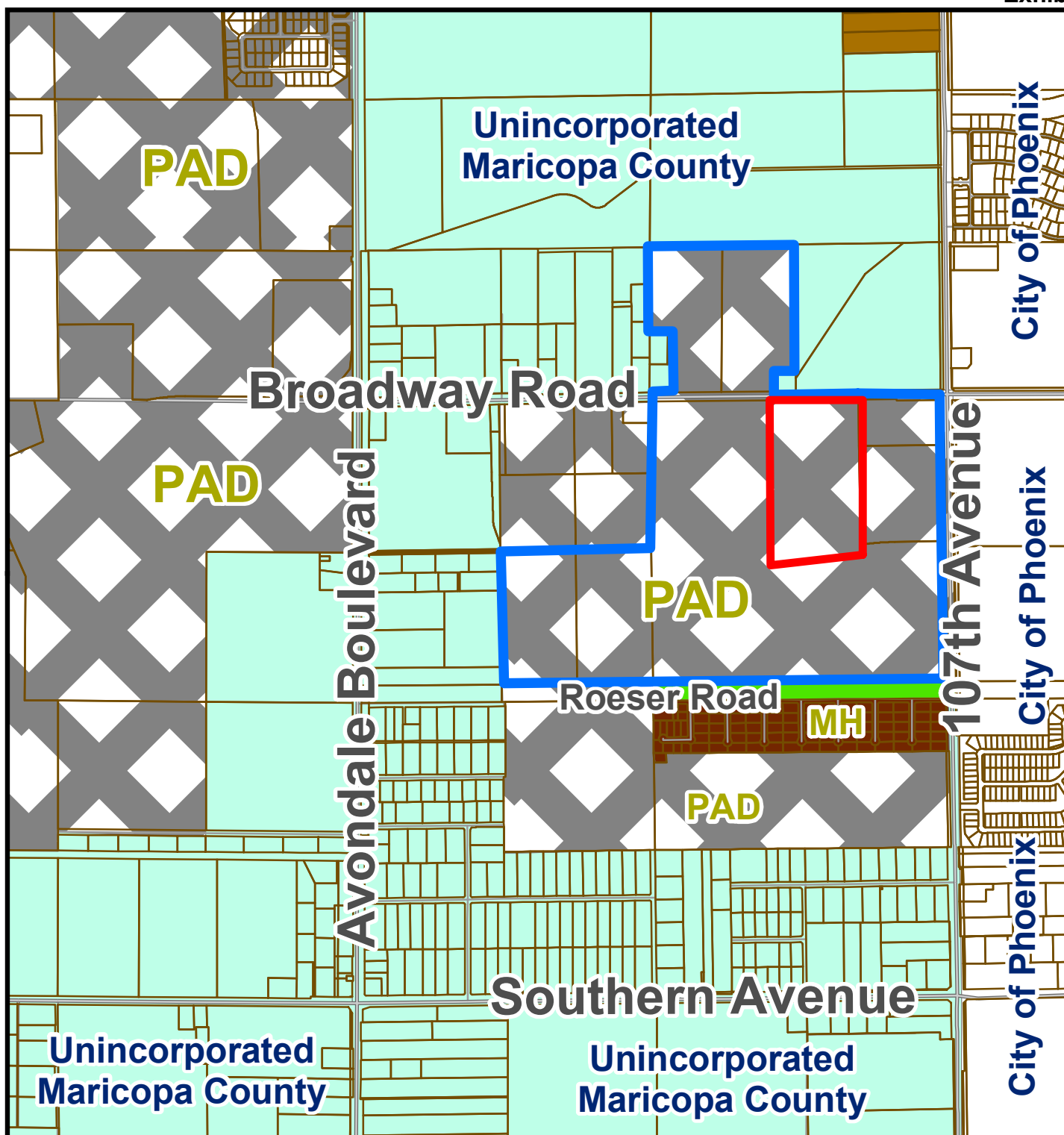


Aerial Photograph



-  Verde Trails Unit I
-  Parcel 4



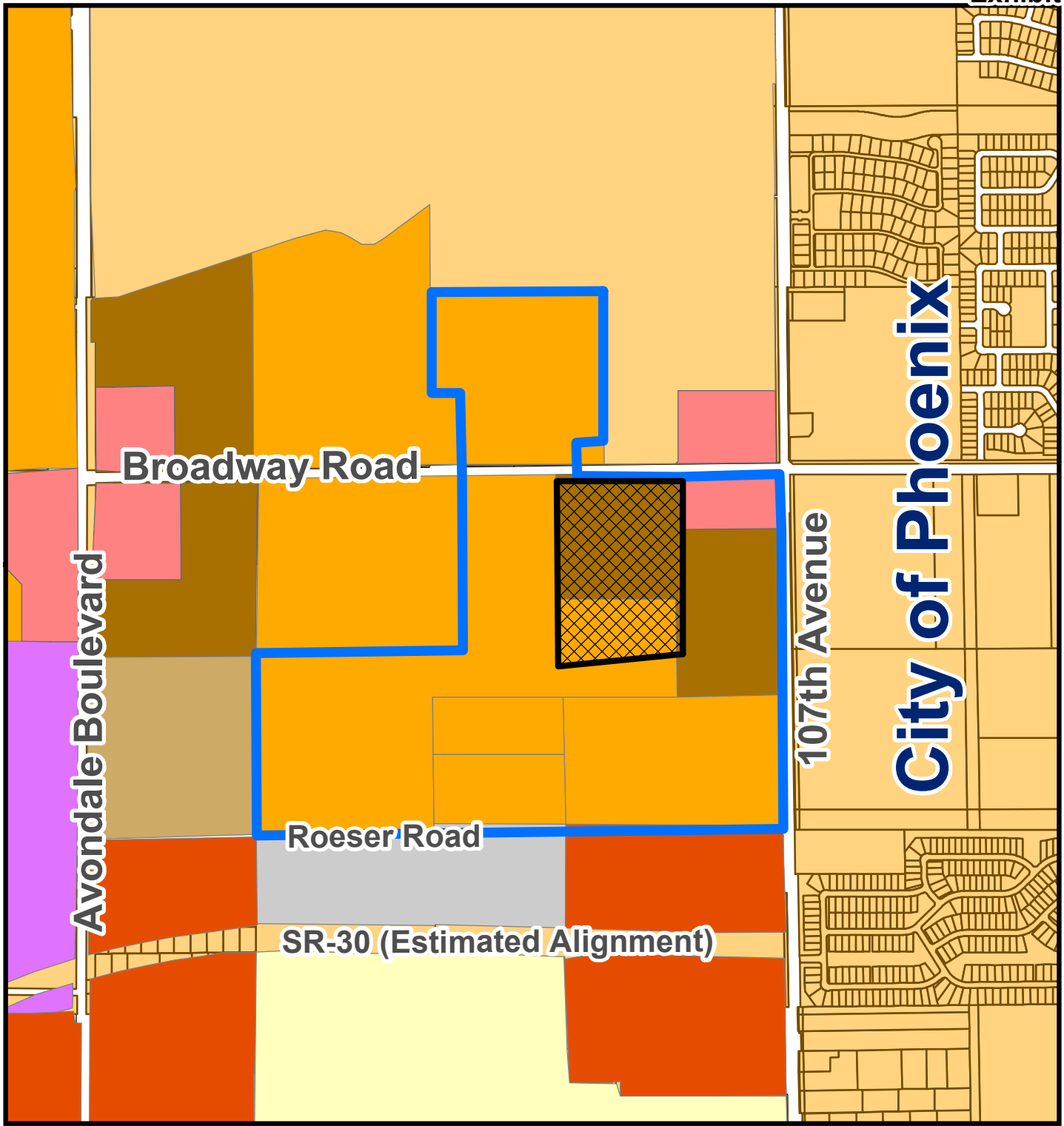


Zoning Vicinity Map



- Verde Trails Unit I
- Parcel 4





General Plan Land Use Map

- | | | |
|--------------------------------|---------------------------------|---------------------|
| Medium Density Residential | Rural Low Density Residential | Freeway Commercial |
| Estate Low Density Residential | Medium/High Density Residential | Office/Professional |
| High Density Residential | Local Commercial | |
| Mixed Use | | |
| Verde Trails Unit I | Parcel 4 | |



Exhibit D

Verde Trails Unit I Parcel 4
Proposed Final Plat

Submitted April 29, 2019

FINAL PLAT FOR "VERDE TRAILS - PARCEL 4"

BEING A RE-PLAT OF PARCEL 4 AS SHOWN ON THE MASTER PLAT FOR VERDE TRAILS, UNIT 1, PHASE 1, AS RECORDED IN BOOK 1452, PAGE 15, OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER OF PARCEL 4, BEING A RE-PLAT UNDER THE NAME "VERDE TRAILS - PARCEL 4" BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "VERDE TRAILS - PARCEL 4" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH STREET, LOT AND TRACT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THE OWNERS LISTED ABOVE, HEREBY DEDICATES IN FEE, ALL RIGHT, TITLE AND INTEREST TO THE CITY FOR USE, AS SUCH, THE STREET RIGHT OF WAYS AS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED TO THE CITY FOR THE PURPOSES SHOWN HEREON.

TRACTS A THROUGH L ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION.

AN EASEMENT FOR SEWER IS HEREBY DEDICATED TO THE CITY OF AVONDALE ACROSS TRACT A.

THE CITY OF AVONDALE IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, HARDSCAPE AND RETENTION AREAS ON TRACTS A THROUGH L. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF AVONDALE AT ANY SUCH TIME WHEN THE GRANTOR, ITS SUCCESSORS OR ASSIGNEES, INCLUDING A HOMEOWNERS' ASSOCIATION FORMED OVER THIS SUBDIVISION FAILS TO EXIST AND PROVIDE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, RETENTION AREAS AND/OR HARDSCAPE.

NOTWITHSTANDING THE FOREGOING, HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, HERINAFTER COLLECTIVELY REFERRED TO AS THE "OWNERS", HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED, EXCEPT IF RELEASED PRIOR THERETO AS HERINAFTER DESCRIBED, SUCH INTEREST IS TO BE ACQUIRED BY A COMMUNITY FACILITIES DISTRICT THAT HAS BEEN OR WILL BE ESTABLISHED. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT DEVELOPMENT AGREEMENT THAT MAY BE ENTERED INTO AMONG THE OWNER, SUCH DISTRICT AND THE MUNICIPALITY.) SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT DEVELOPMENT AGREEMENT AND NOVEMBER 1, 2065.

IN WITNESS WHEREOF:

HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER HAS HERETO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF _____ ITS _____ DAY OF _____, 2019.

HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2019, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THAT HE/SHE, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SITE DATA

GROSS AREA	1,124,536 SQ. FT.	25.8158 AC.
RIGHT OF WAY	249,735 SQ. FT.	5.7331 AC.
NET AREA	904,694 SQ. FT.	20.7689 AC.
STREET LENGTHS	4,290 LINEAR FT.	
TOTAL LOTS	115	
DENSITY (GROSS)	4.5 D.U. / ACRE	
DENSITY (NET)	5.5 D.U. / ACRE	
EXISTING ZONING	P.A.D.	
TOTAL TRACT AREA *	249,735 SQ. FT.	5.7331 AC.

* SEE SHEET 2 OF 6 FOR TRACT TABLE

OWNER

HILLCREST RESIDENTIAL 1, LP
17700 N. PAGESSETT WAY
SCOTTSDALE, ARIZONA 85235
PHONE: (480) 515-3255
CONTACT: TIM BRISLIN
tbrislin@hwardinvestments.com

UTILITIES

WATER - CITY OF AVONDALE
SEWER - CITY OF AVONDALE
REFUSE COLLECTION - CITY OF AVONDALE
FIRE PROTECTION - CITY OF AVONDALE
POLICE PROTECTION - CITY OF AVONDALE
ELECTRIC - SALT RIVER PROJECT
CABLE/TELEPHONE - CENTURYLINK/COX COMMUNICATIONS
GAS - SOUTHWEST GAS CORPORATION

AREA

GROSS = 25.8158 ACRES / 1,124,536 SQ. FT.
NET (LESS R/W) = 20.7689 ACRES / 904,694 SQ. FT.

BASIS OF BEARING

BASIS OF BEARING IS S00°08'28"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

100-YEAR ASSURED WATER SUPPLY

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

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN NORTHEAST QUARTER OF SECTION 30, 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 NORTHWEST CORNER OF SAID SECTION 30 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER THEREOF BEARS SOUTH 00°08'28" WEST, 2620.61 FEET;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, NORTH 88°42'23" EAST, 2544.30 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30;
THENCE LEAVING SAID NORTH LINE, SOUTH 00°56'08" EAST, 50.00 FEET TO THE SOUTH RIGHT-OF-WAY OF BROADWAY ROAD, BEING THE POINT OF BEGINNING;
THENCE NORTH 89°12'36" EAST, 408.28 FEET ALONG SAID SOUTH RIGHT-OF-WAY;
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 45°47'21" EAST, 35.36 FEET;
THENCE NORTH 89°12'36" EAST, 60.00 FEET;
THENCE NORTH 44°12'39" EAST, 35.36 FEET TO SAID SOUTH RIGHT-OF-WAY OF BROADWAY ROAD;
THENCE NORTH 89°12'36" EAST, 446.43 FEET;
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 00°47'21" EAST, 774.14 FEET;
THENCE SOUTH 01°17'35" EAST, 50.00 FEET;
THENCE SOUTH 07°56'45" WEST, 96.94 FEET;
THENCE SOUTH 03°34'13" WEST, 365.38 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2460.00 FEET, THE CENTER OF WHICH BEARS NORTH 03°34'13" EAST;
THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°08'11", AN ARC LENGTH OF 263.47 FEET TO A TANGENT LINE;
THENCE NORTH 80°17'36" WEST, 219.35 FEET;
THENCE NORTH 36°50'21" WEST, 27.55 FEET;
THENCE NORTH 79°17'22" WEST, 60.01 FEET;
THENCE SOUTH 54°42'09" WEST, 28.28 FEET;
THENCE NORTH 80°17'36" WEST, 33.03 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1290.00 FEET;
THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°40'33", AN ARC LENGTH OF 240.36 FEET TO A TANGENT LINE;
THENCE SOUTH 89°01'52" WEST, 70.64 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 30;
THENCE ALONG SAID WEST LINE, NORTH 00°56'08" WEST, 1194.60 FEET TO THE POINT OF BEGINNING.

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS
kpangus@hlgartwilson.com

SHEET INDEX

FP01-COVER SHEET
FP02-TRACT TABLE, LOT TABLE, KEY MAP, DETAIL
FP03-FP06-PLAT SHEETS

NOTES

- ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY AND LANDSCAPE MEDIANS ARE TO BE MAINTAINED BY THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON PROFIT ORGANIZATION, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES UNDER 69KV SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID).
- ALL STORM DRAIN PIPES FROM THE CATCH BASINS TO THE RETENTION BASINS, AND ALL SPILLWAYS FROM THE SCUPPERS TO THE RETENTION BASINS, SHALL BE MAINTAINED BY THE HOA.

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDED OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER, CONSISTENT WITH CURRENT ARIZONA BOUNDARY MINIMUM STANDARDS.

HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____
ITS: _____

APPROVALS AND ACCEPTANCE OF DEDICATION

PLAT AND DEDICATED RIGHT OF WAY AND EASEMENTS ACCEPTED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA

THIS _____ DAY OF _____, 2019

MAYOR _____ DATE _____
ATTEST: CITY CLERK _____ DATE _____
CITY ENGINEER _____ DATE _____

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

KIRK J. PANGUS
RLS# 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hlgartwilson.com



NOTE:

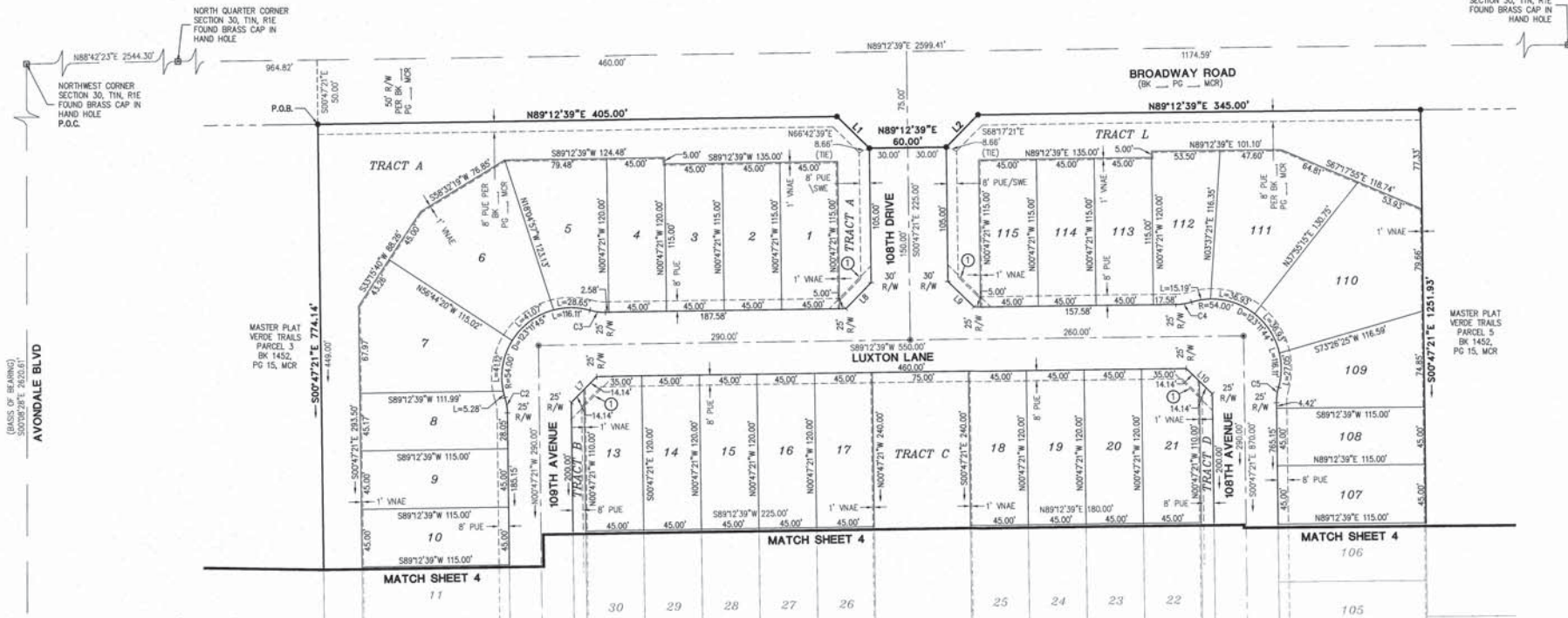
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2541 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 | F: 602.568.3436
PHOENIX, AZ 85016
www.hlgartwilson.com

VERDE TRAILS - PARCEL 4
BROADWAY ROAD & 10TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

STATUS:
PROJ. NO: 1377
DATE: APR 2019
SCALE: NONE
DRAWN: GS
PL-18-0330
APPROVED: KJP

DWG. NO.
FP01
SHT. 1 OF 6

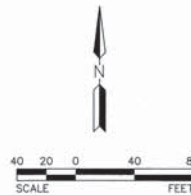


LEGEND

- FOUND MONUMENT OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- ▲ SUBDIVISION CORNER, SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- * SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- SET 1/2" REBAR W/ CAP RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MOR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- BK BOOK
- PG PAGE
- ① 33'X33' SIGHT VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S45°47'21"E	35.36'
L2	N44°12'39"E	35.36'
L7	S44°12'39"W	28.28'
L8	S44°12'39"W	28.28'
L9	S45°47'21"E	28.28'
L10	S45°47'21"E	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	42.00'	16°35'52"	12.17'
C3	42.00'	16°35'52"	12.17'
C4	42.00'	16°35'52"	12.17'
C5	42.00'	16°35'52"	12.17'



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STATUS:

PROJ. NO.: 1377

DATE: APR 2019

SCALE: AS SHOWN

DRAWN: GS

APPROVED: KJP

DWG. NO.

FP03

SHT. 3 OF 6

MUNICIPAL TRACKING NO:

PL-18-0330

VERDE TRAILS - PARCEL 4

BROADWAY ROAD & 10TH AVENUE

AVONDALE, ARIZONA

FINAL PLAT

HILGART WILSON

SURVEYOR

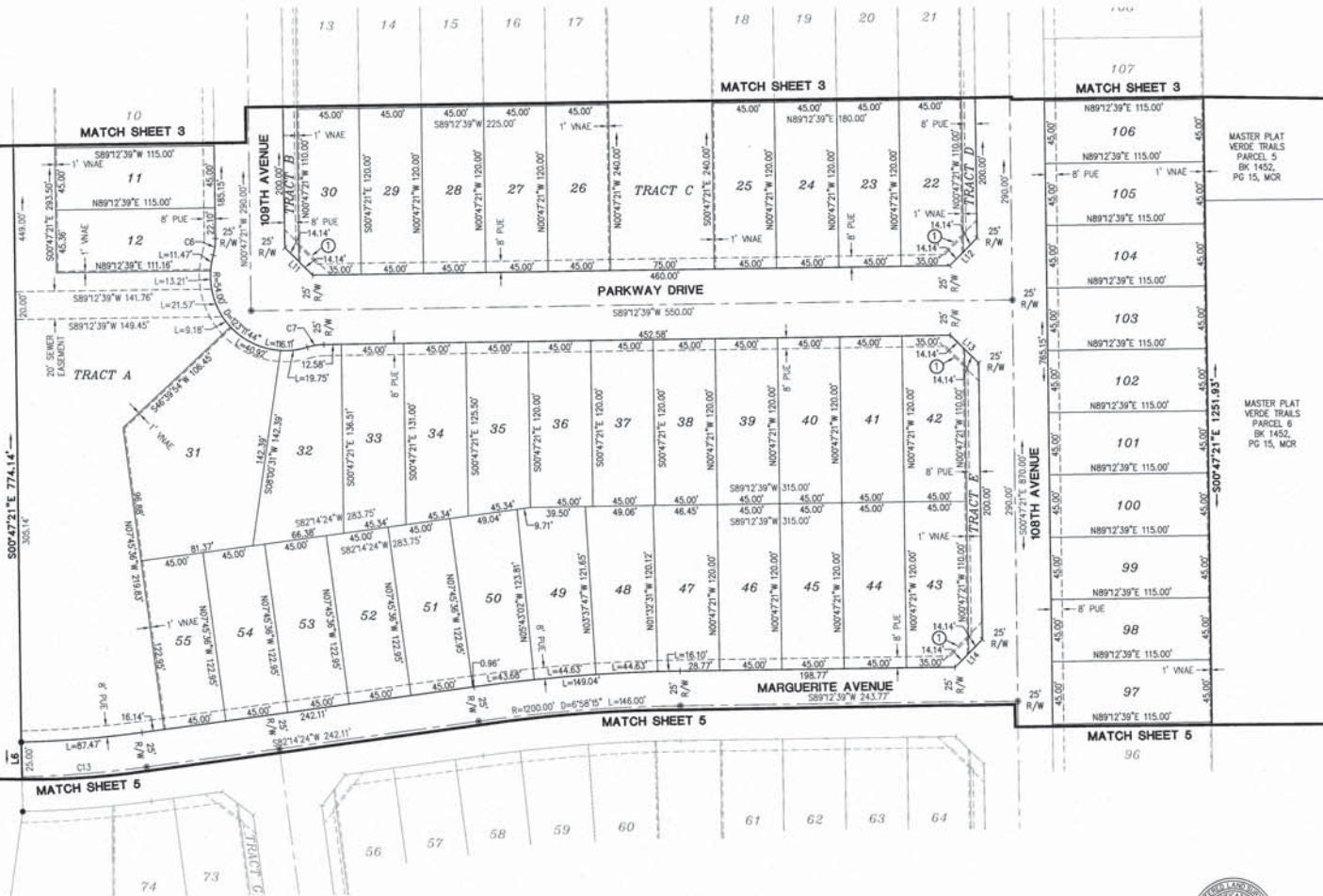
STATE OF ARIZONA

19344

PHOENIX, AZ 85006

www.hilgartwilson.com

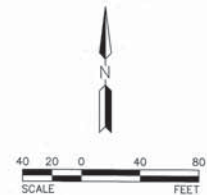
MASTER PLAT
VERDE TRAILS
PARCEL 3
BK 1452,
PG 15, MCR



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	42.00'	16°35'52"	12.17'
C7	42.00'	16°35'52"	12.17'
C13	800.00'	6°28'01"	90.30'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L6	S01°17'35"E	50.00'
L11	N45°47'21"W	28.28'
L12	S44°12'39"W	28.28'
L13	S45°47'21"E	28.28'
L14	N44°12'39"E	28.28'

- LEGEND**
- FOUND MONUMENT OR AS NOTED
 - FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND BRASS CAP FLUSH
 - ⊙ SUBDIVISION CORNER, SET
 - ⊙ BRASS CAP FLUSH PER MAG
 - ⊙ STD DTL 120-1 TYPE "B"
 - ⊙ SET BRASS CAP FLUSH PER
 - ⊙ MAG STD DTL 120-1 TYPE "B"
 - ⊙ SET 1/2" REBAR W/ CAP
 - ⊙ RLS 19344 OR AS NOTED
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - RIGHT OF WAY
 - PARCEL LINE
 - EASEMENT LINE
 - R/W RIGHT-OF-WAY
 - PUE PUBLIC UTILITY EASEMENT
 - VNAE VEHICLE NON-ACCESS EASEMENT
 - MCR MARICOPA COUNTY RECORDS
| RLS | REGISTERED LAND SURVEYOR |
| APN | ASSESSOR PARCEL NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| BK | BOOK |
| PG | PAGE |
| ① | 33°X33' SIGHT VISIBILITY TRIANGLE |



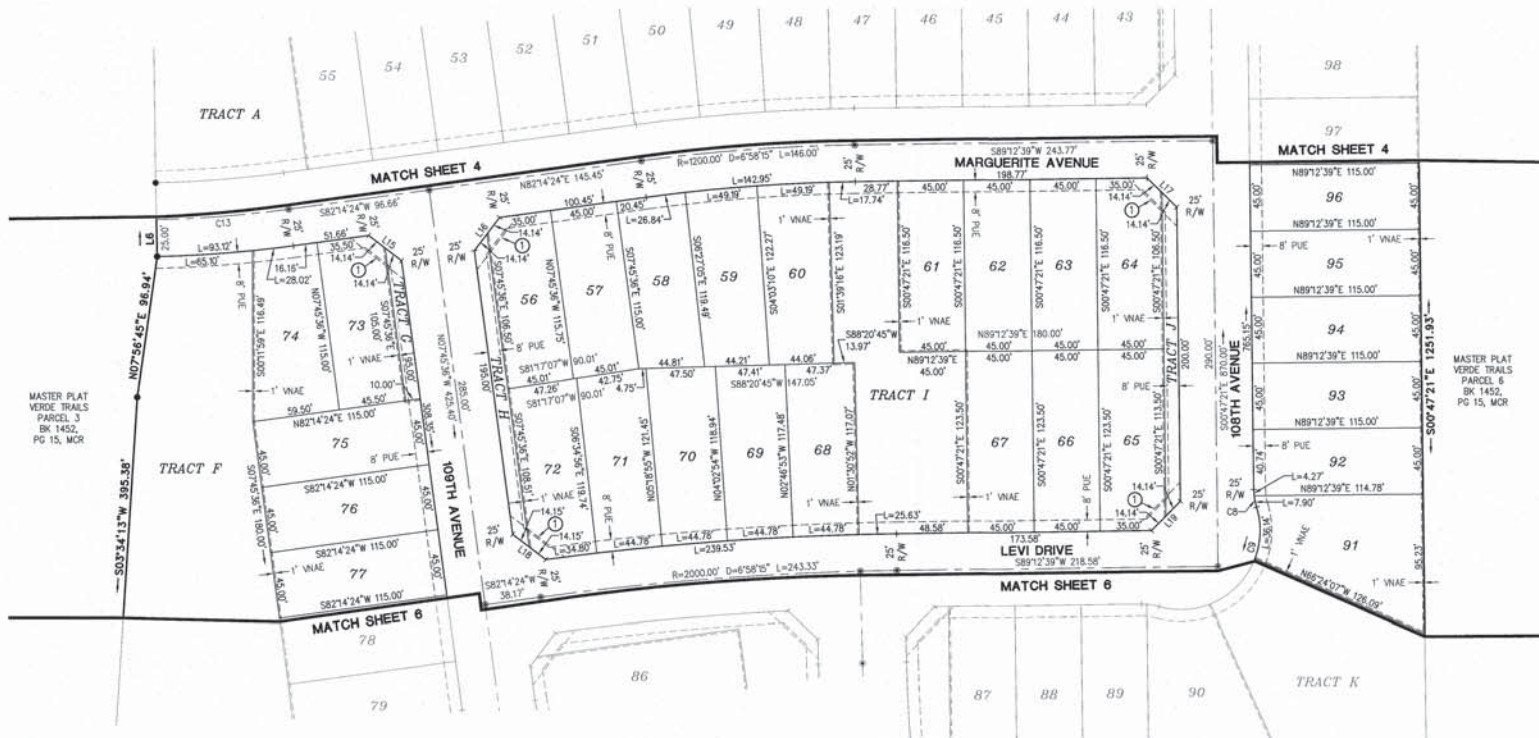
HILGART WILSON
ENGINEER / PLANNING / SURVEY / MANAGEMENT
2344 W. BROADWAY AVENUE, SUITE 200
PHOENIX, AZ 85006
P: 602.998.1234
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WWW.HILGARTWILSON.COM

VERDE TRAILS - PARCEL 4
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

STATUS: **PROJ. NO. 1377**
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: CS
APPROVED: KJP
MUNICIPAL TRACKING NO.:
PL-18-0330

DWG. NO.
FP04

SHT. 4 OF 6

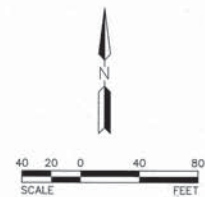


LEGEND

- FOUND MONUMENT OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ▲ SUBDIVISION CORNER, SET
- ▲ BRASS CAP FLUSH PER MAG
- ▲ STD DTL 120-1 TYPE "B"
- SET BRASS CAP FLUSH PER
- MAG STD DTL 120-1 TYPE "B"
- SET 1/2" REBAR W/ CAP
- RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MOR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- BK BOOK
- PG PAGE
- ① 33'X33' SIGHT VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	S52°45'36"E	28.28'
L16	N37°14'24"E	28.28'
L17	S45°47'21"E	28.28'
L18	S52°44'36"E	28.29'
L19	S44°12'39"W	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C8	42.00'	16°39'52"	12.17'
C9	54.00'	123°11'44"	116.11'
C13	800.00'	6°28'01"	90.30'



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 www.hilgartwilson.com

VERDE TRAILS - PARCEL 4 BROADWAY ROAD & 10TH AVENUE AVONDALE, ARIZONA FINAL PLAT

STATUS: **PROJ. NO. 1377**
 DATE: APR 2019
 SCALE: AS SHOWN
 DRAWN: OS
 APPROVED: KJP

DWG. NO.
FP05

VERDE TRAILS - PARCEL 4
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

PROJ. NO.: 1377
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: GS
APPROVED: K.P.

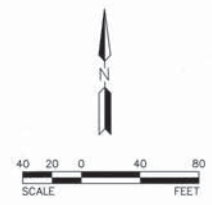
STATUS:
MUNICIPAL TRACKING NO.:
PL-18-0350

DWG. NO.:
FP06
SHT. 6 OF 6

- LEGEND**
- FOUND MONUMENT OR AS NOTED
 - ⊙ FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND BRASS CAP FLUSH
 - ▲ SUBDIVISION CORNER, SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
 - * SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
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 - RLS REGISTERED LAND SURVEYOR
 - APN ASSESSOR PARCEL NUMBER
 - P.O.B. POINT OF BEGINNING
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 - BK BOOK
 - PG PAGE
 - ① 33'X33' SIGHT VISIBILITY TRIANGLE

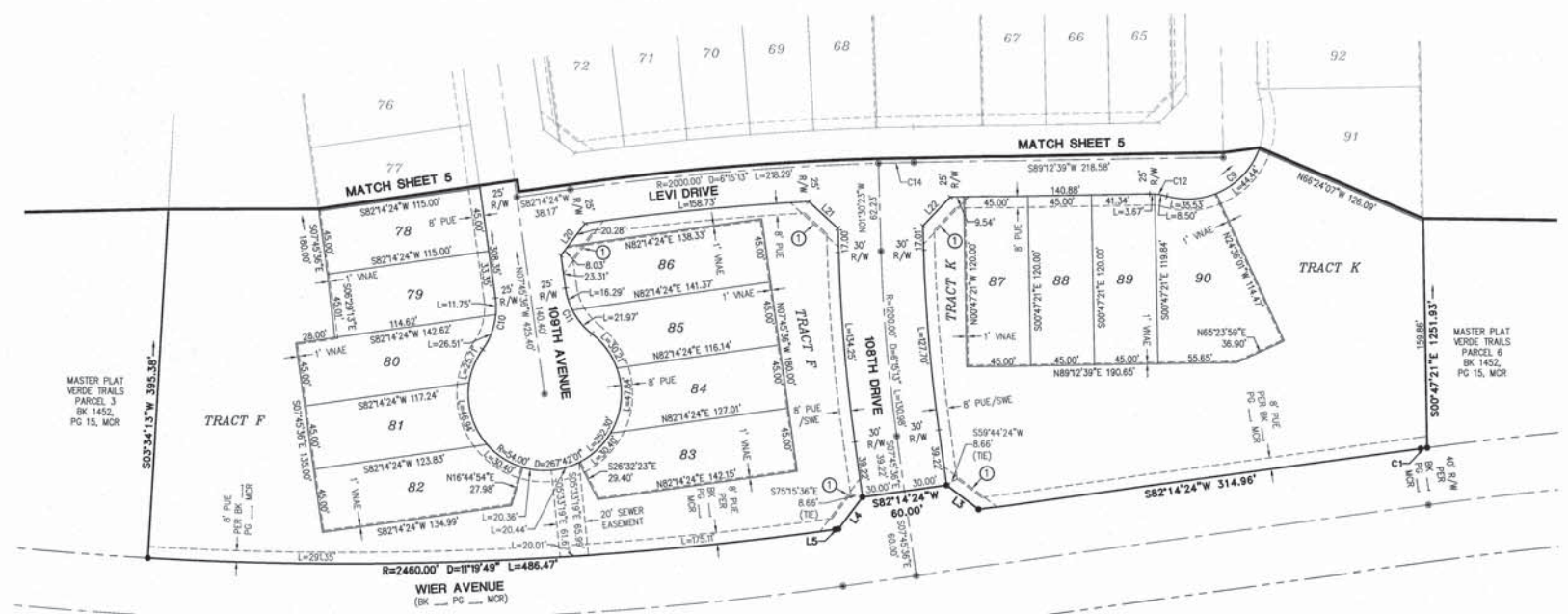
MASTER PLAT
VERDE TRAILS
PARCEL 9
BK 1452,
PG 15, MOR

MASTER PLAT
VERDE TRAILS
PARCEL 8
BK 1452,
PG 15, MOR



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	N52°45'36"W	28.28'
L4	S37°14'24"W	28.28'
L5	S82°14'24"W	2.30'
L20	S37°11'39"W	28.31'
L21	N47°05'11"W	28.00'
L22	S43°51'08"W	28.11'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	2640.00'	0°06'02"	4.64'
C9	54.00'	123°11'44"	116.11'
C10	50.00'	43°51'01"	38.27'
C11	50.00'	43°51'01"	38.27'
C12	42.00'	16°35'52"	12.17'
C14	2000.00'	0°43'02"	25.03'





CITY COUNCIL REPORT

SUBJECT: Final Plat of Verde Trails Unit I Parcel 7 (Application PL-19-0037)

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development & Engineering Services Department Director

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

PURPOSE:

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 7 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 70 single-family lots, 9 common area tracts, and dedicate local streets and easements on 16.1 gross acres located at the southwest corner of 107th Avenue and the planned Wier Avenue alignment. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

BACKGROUND:

Verde Trails Parcel 7 (Exhibits A, B, and C) is an approximately 16.1-acre parcel located at the southwest corner of 107th Avenue and the planned Wier Avenue alignment. The property is zoned Planned Area Development (PAD), originally approved by City Council in 2007 and amended in May 2018.

A Preliminary Plat for Parcel 7 was approved by City Council in February 2019. Both the approved PAD zoning and the approved Preliminary Plat allow for development of Parcel 7 with a total of 70 minimum 45'x115' (5,175 square foot) lots for single-family residential use.

A Master Final Plat for Verde Trails Unit I, which created the overall parcel boundaries for Verde Trails Unit I Parcel 7 but did not divide the parcel into individual residential lots, was approved by City Council in February 2019. A Final Plat is needed to divide the 16.1-acre master parcel into individual residential lots, open space tracts, and dedicate local street rights-of-way and easements.

The majority of the Parcel 7 property features a General Plan Land Use Map designation of Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached single-family residential at a density range of 2.5 to 4.0 dwelling units per acre, and a target density of 2.5. The northern quarter of the parcel is designated High Density Residential (HDR). The HDR designation accommodates development of patio homes, apartments, condominiums, and/or townhomes at a density of 12 to 30 dwelling units per acre and a target density of 20. The property's approved Planned Area Development (PAD) zoning and approved Preliminary Plat supersede the current General Plan designations that are applied to the site.

Parcel 7 is bordered on two sides by other portions of the Verde Trails master development:

- **East:** Properties located within the jurisdiction of the City of Phoenix or Maricopa County that are predominantly used for farming.
- **West:** Verde Trails Unit I Parcel 8, 26.4 acres to be developed with 99 single-family residential lots with a minimum area of 6,000 square feet.
- **North:** Across Wier Avenue, Verde Trails Unit I Parcel 6, 14.8 acres to be developed with high-density single-family homes such as cluster homes, on minimum 2,200 square foot lots. A Preliminary Plat has not yet been submitted for Parcel 6.
- **South:** Terra Mobile Ranchettes, an 83-lot single-family residential subdivision located in the City of Avondale and zoned Manufactured Home Park (MH).

SUMMARY OF REQUEST:

The applicant is requesting approval of a Final Plat (Exhibit D) for Verde Trails Unit I Parcel 7. In conformance with the approved Verde Trails Unit I Parcel 7 Preliminary Plat, the proposed Final Plat subdivides the 16.1-acre parcel into 70 single-family residential lots with a minimum area of 5,175 square feet (45'x115'), creates 9 common area tracts for active and passive open space totaling 3.4 acres, and dedicates rights-of-way and easements along all local streets within this portion of the master planned community. Vehicular access into Parcel 7 is provided from Wier Avenue, a planned collector roadway that will connect to 107th Avenue, as well as local street access to Verde Trails Parcel 8. The Verde Trails Homeowner's Association (HOA) will maintain all open space areas, landscape tracts, and right-of-way landscaping, including landscaped medians in local streets.

City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for the Verde Trails Unit I Parcel 7 subdivision as a separate agenda item.

PUBLIC PARTICIPATION:

Public notification is not required for Final Plat applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review Final Plat applications.

ANALYSIS:

- The proposed Final 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 Final Plat is in conformance with the City of Avondale Zoning Ordinance, Subdivision Regulations, Verde Trails Planned Area Development (PAD) Development Plan, and meets all conditions of these prior approvals.
- The proposed Final Plat conforms to the approved Preliminary Plat for Verde Trails Unit I Parcel 7, dedicating rights-of-way and easements as necessary to serve that future development. All conditions of Preliminary Plat approval relevant to Parcel 7 have been satisfied.
- Final Landscape, Open Space, Amenity, Wall, and Photometric Plans for this project have been approved. The approved plans are consistent with the preliminary plans approved by City Council and,

by adding soccer goals and permanent cornhole boards, address the Council condition requiring additional amenities be added to Tract D.

- As conditioned at the time of Preliminary Plat approval, the applicant is required to extinguish the property's groundwater rights and pledge those rights to the City's assured water supply account prior to issuance of any permits for the project. This requirement ensures that the City will have an adequate water supply in the future. The applicant has begun the transfer process; Staff will ensure that no permits are issued for the development until the process is complete.

DISCUSSION:

1. The proposed Final Plat is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
2. The proposed Final Plat is in conformance with the Verde Trails PAD Development Plan, including conditions of approval.
3. The proposed Final Plat is in conformance with the approved Verde Trails Unit I Parcel 7 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.

INITIATIVE: Create and support diverse recreation and education opportunities

- STRATEGIC GOAL: Provide multi-generational recreation events and programs.

BUDGET IMPACT:

No budget impacts

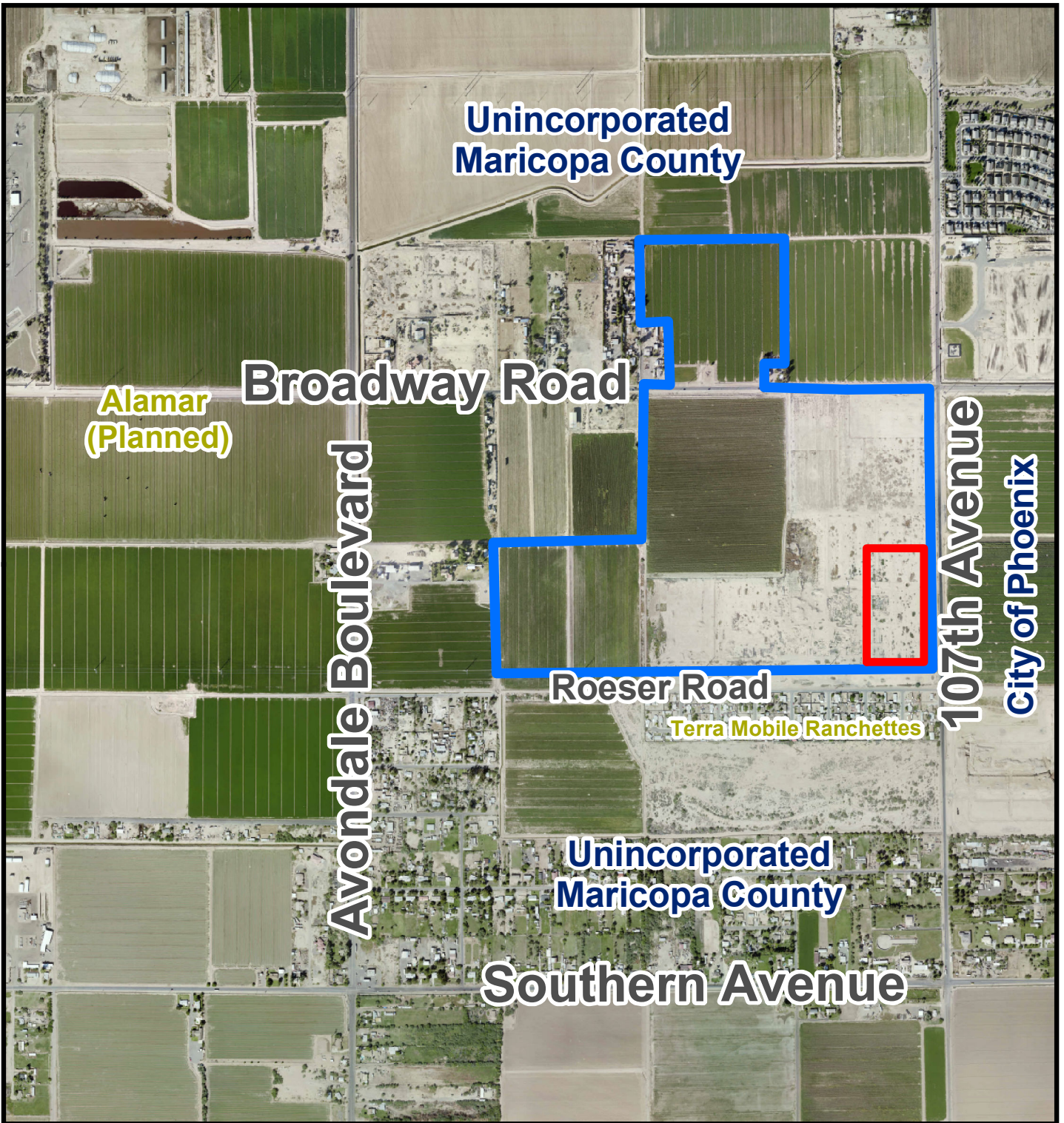
RECOMMENDATION:

Staff recommends that City Council **APPROVE** application PL-19-0037 with two (2) recommended conditions of approval, as follows:

1. The recorded plat shall be in conformance with the Verde Trails Unit I Parcel 7 Final Plat submitted on April 29, 2019.
2. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required prior to issuance of any permits for this project.

PROPOSED MOTION:

I move that City Council **APPROVE** application PL-19-0037, a request for approval of a Final Plat for Verde Trails Unit I Parcel 7, subject to two (2) recommended conditions of approval.



Aerial Photograph

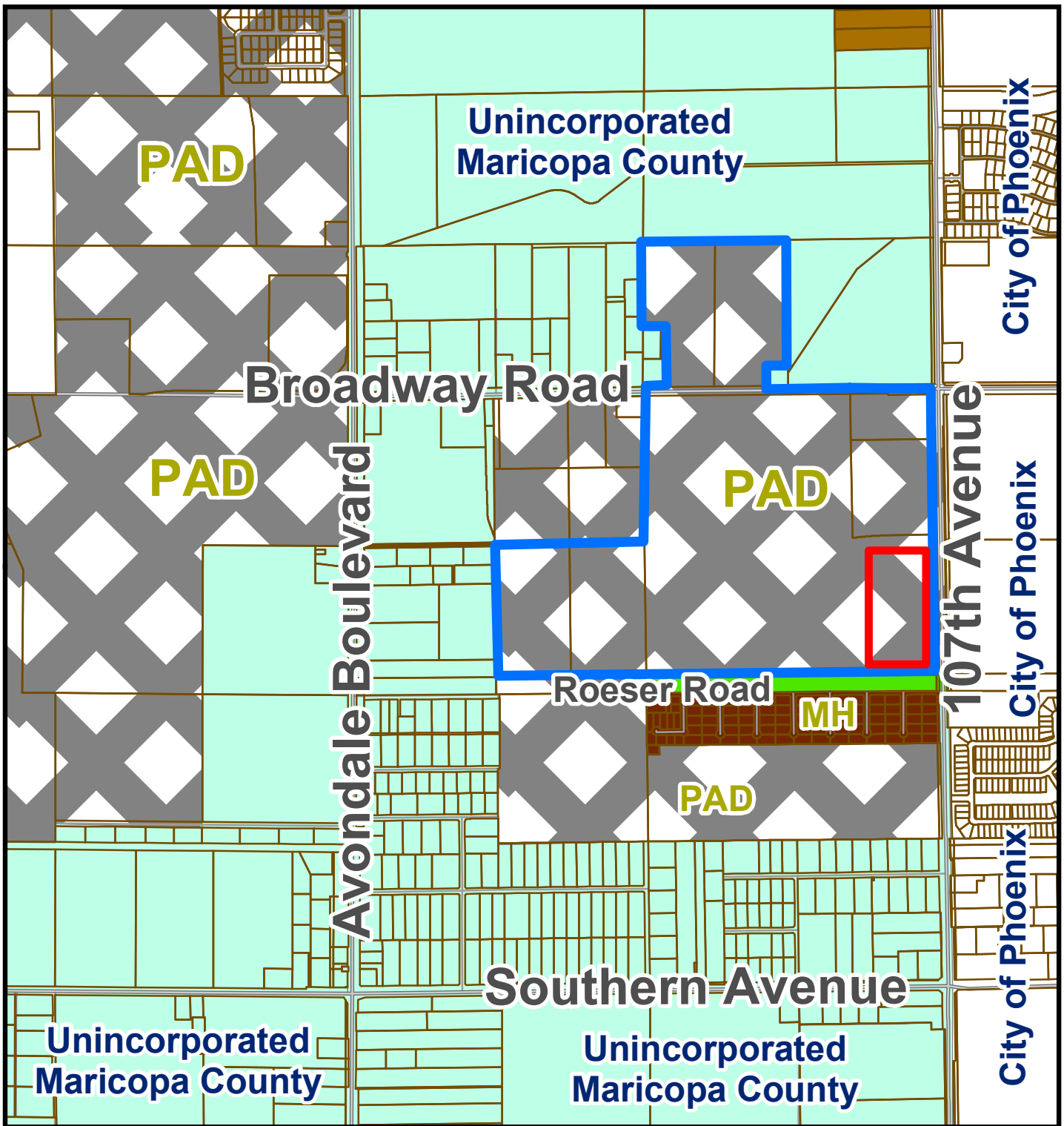


Verde Trails Unit I



Parcel 7





Zoning Vicinity Map

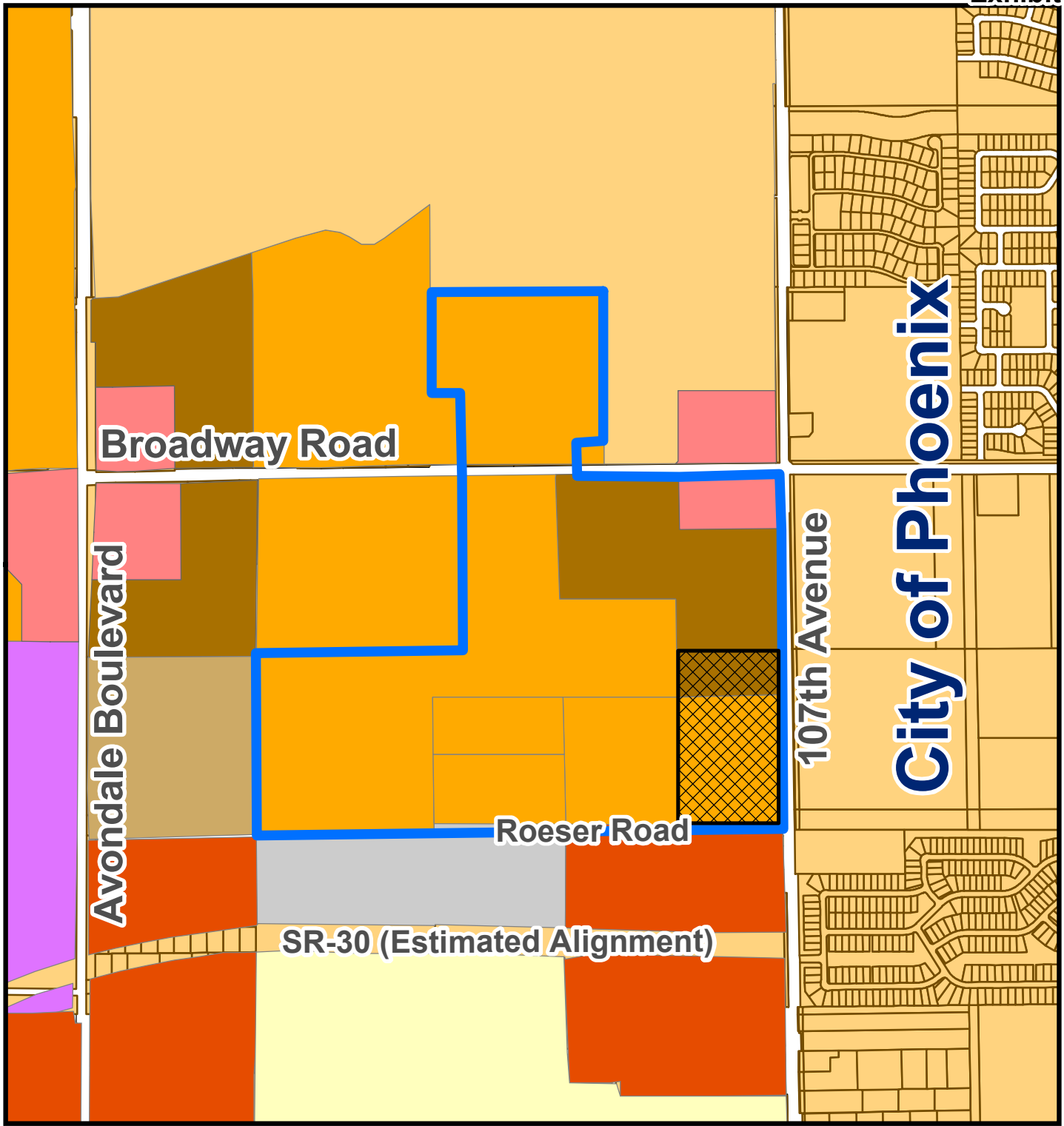


Verde Trails Unit I



Parcel 7





General Plan Land Use Map

- | | | |
|--------------------------------|---------------------------------|---------------------|
| Medium Density Residential | Rural Low Density Residential | Freeway Commercial |
| Estate Low Density Residential | Medium/High Density Residential | Office/Professional |
| High Density Residential | Local Commercial | |
| Mixed Use | | |
| Verde Trails Unit I | Parcel 7 | |



Exhibit D

Verde Trails Unit I Parcel 7
Proposed Final Plat

FINAL PLAT
FOR
"VERDE TRAILS - PARCEL 7"

BEING A RE-PLAT OF PARCEL 7 AS SHOWN ON THE MASTER PLAT
FOR VERDE TRAILS UNIT 1, PHASE 1, AS RECORDED IN BOOK 1452,
PAGE 15, OF MARICOPA COUNTY RECORDS, BEING WITHIN A
PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP
1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT HILCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER OF PARCEL 7, BEING A RE-PLAT UNDER THE NAME "VERDE TRAILS - PARCEL 7" BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "VERDE TRAILS - PARCEL 7" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH STREET, LOT AND TRACT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THE OWNERS, AS LISTED ABOVE, HEREBY DEDICATES IN FEE ALL RIGHT TITLE AND INTEREST TO THE CITY FOR USE AS SUCH, THE STREET RIGHTS OF WAY AS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED TO THE CITY FOR THE PURPOSES SHOWN HEREON.

TRACTS A THROUGH I ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION.

THE CITY OF AVONDALE IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, HARDSCAPE AND RETENTION AREAS ON TRACTS A THROUGH M. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF AVONDALE AT ANY SUCH TIME WHEN THE GRANTOR, ITS SUCCESSORS OR ASSIGNEES, INCLUDING A HOMEOWNERS ASSOCIATION FORMED OVER THIS SUBDIVISION FAILS TO EXIST AND PROVIDE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, RETENTION AREAS AND/OR HARDSCAPE.

NOTWITHSTANDING THE FOREGOING, HILCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, HERINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER", HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED, EXCEPT IF RELEASED PRIOR THERETO AS HERINAFTER DESCRIBED. SUCH INTEREST IS TO BE ACQUIRED BY A COMMUNITY FACILITIES DISTRICT THAT HAS BEEN OR WILL BE ESTABLISHED. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT DEVELOPMENT AGREEMENT THAT MAY BE ENTERED INTO AMONG THE OWNER, SUCH DISTRICT AND THE MUNICIPALITY.) SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT DEVELOPMENT AGREEMENT AND NOVEMBER 1, 2025.

IN WITNESS WHEREOF:

HILCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER HAS HERUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF _____ ITS _____ HERETO DULY AUTHORIZED THIS _____ DAY OF _____, 2019.

HILCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME, THIS _____ DAY OF _____, 2019, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF HILCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THAT HE/SHE, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SITE DATA

GROSS AREA	700,018.60 SQ. FT.	16.0702 AC.
RIGHT OF WAY	142,333.93 SQ. FT.	3.2675 AC.
NET AREA	557,684.67 SQ. FT.	12.8027 AC.
STREET LENGTHS	2,879.41 LINEAR FT.	
TOTAL LOTS	70	
DENSITY (GROSS)	4.4 D.U. / ACRE	
DENSITY (NET)	5.4 D.U. / ACRE	
EXISTING ZONING	P.A.D.	
TOTAL TRACT AREA *	147,389.92 SQ. FT.	3.3836 AC.

* SEE SHEET 2 OF 5 FOR TRACT TABLES

OWNER

HILCREST RESIDENTIAL 1, LP
17700 N. PAGESSETT WAY
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 515-3255
CONTACT: TIM BRISLIN
tbrislin@harvardinvestments.com

UTILITIES

WATER - CITY OF AVONDALE
SEWER - CITY OF AVONDALE
REFUSE COLLECTION - CITY OF AVONDALE
FIRE PROTECTION - CITY OF AVONDALE
POLICE PROTECTION - CITY OF AVONDALE
ELECTRIC - SALT RIVER PROJECT
CABLE/TELEPHONE - CENTURYLINK/COX COMMUNICATIONS
GAS - SOUTHWEST GAS CORPORATION

AREA

GROSS = 16.0702 ACRES / 700,018.60 SQ. FT.
NET (LESS R/W) = 12.8027 ACRES / 557,684.67 SQ. FT.

BASIS OF BEARING

BASIS OF BEARING IS S00°06'28"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

100-YEAR ASSURED WATER SUPPLY

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

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 30, 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 FLUSH ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 30 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHEAST CORNER THEREOF BEARS NORTH 01°08'51" WEST, 2655.67 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, NORTH 01°08'51" WEST, 150.01 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°21'06" WEST, 65.00 FEET ALONG A LINE WHICH IS 150.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID PARALLEL LINE, SOUTH 89°21'06" WEST, 615.02 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 01°08'51" WEST, 1132.14 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2560.00 FEET, THE CENTER OF WHICH BEARS SOUTH 05°33'13" EAST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°13'11", AN ARC LENGTH OF 99.18 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 47°07'44" EAST, 27.80 FEET;

THENCE NORTH 87°43'37" EAST, 60.01 FEET;

THENCE NORTH 43°51'09" EAST, 28.28 FEET;

THENCE NORTH 88°51'09" EAST, 386.00 FEET;

THENCE SOUTH 46°08'51" EAST, 42.43 FEET;

THENCE SOUTH 01°08'51" EAST, 1115.07 ALONG A LINE WHICH IS 65.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING.

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS
kpangus@hgwilson.com

SHEET INDEX

FP01 - COVER SHEET
FP02 - TRACT TABLE, LOT TABLE, KEY MAP, DETAIL
FP03 - FP05 - PLAT SHEETS

NOTES

- ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY AND LANDSCAPE MEDIAN ARE TO BE MAINTAINED BY THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON PROFIT ORGANIZATION, EXCLUDING MEDIAN ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS, AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES UNDER 69KV SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID).
- LOTS THAT REQUIRE POSITIONING THE NON-LIVING SPACE SIDE WITH INTERSECTION TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 2, 61, AND 67)
- ALL STORM DRAIN PIPES FROM THE CATCH BASINS TO THE RETENTION BASINS, AND ALL SPILLWAYS FROM THE SCUPPERS TO THE RETENTION BASINS, SHALL BE MAINTAINED BY THE HOA.

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (1) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (2) WITHIN TWO (2) YEARS AFTER RECORDED OF THE SUBDIVISION PLAT. WHICHEVER DATE IS FIRST TO OCCUR, THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER, CONSISTENT WITH CURRENT ARIZONA BOUNDARY MINIMUM STANDARDS.

HILCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

ITS: _____

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2019. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

KIRK J. PANGUS
RLS# 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hgwilson.com



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

APPROVALS AND ACCEPTANCE OF DEDICATION

PLAT APPROVED AND DEDICATED RIGHT-OF-WAY AND EASEMENTS ACCEPTED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA

THIS _____ DAY OF _____, 2019

MAYOR _____ DATE _____
ATTEST: CITY CLERK _____ DATE _____
CITY ENGINEER _____ DATE _____

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 | F: 602.568.2436
PHOENIX, AZ 85016
www.hilgartin.com

VERDE TRAILS PARCEL 7
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

PROJ. NO: 1377
DATE: APR 2019
SCALE: NONE
DRAWN: GS
APPROVED: KJP
MUNICIPAL TRACKING NO:
PL-19-0037

DWG. NO.
FP01
SHT. 1 OF 5

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	5540	0.127
LOT : 2	5580	0.128
LOT : 3	5580	0.128
LOT : 4	5580	0.128
LOT : 5	5580	0.128
LOT : 6	5580	0.128
LOT : 7	5551	0.127
LOT : 8	5582	0.128
LOT : 9	5182	0.119
LOT : 10	5175	0.119
LOT : 11	5175	0.119
LOT : 12	5175	0.119
LOT : 13	5183	0.119
LOT : 14	5182	0.119
LOT : 15	5175	0.119
LOT : 16	5175	0.119
LOT : 17	5175	0.119
LOT : 18	5182	0.119
LOT : 19	5962	0.137
LOT : 20	5786	0.133

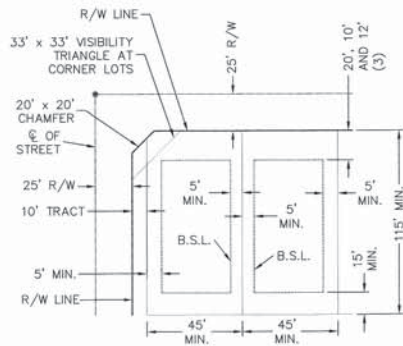
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 21	5715	0.131
LOT : 22	5715	0.131
LOT : 23	5715	0.131
LOT : 24	5819	0.134
LOT : 25	8797	0.202
LOT : 26	10892	0.250
LOT : 27	7668	0.176
LOT : 28	5335	0.122
LOT : 29	5355	0.123
LOT : 30	5355	0.123
LOT : 31	5355	0.123
LOT : 32	5355	0.123
LOT : 33	5823	0.134
LOT : 34	9833	0.226
LOT : 35	9818	0.225
LOT : 36	7142	0.164
LOT : 37	5850	0.134
LOT : 38	5715	0.131
LOT : 39	5715	0.131
LOT : 40	5715	0.131

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	7554	0.173
LOT : 42	8756	0.201
LOT : 43	8055	0.185
LOT : 44	5571	0.128
LOT : 45	5355	0.123
LOT : 46	5355	0.123
LOT : 47	5355	0.123
LOT : 48	5355	0.123
LOT : 49	5182	0.119
LOT : 50	5175	0.119
LOT : 51	5175	0.119
LOT : 52	5175	0.119
LOT : 53	5182	0.119
LOT : 54	5182	0.119
LOT : 55	5175	0.119
LOT : 56	5175	0.119
LOT : 57	5175	0.119
LOT : 58	5182	0.119
LOT : 59	5355	0.123
LOT : 60	5373	0.123

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 61	5476	0.126
LOT : 62	5570	0.128
LOT : 63	5580	0.128
LOT : 64	5580	0.128
LOT : 65	5580	0.128
LOT : 66	5580	0.128
LOT : 67	5580	0.128
LOT : 68	5580	0.128
LOT : 69	5580	0.128
LOT : 70	5539	0.127

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.1205	COMMON AREA & DRAINAGE
TRACT B	0.0459	COMMON AREA
TRACT C	0.0459	COMMON AREA
TRACT D	0.5961	COMMON AREA & DRAINAGE
TRACT E	0.0459	COMMON AREA
TRACT F	0.0459	COMMON AREA
TRACT G	2.4328	COMMON AREA & DRAINAGE
TRACT H	0.0253	COMMON AREA
TRACT I	0.0253	COMMON AREA

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 PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.



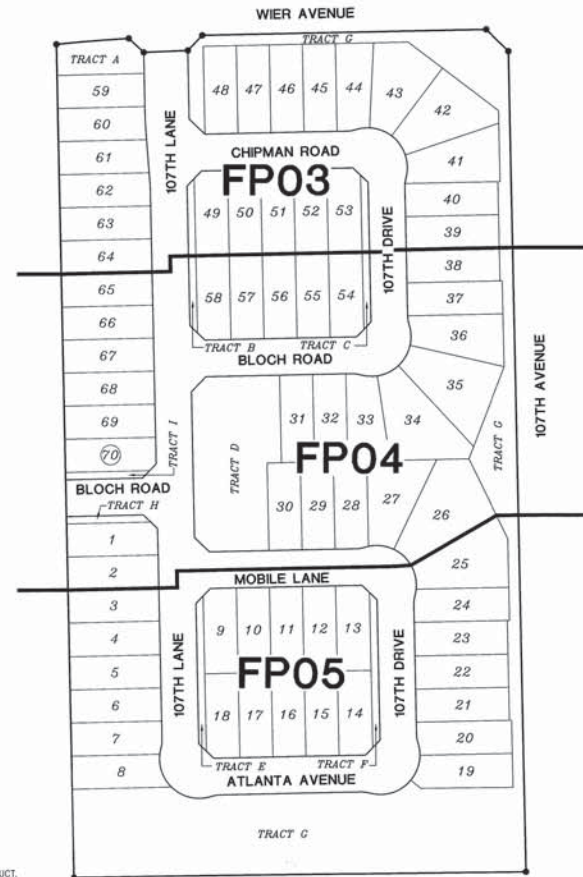
TYPICAL LOT SETBACKS 5175 DISTRICT
SCALE = N.T.S.

MIN LOT AREA 5,175 SQ. FT., 45'X115'

NOTES:

- (1) A MINIMUM 5' SIDE SETBACK WILL BE REQUIRED FOR ALL DETACHED PRODUCT. IN ALL CONDITIONS WITH A 5'/5' SIDE SETBACK, THE AIR CONDITIONING UNIT WILL BE REQUIRED TO BE PLACED IN THE REAR YARD AND/OR LOCATED ON THE SIDE YARD OPPOSITE THE ACCESS GATE.
- (2) FIREPLACES, BAY WINDOWS AND OTHER BUILDING POP-OUTS WILL ENCRACH INTO FRONT, SIDE AND REAR SETBACKS A MAXIMUM OF 3'.
- (3) MEASURED FROM BACK OF SIDEWALK: 20' TO FACE OF GARAGE, 12' TO LIVABLE AREA, AND 10' TO SIDE-ENTRY GARAGE.

KEY MAP:

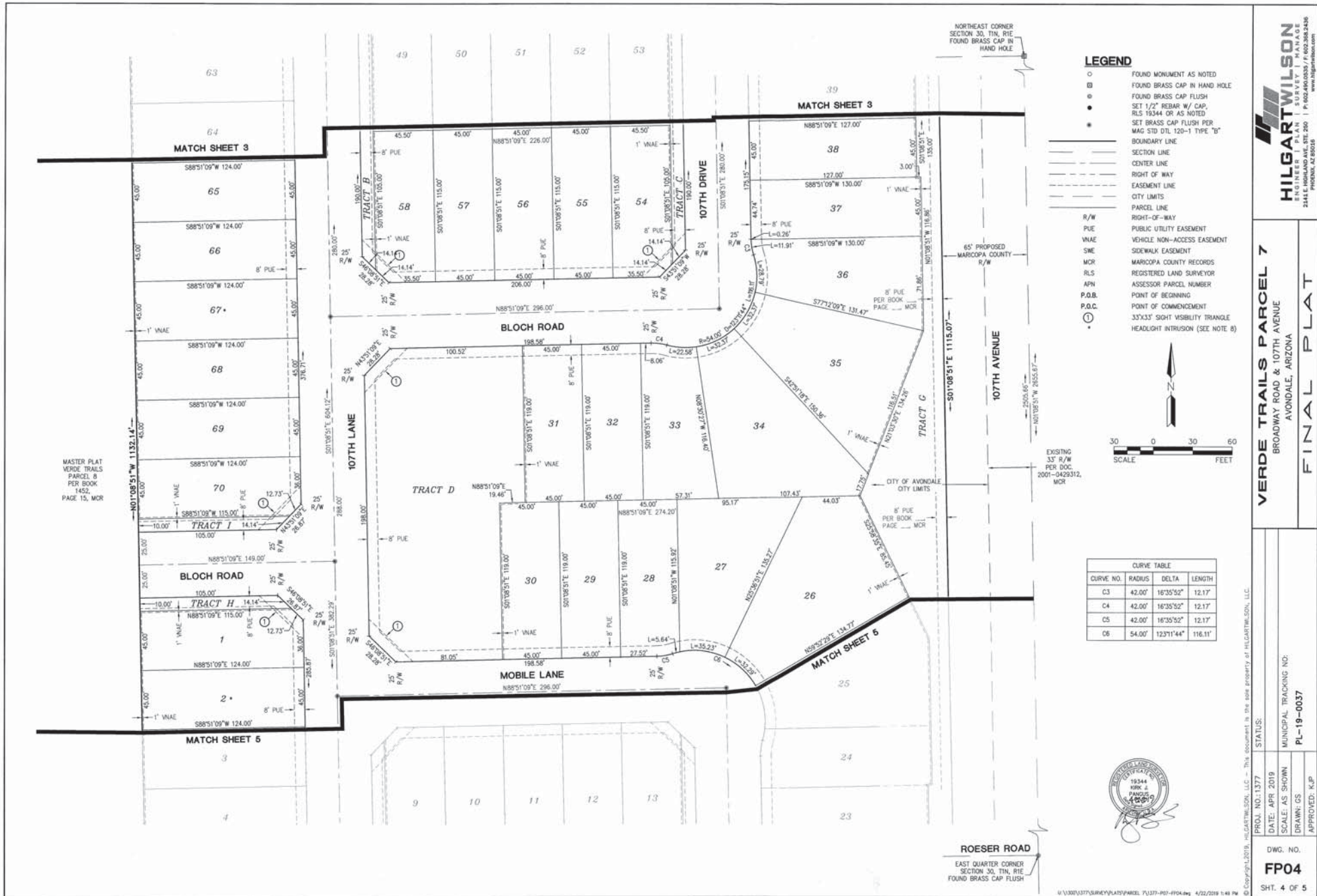


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www.hilgartwilson.com

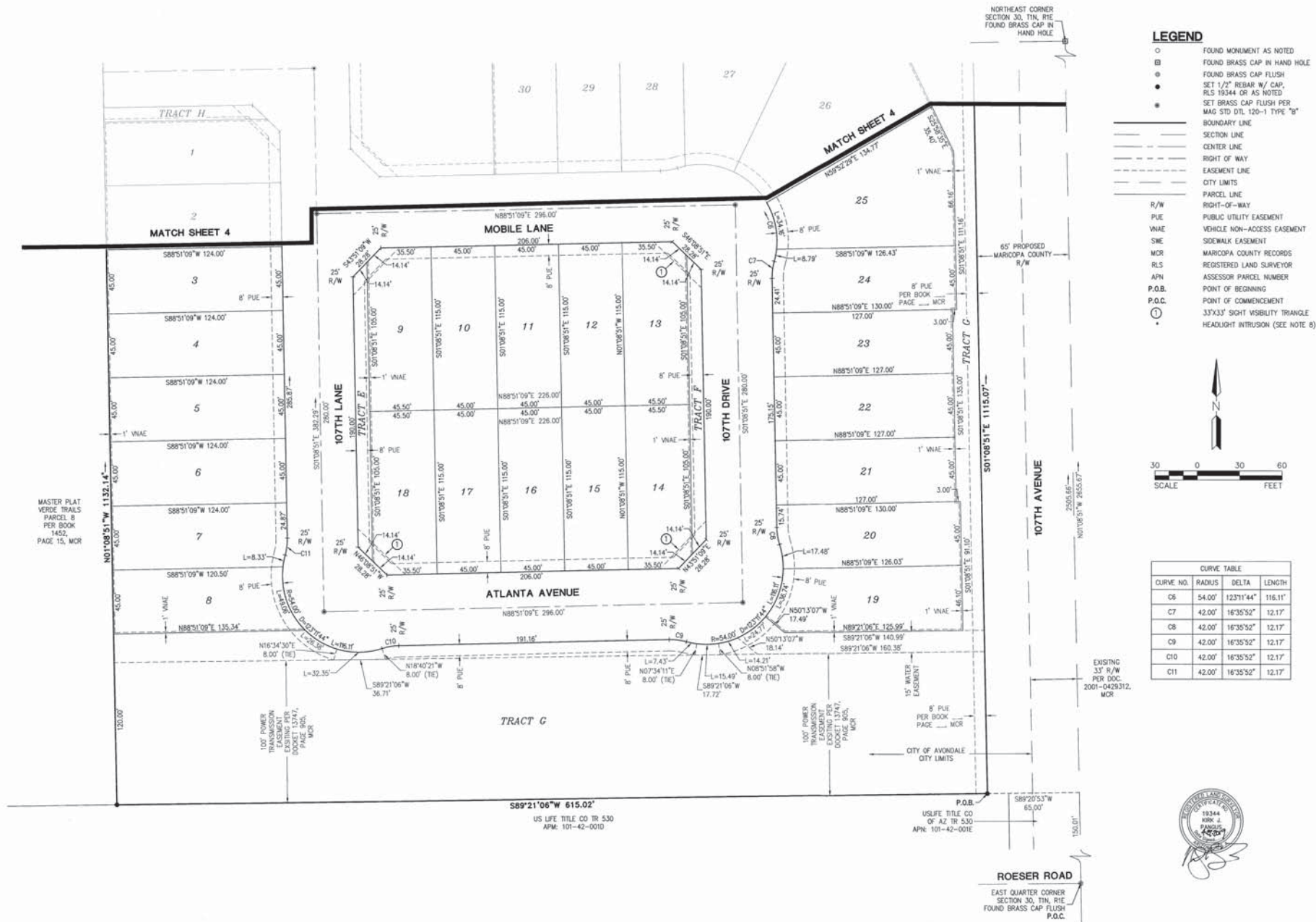
VERDE TRAILS PARCEL 7
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

PROJ. NO. 1377
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: GS
APPROVED: K.P.
STATUS:
MUNICIPAL TRACKING NO: PL-19-0037

DWG. NO. **FP02**
SHT. 2 OF 5



MASTER PLAT
VERDE TRAILS
PARCEL 8
PER BOOK
1452,
PAGE 15, MOR



HILGARTWILSON
ENGINEER | PLAT | SURVEY | MAPS
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PHOENIX, AZ 85015
www.hilgartwilson.com

VERDE TRAILS PARCEL 7
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA

PROJ. NO. 1377
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: GS
APPROVED: KJP

DWG. NO.
FP05
SHT. 5 OF 5



CITY COUNCIL REPORT

SUBJECT: Final Plat of Verde Trails Unit I Parcel 8 (Application PL-18-0329)

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development and Engineering Services Department Director

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

PURPOSE:

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 8 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 99 single-family lots, 12 common area tracts, and dedicate local streets and easements on 26.4 gross acres located west of the southwest corner of 107th Avenue and the planned Wier Avenue. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

BACKGROUND:

Verde Trails Parcel 8 (Exhibits A, B, and C) is an approximately 26.4-acre parcel located west of the southwest corner of 107th Avenue and the planned Wier Avenue alignment. The property is zoned Planned Area Development (PAD), originally approved by City Council in 2007 and amended in May 2018.

Parcel 8 is a portion of the planned 213-acre Verde Trails Unit I master development for which a Preliminary Plat was approved by City Council in August 2018 and amended in February 2019. Both the approved PAD zoning and the approved Preliminary Plat allow for development of Parcel 8 with a total of 99 minimum 45'x115' (5,175 square foot) lots for single-family residential use.

A Master Final Plat for Verde Trails Unit I, which created the overall parcel boundaries for Verde Trails Unit I but did not divide the parcels into individual residential lots, was approved by City Council in February 2019. A Final Plat is needed to divide the 26.4-acre master parcel into individual residential lots, open space tracts, and dedicate local street rights-of-way and easements.

The majority of Parcel 8 features a General Plan Land Use Map designation of Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached single-family residential at a density range of 2.5 to 4.0 dwelling units per acre, and a target density of 2.5. A small portion of the northeast corner of the parcel is designated as High Density Residential (HDR). The HDR designation accommodates development of patio homes, apartments, condominiums, and/or townhomes at a density of 12 to 30 dwelling units per acre, and a target density of 20. The property's approved Planned Area Development (PAD) zoning and approved Preliminary Plat supersede the current General Plan designations

that are applied to the site.

Except to the south, Parcel 8 is surrounded by other portions of the planned Verde Trails master development:

- **East:** Verde Trails Unit I Parcel 7, 16.1 acres to be developed with 70 single-family detached residential lots with a minimum area of 5,175 square feet.
- **West:** Verde Trails Unit I Parcels 9 and 10, 19.2 acres to be developed with 55 single-family residential lots with a minimum area of 8,105 square feet and the community's 4.4-acre central recreational area.
- **North:** Across Wier Avenue, Verde Trails Unit I Parcel 4, 25.8 acres to be developed with 115 single-family residential lots with a minimum area of 5,175 square feet.
- **South:** Terra Mobile Ranchettes, an 83-lot single-family residential subdivision located in the City of Avondale and zoned Manufactured Home Park (MH).

SUMMARY OF REQUEST:

The applicant is requesting approval of a Final Plat (Exhibit D) for Verde Trails Unit I Parcel 8. In conformance with the approved Verde Trails Unit I Preliminary Plat, the proposed Final Plat subdivides the 26.4-acre parcel into 99 single-family residential lots with a minimum area of 6,000 square feet (50'x120'), creates 12 common area tracts for active and passive open space totaling 6.5 acres, and dedicates rights-of-way and easements along all local streets within this portion of the master planned community. Vehicular access into Parcel 8 is provided from Wier Avenue, a planned collector roadway that will connect to 107th Avenue, as well as local street access to Verde Trails Parcel 7 (through which 107th Avenue is accessible) and Parcel 10. The Verde Trails Homeowner's Association (HOA) will maintain all open space areas, landscape tracts, and right-of-way landscaping, including landscaped medians in local streets.

City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for the Verde Trails Unit I Parcel 8 subdivision as a separate agenda item.

PUBLIC PARTICIPATION:

Public notification is not required for Final Plat applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review Final Plat applications.

ANALYSIS:

- The proposed Final 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 Final Plat is in conformance with the City of Avondale's Zoning Ordinance, Subdivision Regulations, Verde Trails Planned Area Development (PAD) Development Plan, and meets all conditions of these prior approvals.
- The proposed Final Plat conforms to the approved Preliminary Plat for Verde Trails Unit I, dedicating rights-of-way and easements as necessary to serve that future development. All conditions of Preliminary Plat approval relevant to Parcel 8 have been satisfied

- Final Landscape, Open Space, Amenity, Wall, and Photometric Plans for this project have been approved. The approved plans are consistent with the preliminary plans approved by City Council.
- As stipulated at the time of Preliminary Plat approval, the applicant is required to extinguish the property's groundwater rights and pledge those rights to the City's assured water supply account prior to issuance of any permits for the project. This requirement ensures that the City will have an adequate water supply in the future. The applicant has begun the transfer process; Staff will ensure that no permits are issued for the development until the process is complete.

DISCUSSION:

1. The proposed Final Plat is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
2. The proposed Final Plat is in conformance with the Verde Trails PAD Development Plan, including conditions of approval.
3. The proposed Final Plat is in conformance with the approved Verde Trails Unit I 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.

INITIATIVE: Create and support diverse recreation and education opportunities

- STRATEGIC GOAL: Provide multi-generational recreation events and programs.

BUDGET IMPACT:

No budget impacts.

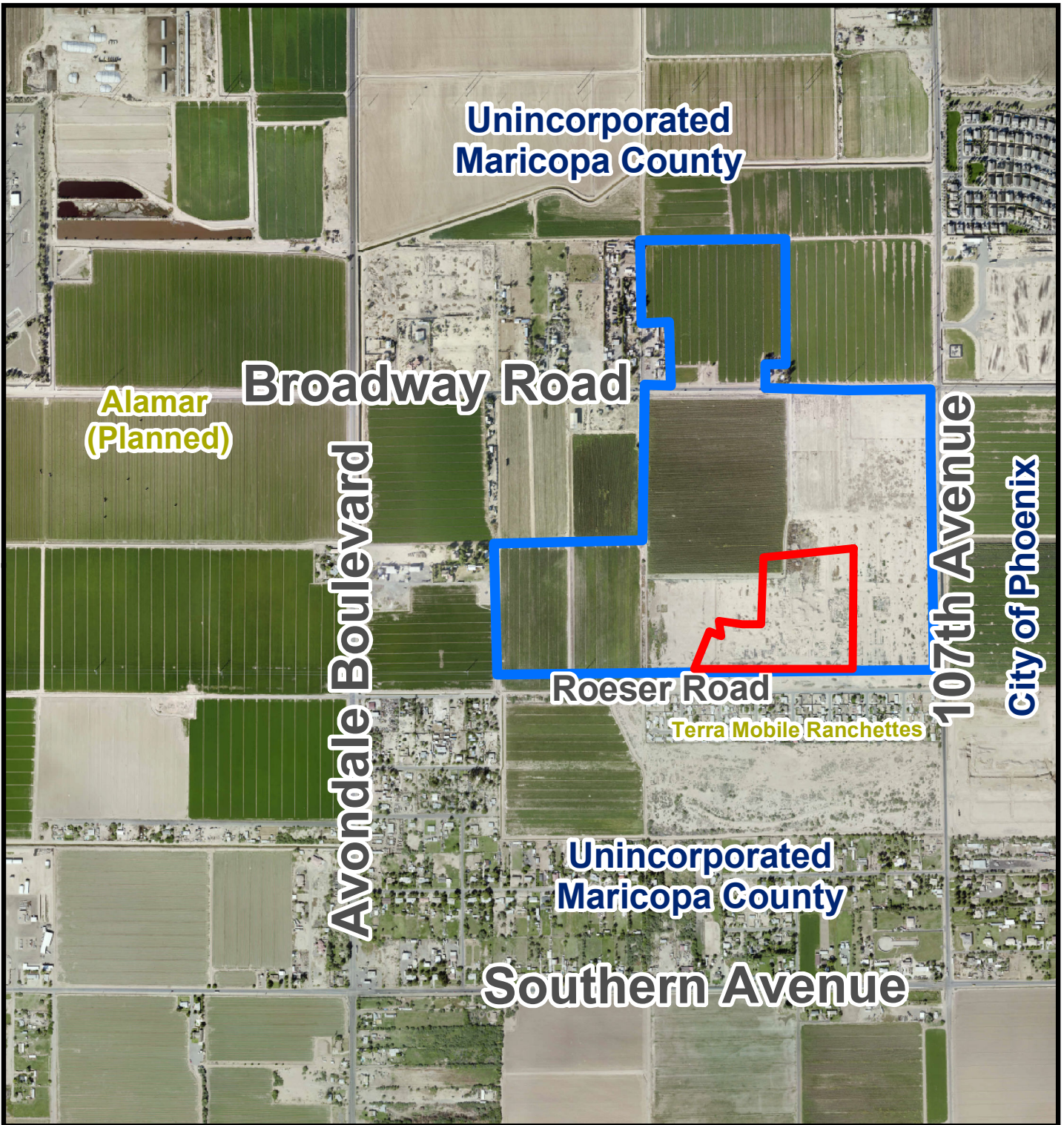
RECOMMENDATION:

Staff recommends that City Council **APPROVE** application PL-18-0329 with two (2) recommended conditions of approval, as follows:

1. The recorded plat shall be in conformance with the Verde Trails Unit I Parcel 8 Final Plat submitted on April 29, 2019.
2. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required prior to issuance of any permits for this project.

PROPOSED MOTION:

I move that City Council **APPROVE** application PL-18-0329, a request for approval of a Final Plat for Verde Trails Unit I Parcel 8, subject to two (2) recommended conditions of approval.



Aerial Photograph

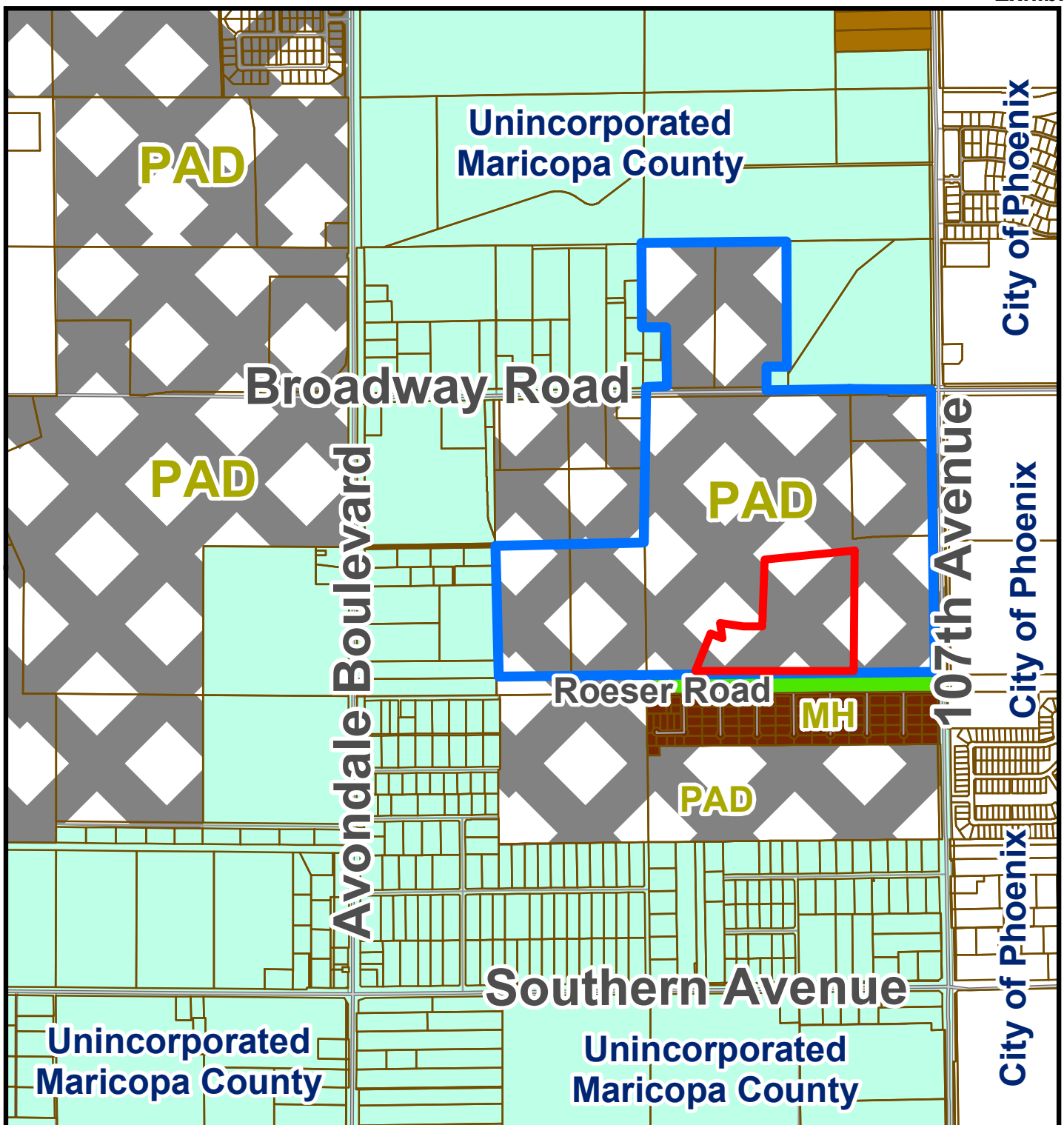


Verde Trails Unit I



Parcel 8



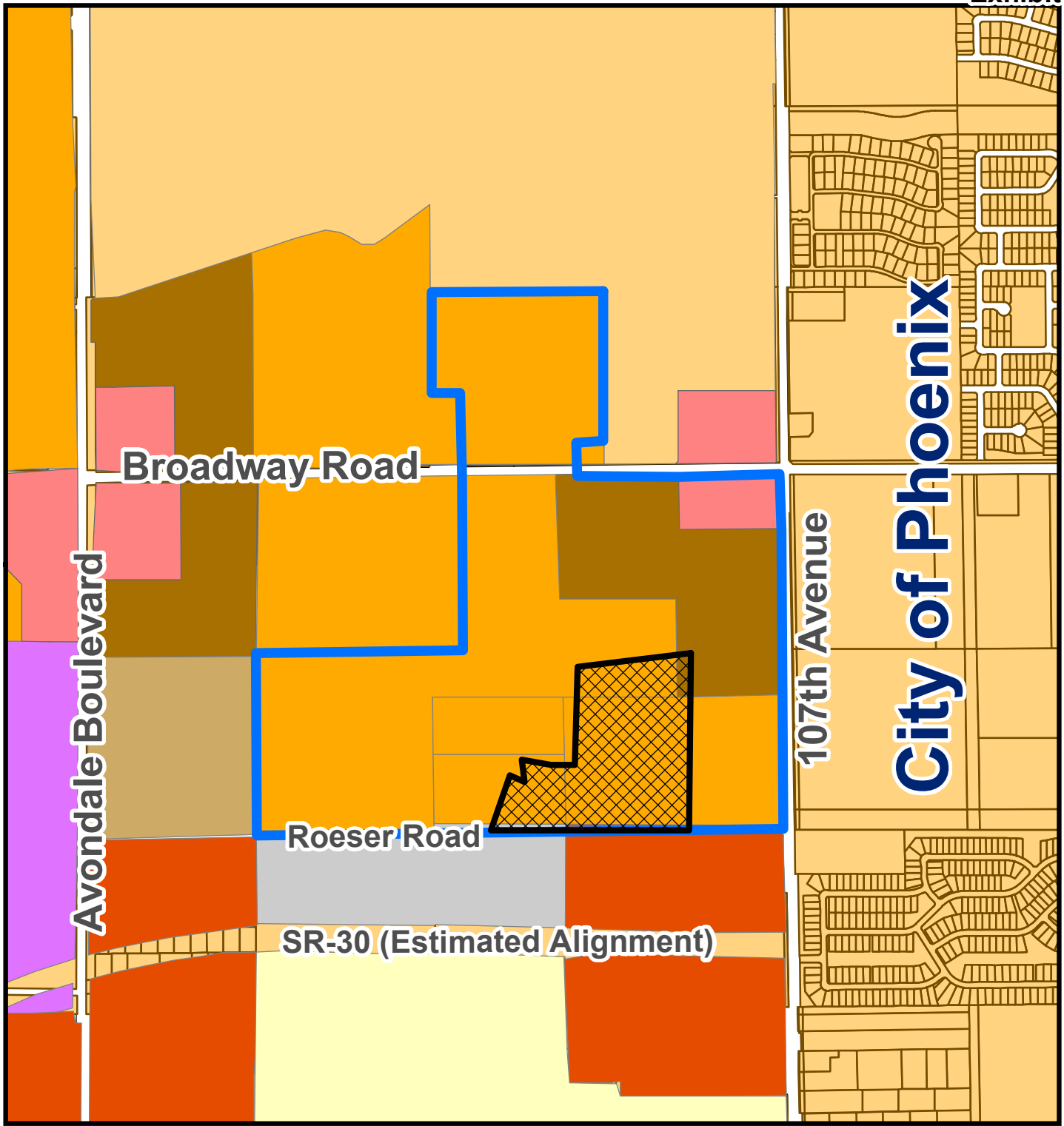


Zoning Vicinity Map



- Verde Trails Unit I
- Parcel 8





General Plan Land Use Map

- | | | |
|--------------------------------|---------------------------------|---------------------|
| Medium Density Residential | Rural Low Density Residential | Freeway Commercial |
| Estate Low Density Residential | Medium/High Density Residential | Office/Professional |
| High Density Residential | Local Commercial | |
| Mixed Use | | |
| Verde Trails Unit I | Parcel 8 | |



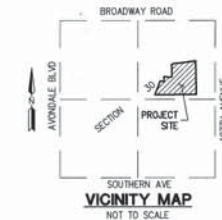
Exhibit D

Verde Trails Unit I Parcel 8
Proposed Final Plat

Submitted April 29, 2019

FINAL PLAT FOR "VERDE TRAILS - PARCEL 8"

BEING A RE-PLAT OF PARCEL 8 AS SHOWN ON THE MASTER PLAT FOR VERDE TRAILS, UNIT 1, PHASE 1, AS RECORDED IN BOOK 1452, PAGE 15, OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT HILCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER OF PARCEL 8, BEING A RE-PLAT UNDER THE NAME "VERDE TRAILS - PARCEL 8" BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "VERDE TRAILS - PARCEL 8" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH STREET, LOT AND TRACT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THE OWNERS, AS LISTED ABOVE HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE PUBLIC STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE HEREON DESCRIBED PREMISES.

THE OWNERS LISTED ABOVE, HEREBY DEDICATES IN FEE ALL RIGHT, TITLE AND INTEREST TO THE CITY FOR USE AS SUCH, THE STREET RIGHT OF WAYS AS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED TO THE CITY FOR THE PURPOSES SHOWN HEREON.

TRACTS A THROUGH L ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION.

THE CITY OF AVONDALE IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, HARDSCAPE AND RETENTION AREAS ON TRACT(S) A THROUGH L. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF AVONDALE AT ANY SUCH TIME WHEN THE GRANTOR, ITS SUCCESSORS OR ASSIGNEES, INCLUDING A HOMEOWNERS' ASSOCIATION FORMED OVER THIS SUBDIVISION FAILS TO EXIST AND PROVIDE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, RETENTION AREAS AND/OR HARDSCAPE.

NOTWITHSTANDING THE FOREGOING, HILCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, HERINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER", HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED, EXCEPT IF RELEASED PRIOR THERETO AS HERINAFTER DESCRIBED. SUCH INTEREST IS TO BE ACQUIRED BY A COMMUNITY FACILITIES DISTRICT THAT HAS BEEN OR WILL BE ESTABLISHED. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT DEVELOPMENT AGREEMENT THAT MAY BE ENTERED INTO AMONG THE OWNER, SUCH DISTRICT AND THE MUNICIPALITY.) SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT DEVELOPMENT AGREEMENT AND NOVEMBER 1, 2065.

IN WITNESS WHEREOF:

HILCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER HAS HERETO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF _____ ITS _____ THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2019.

HILCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2019, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF HILCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THAT HE/SHE, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SITE DATA

GROSS AREA	1,151,037 SQ. FT.	26.4242 AC.
RIGHT OF WAY	226,155 SQ. FT.	5.1918 AC.
NET AREA	924,882 SQ. FT.	21.2324 AC.
STREET LENGTHS	4,408 LINEAR FT.	
TOTAL LOTS	99	
DENSITY (GROSS)	3.7 D.U. / ACRE	
DENSITY (NET)	4.7 D.U. / ACRE	
EXISTING ZONING	P.A.D.	
TOTAL TRACT AREA *	281,532 SQ. FT.	6.4631 AC.

* SEE SHEET 2 OF 7 FOR TRACT TABLES

OWNER

HILCREST RESIDENTIAL 1, LP
17700 N. PACESETTER WAY
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 515-3255
CONTACT: TIM BRISLIN
tbrislin@harcvestments.com

UTILITIES

WATER - CITY OF AVONDALE
SEWER - CITY OF AVONDALE
REFUSE COLLECTION - CITY OF AVONDALE
FIRE PROTECTION - CITY OF AVONDALE
POLICE PROTECTION - CITY OF AVONDALE
ELECTRIC - SALT RIVER PROJECT
CABLE/TELEPHONE - CENTURYLINK/COX COMMUNICATIONS
GAS - SOUTHWEST GAS CORPORATION

AREA

GROSS = 26.4242 ACRES / 1,151,037 SQ. FT.
NET (LESS R/W) = 21.2324 ACRES / 924,882 SQ. FT.

BASIS OF BEARING

BASIS OF BEARING IS 500°08'28" ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

100-YEAR ASSURED WATER SUPPLY

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

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED WITHIN NORTHEAST QUARTER OF SECTION 30, 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 NORTHWEST CORNER OF SAID SECTION 30 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER THEREOF BEARS SOUTH 00°08'28" EAST, 2620.61 FEET;
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30,
SOUTH 00°08'28" EAST, 1407.49 FEET;
THENCE LEAVING SAID WEST LINE, NORTH 89°51'32" EAST, 3669.72 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88°36'33" EAST, 50.00 FEET;
THENCE NORTH 43°12'52" EAST, 28.48 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2540.00 FEET, THE CENTER OF WHICH BEARS NORTH 02°24'21" WEST;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°21'15", AN ARC LENGTH OF 237.36 FEET TO A TANGENT LINE;
THENCE NORTH 82°14'24" EAST, 417.27 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2560.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°12'22", AN ARC LENGTH OF 98.58 FEET TO A TANGENT LINE;
THENCE SOUTH 07°06'51" EAST, 1132.14 FEET TO A LINE BEING 150.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 30;
THENCE ALONG SAID PARALLEL LINE, SOUTH 89°21'06" WEST, 1409.01 FEET;
THENCE LEAVING SAID PARALLEL LINE, NORTH 21°29'58" EAST, 453.35 FEET;
THENCE NORTH 14°50'35" EAST, 46.43 FEET;
THENCE SOUTH 80°17'36" EAST, 124.22 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 475.00 FEET, THE CENTER OF WHICH BEARS NORTH 75°44'05" WEST;
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'20", AN ARC LENGTH OF 52.41 FEET TO A TANGENT LINE;
THENCE NORTH 07°56'35" EAST, 52.82 FEET;
THENCE NORTH 36°26'57" WEST, 21.44 FEET;
THENCE NORTH 09°26'46" EAST, 50.00 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1475.00 FEET, THE CENTER OF WHICH BEARS NORTH 09°26'46" EAST;
THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°36'56", AN ARC LENGTH OF 247.54 FEET TO A NON-TANGENT LINE;
THENCE NORTH 44°01'32" EAST, 28.08 FEET;
THENCE NORTH 01°23'27" WEST, 421.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANOSU, RLS
kpanosu@hilgartwilson.com

SHEET INDEX

FP01-COVER SHEET
FP02-TRACT TABLE, SHEET MATCH LINES
LEGAL DESCRIPTION, DETAILS
FP03-FP07-PLAT SHEETS

NOTES

- ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY AND LANDSCAPE MEDIAN IS TO BE MAINTAINED BY THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION, EXCLUDING MEDIAN ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES UNDER 60KV SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID).
- ALL STORM DRAIN PIPES FROM THE CATCH BASINS TO THE RETENTION BASINS, AND ALL SPILLWAYS FROM THE CATCH BASINS TO THE RETENTION BASINS, SHALL BE MAINTAINED BY THE HOA.

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVISION TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (i) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (ii) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER, CONSISTENT WITH CURRENT ARIZONA BOUNDARY MINIMUM STANDARDS.

HILCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

ITS: _____

APPROVALS AND ACCEPTANCE OF DEDICATION

PLAT AND DEDICATED RIGHT OF WAY AND EASEMENTS ACCEPTED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA

THIS _____ DAY OF _____, 2019

MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

KIRK J. PANOSU
RLS# 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P. 602-490-0535
kpanosu@hilgartwilson.com



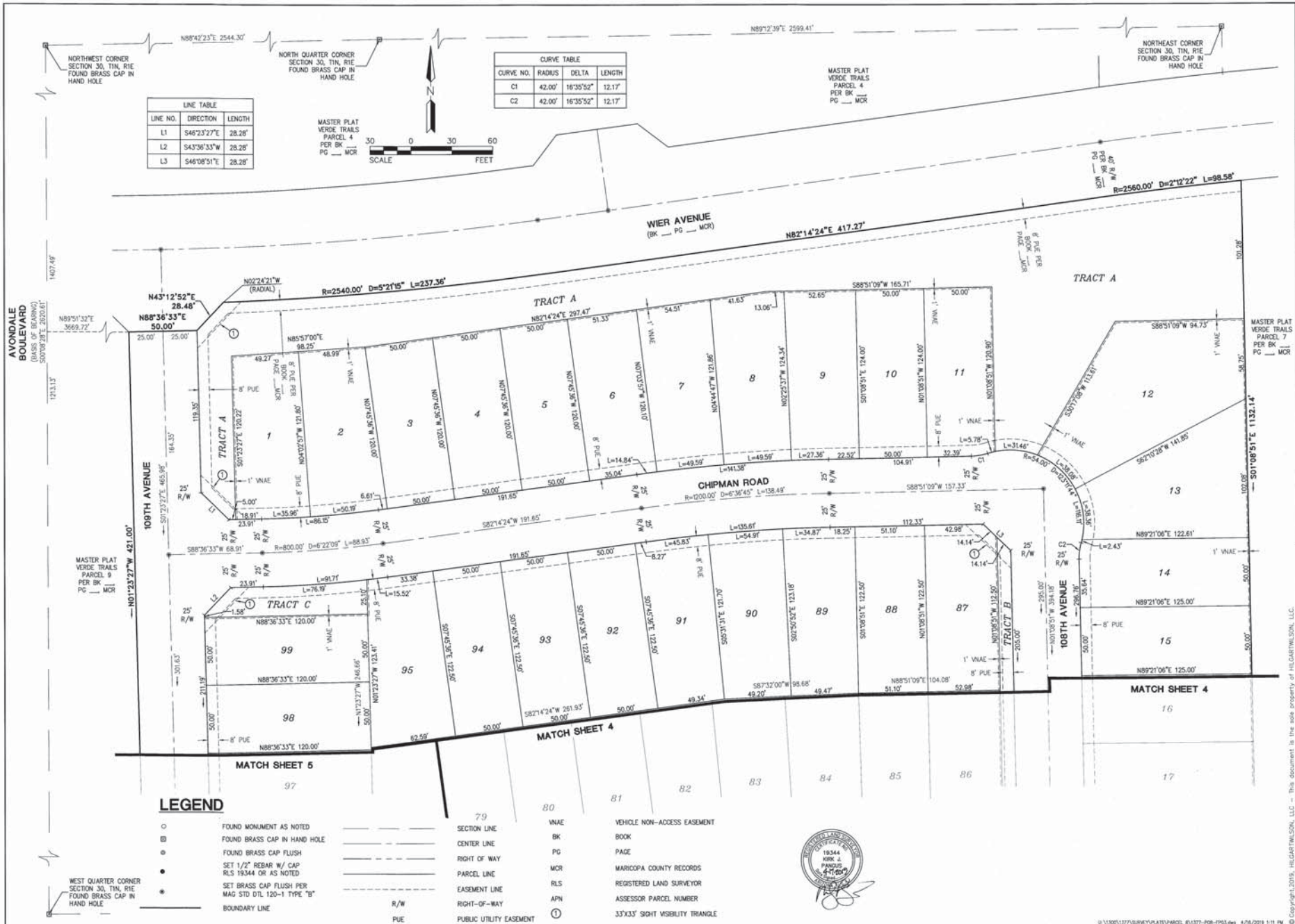
NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

HILGARTWILSON
ENGINEERS | PLANNERS | SURVEYORS | MANAGERS
2141 E. HIGHLAND AVE., STE. 250 | P. 602-490-0535 | F. 602-568-3430
www.hilgartwilson.com

VERDE TRAILS - PARCEL 8
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

STATUTE:
PROJ. NO: 1377
DATE: APR 2019
SCALE: NONE
MUNICIPAL TRACKING NO:
DRAWN: DS
APPROVED: KJP

DWG. NO.
FP01
SHT. 1 OF 7



HILGARTWILSON
 2441 L. HIGHLAND AVE., STE. 200
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.968.2436
 www.hilgartwilson.com

VERDE TRAILS - PARCEL 8
 BROADWAY ROAD & 108TH AVENUE
 AVONDALE, ARIZONA

FINAL PLAT

PROJ. NO: 1377
 DATE: APR 2019
 SCALE: AS SHOWN
 DRAWN: GS
 APPROVED: KJP

STATUS:
 DWG. NO.
FP03
 SHT. 3 OF 7

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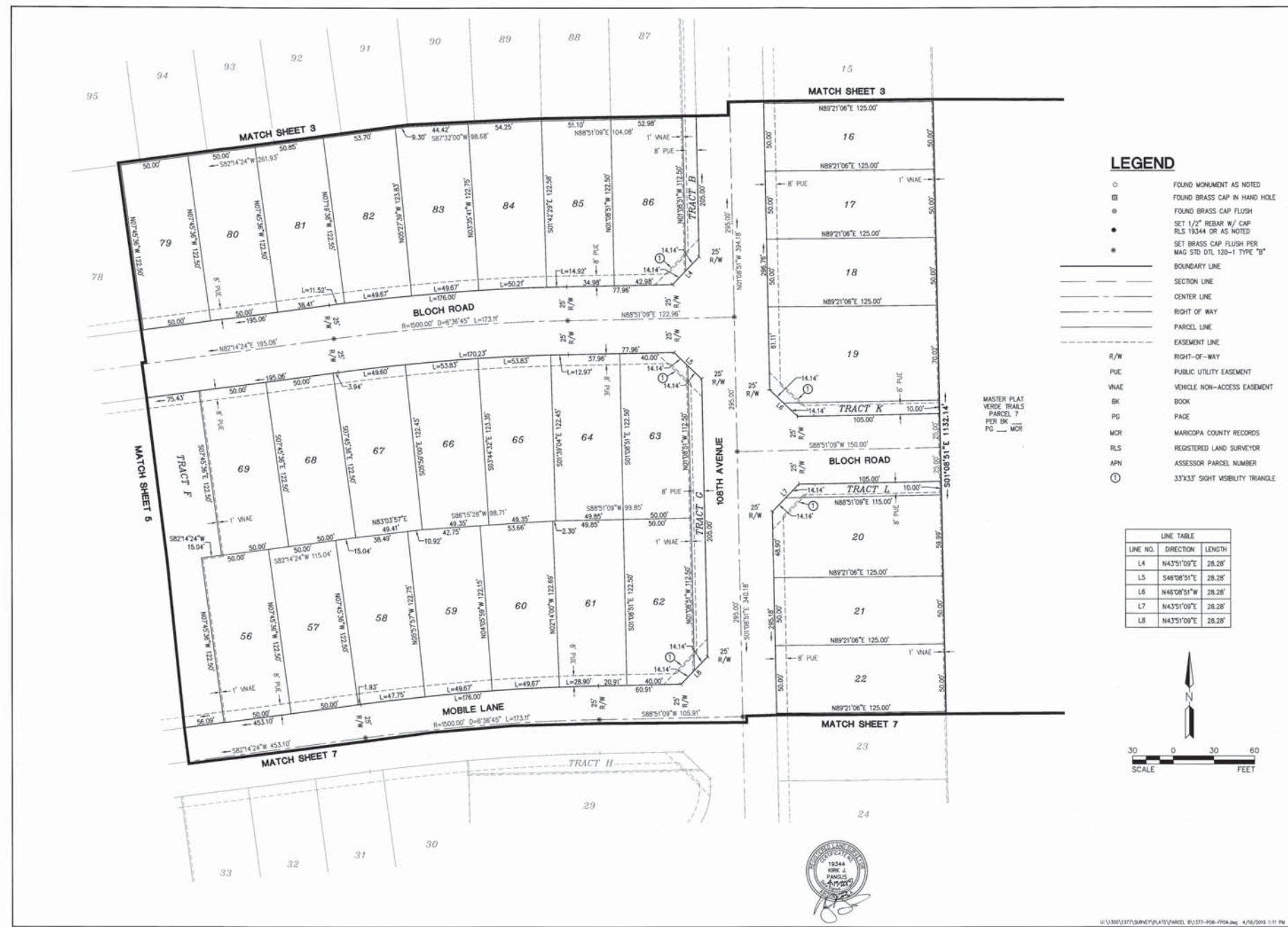
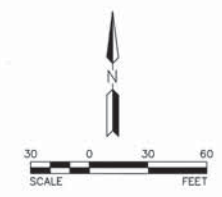
VERDE TRAILS - PARCEL 8
BROADWAY ROAD & 108TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

STATUS:
PROJ. NO.: 1377
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: GS
APPROVED: KJP
DWG. NO.
FP04
SHT. 4 OF 7

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP
- SET 1/4" OR AS NOTED
- SET BRASS CAP FLUSH PER
- MAG. STD. DTL. 120-1 TYPE "H"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- VEHICLE NON-ACCESS EASEMENT
- BOOK
- PAGE
- MARICOPA COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- APN
- ASSESSOR PARCEL NUMBER
- 33'X33' SIGHT VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L4	N43°51'09"E	28.28'
L5	S48°06'51"E	28.28'
L6	N48°06'51"W	28.28'
L7	N43°51'09"E	28.28'
L8	N43°51'09"E	28.28'

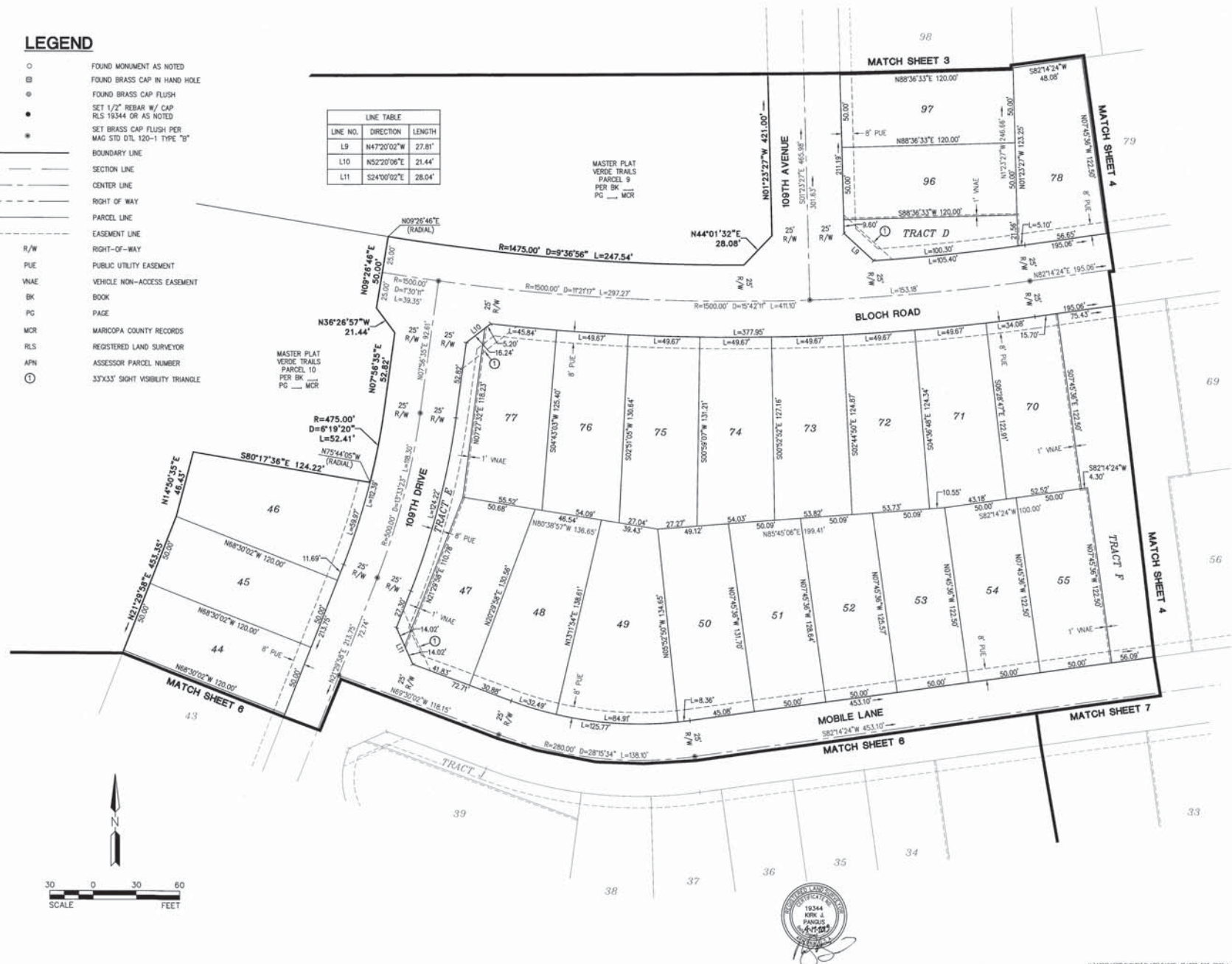


LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP
RLS 19344 OR AS NOTED
- * SET BRASS CAP FLUSH PER
MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - BOOK
- - - PAGE
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- ① 33'X33' SIGHT VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	N47°20'02"W	27.81'
L10	N52°20'06"E	21.44'
L11	S24°00'02"E	28.04'

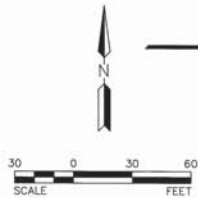
MASTER PLAT
VERDE TRAILS
PARCEL 9
PER BK
PG — MCR



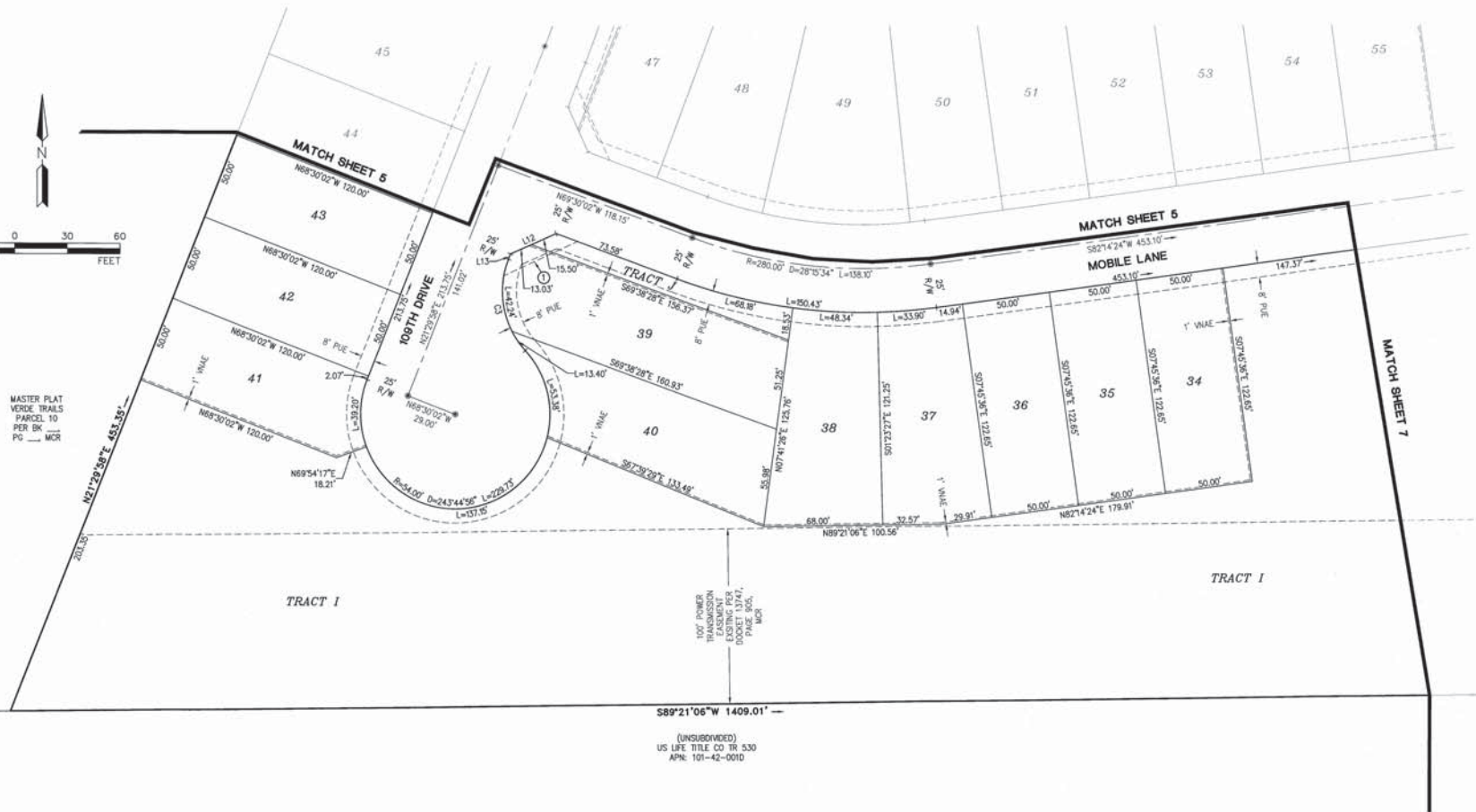
HILGARTWILSON
SURVEYORS & ENGINEERS
P.L.L.C.
2141 E. HIGHLAND AVE. STE. 200
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.968.2436
www.hilgartwilson.com

VERDE TRAILS - PARCEL 8
BROADWAY ROAD & 108TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

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PROJ. NO: 1377
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: GS
APPROVED: KJP
DWG. NO.
FP05
SHT. 5 OF 7



MASTER PLAT
VERDE TRAILS
PARCEL 10
PER BK
PG MCR



LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP
- RLS 19344 OR AS NOTED
- SET BRASS CAP FLUSH PER
- MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE

- EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- BK BOOK
- PG PAGE
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APH ASSESSOR PARCEL NUMBER
- ① 33'x33' SIGHT VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L12	N65°59'58"E	28.53'
L13	S21°29'58"W	3.18'

CURVE TABLE		
CURVE NO.	RADIUS	DELTA
C3	50.00'	63°44'58"



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PROJ. NO: 1377
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: GS
APPROVED: KJP

STATUS:
MUNICIPAL TRACKING NO:

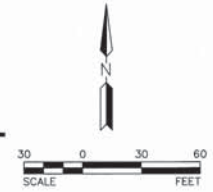
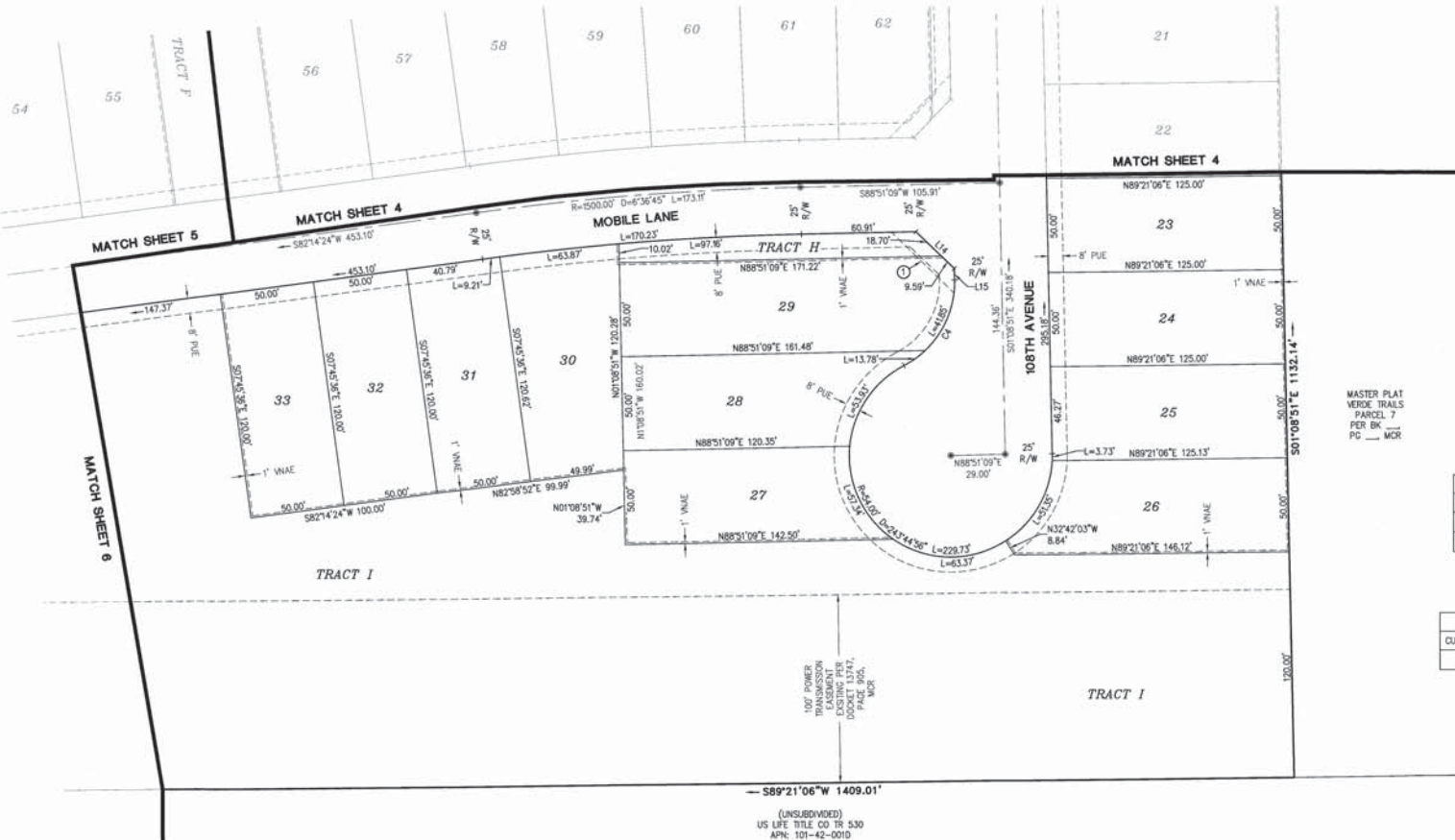
DWG. NO.
FP08
SHT. 6 OF 7

VERDE TRAILS - PARCEL 8
BROADWAY ROAD & 10TH AVENUE
AVONDALE, ARIZONA

FINAL PLAT

HILGARTWILSON
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 19344
2341 E. HIGHLAND AVE., STE. 200
PHOENIX, AZ 85016
www.hilgartwilson.com

U:\330\1377\SURVEY\PLATS\PARCEL 8\1377-P08-FP08.dwg 4/18/2019 1:12 PM



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L14	S46°08'51"E	28.28'
L15	S01°08'51"E	6.09'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C4	50.00'	83°44'56"	55.83'

MASTER PLAT
VERDE TRAILS
PARCEL 7
PER BK. 1
PG. 108

LEGEND

- | | | | |
|-----|------------------------------|------|-----------------------------------|
| ○ | FOUND MONUMENT AS NOTED | R/W | RIGHT-OF-WAY |
| ⊠ | FOUND BRASS CAP IN HAND HOLE | PUE | PUBLIC UTILITY EASEMENT |
| ⊙ | FOUND BRASS CAP FLUSH | VNAE | VEHICLE NON-ACCESS EASEMENT |
| ● | SET 1/2" REBAR W/ CAP | BK | BOOK |
| • | RLS 19344 OR AS NOTED | PG | PAGE |
| * | SET BRASS CAP FLUSH PER | MCR | MARICOPA COUNTY RECORDS |
| | MAG STD DTL 120-1 TYPE "B" | RLS | REGISTERED LAND SURVEYOR |
| --- | BOUNDARY LINE | APH | ASSESSOR PARCEL NUMBER |
| --- | SECTION LINE | ① | 35'X33' SIGHT VISIBILITY TRIANGLE |
| --- | CENTER LINE | | |
| --- | RIGHT OF WAY | | |
| --- | PARCEL LINE | | |
| --- | EASEMENT LINE | | |



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www.hilgartwilson.com

VERDE TRAILS - PARCEL 8
BROADWAY ROAD & 108TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

PROJ. NO: 1377
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: GS
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO:
DWG. NO.
FP07
SHT. 7 OF 7



CITY COUNCIL REPORT

SUBJECT: Final Plat of Verde Trails Unit I Parcels 9 and 10 (Application PL-18-0318)

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development and Engineering Services Department Director

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

PURPOSE:

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcels 9 and 10 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 55 single-family lots and 13 common area tracts, including Verde Trails' 4.4-acre central amenity area, and dedicate local streets and easements on 23.6 gross acres located west of the southwest corner of 107th Avenue and the planned Wier Avenue. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for these parcels as a separate agenda item. The Council will take appropriate action.

BACKGROUND:

Verde Trails Parcel 9, approximately 4.4 acres, and Parcel 10, approximately 19.2 acres (Exhibits A, B, and C) are located west of the southwest corner of 107th Avenue and the planned Wier Avenue alignment. The parcels are zoned Planned Area Development (PAD), originally approved by City Council in 2007 and amended in May 2018.

Both parcels are part of the planned 213-acre Verde Trails Unit I master development for which a Preliminary Plat was approved by City Council in August 2018 and amended in February 2019. The approved PAD zoning and the approved Preliminary Plat allow for development of Parcel 10 with a total of 55 minimum 68'x120' (8,160 square foot) lots for single-family residential use. This same zoning and Preliminary Plat allow for development of Parcel 9 as the Verde Trails' community's central amenity area/park, to be amenitized with a community pavilion, a large, covered children's playground, a fitness track, a large turf area for open play, and several ramadas, benches, picnic tables, and grills.

A Master Final Plat for Verde Trails Unit I, which created the overall parcel boundaries for Verde Trails Unit I but did not divide the parcels into individual residential lots, was approved by City Council in February 2019. A Final Plat is needed to divide the two master parcels into individual residential lots, open space tracts, and dedicate local street rights-of-way and easements.

The entirety of Parcels 9 and 10 feature a General Plan Land Use Map designation of Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached single-family

residential at a density range of 2.5 to 4.0 dwelling units per acre, and a target density of 2.5. The property's approved Planned Area Development (PAD) zoning and approved Preliminary Plat supersede the current General Plan designations that are applied to the site.

Except to the south, Parcels 9 and 10 are surrounded by other portions of the planned Verde Trails master development:

- **East:** Verde Trails Unit I Parcel 8, 26.4 acres to be developed with 99 single-family residential lots with a minimum area of 5,175 square feet.
- **West:** Verde Trails Unit I Parcel 11, 33.7 acres to be developed with 140 single-family residential lots with a minimum area of 5,175 square feet.
- **North:** Across Wier Avenue, Verde Trails Unit I Parcel 3, 27.3 acres to be developed with 113 single-family residential lots with a minimum area of 6,000 square feet.
- **South:** Terra Mobile Ranchettes, an 83-lot single-family residential subdivision located in the City of Avondale and zoned Manufactured Home Park (MH).

SUMMARY OF REQUEST:

The applicant is requesting approval of a Final Plat (Exhibit D) for Verde Trails Unit I Parcels 9 and 10. In conformance with the approved Verde Trails Unit I Preliminary Plat, the proposed Final Plat subdivides the 4.4-acre Parcel 9 and 19.2-acre Parcel 10 into 55 single-family residential lots with a minimum area of 8,160 square feet (68'x120'), creates 13 common area tracts for active and passive open space totaling 11.1 acres (including the community's 4.4 acre central amenity area), and dedicates rights-of-way and easements along all local streets within this portion of the master planned community. Vehicular access into these parcels is provided from Wier Avenue, a planned collector roadway that will connect to 107th Avenue, as well as local street access to Verde Trails Parcel 8 (through which 107th Avenue is accessible via Parcel 7) and Parcel 11. The Verde Trails Homeowner's Association (HOA) will maintain all open space areas, landscape tracts, and right-of-way landscaping, including landscaped medians in local streets.

City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for Verde Trails Unit I Parcels 9 and 10 as a separate agenda item.

PUBLIC PARTICIPATION:

Public notification is not required for Final Plat applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review Final Plat applications.

ANALYSIS:

- The proposed Final 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 Final Plat is in conformance with the City of Avondale's Zoning Ordinance, Subdivision Regulations and Verde Trails Planned Area Development (PAD) Development Plan and meets all conditions of these prior approvals.
- The proposed Final Plat conforms to the approved Preliminary Plat for Verde Trails Unit I, dedicating rights-of-way and easements as necessary to serve that future development. All conditions of

Preliminary Plat approval relevant to Parcels 9 and 10 have been satisfied.

- Final Landscape, Open Space, Amenity, Wall, and Photometric Plans for these parcels have been approved. The approved plans are consistent with the preliminary plans approved by City Council.
- As stipulated at the time of Preliminary Plat approval, the applicant is required to extinguish the property's groundwater rights and pledge those rights to the City's assured water supply account prior to issuance of any permits for the project. This requirement ensures that the City will have an adequate water supply in the future. The applicant has begun the transfer process; Staff will ensure that no permits are issued for the development until the process is complete.

DISCUSSION:

1. The proposed Final Plat is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
2. The proposed Final Plat is in conformance with the Verde Trails PAD Development Plan, including conditions of approval.
3. The proposed Final Plat is in conformance with the approved Verde Trails Unit I 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.

INITIATIVE: Create and support diverse recreation and education opportunities

- STRATEGIC GOAL: Provide multi-generational recreation events and programs.

BUDGET IMPACT:

No budget impacts.

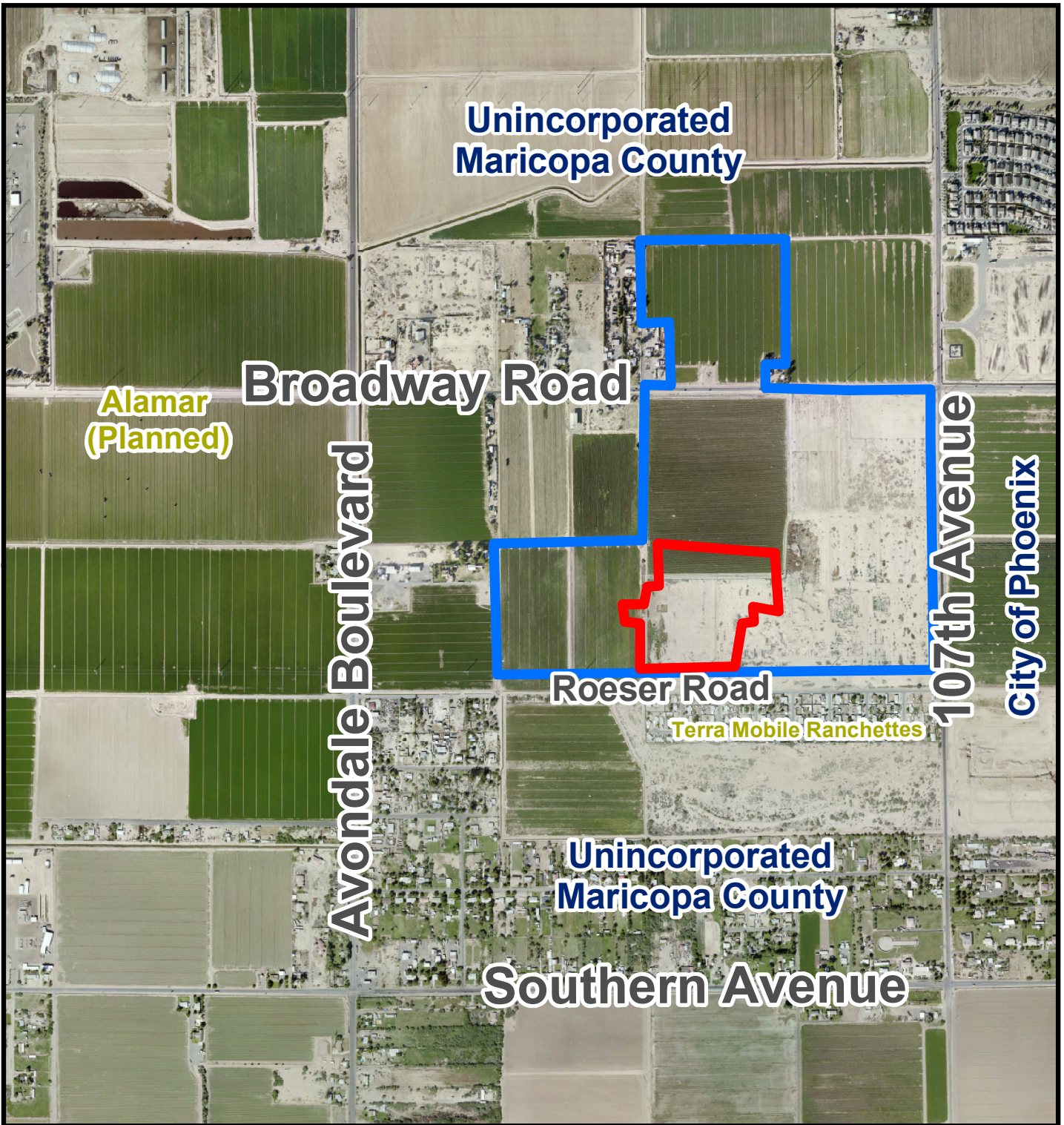
RECOMMENDATION:

Staff recommends that City Council **APPROVE** application PL-18-0318 with two (2) recommended conditions of approval, as follows:

1. The recorded plat shall be in conformance with the Verde Trails Unit I Parcels 9 and 10 Final Plat submitted on April 29, 2019.
2. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required prior to issuance of any permits for this project.

PROPOSED MOTION:

I move that City Council **APPROVE** application PL-18-0318, a request for approval of a Final Plat for Verde Trails Unit I Parcels 9 and 10, subject to two (2) recommended conditions of approval.



Aerial Photograph

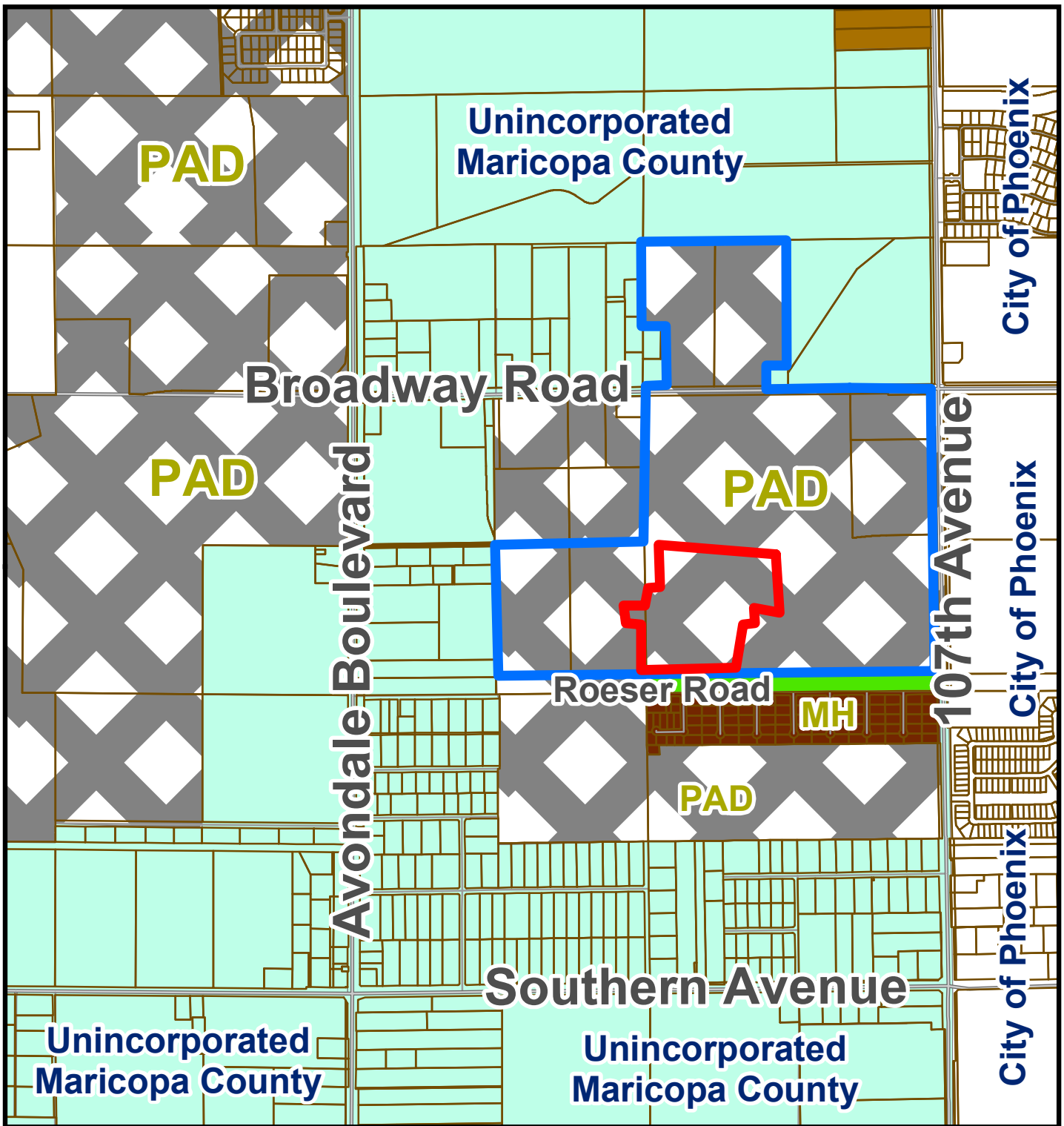


Verde Trails Unit I



Parcels 9 & 10



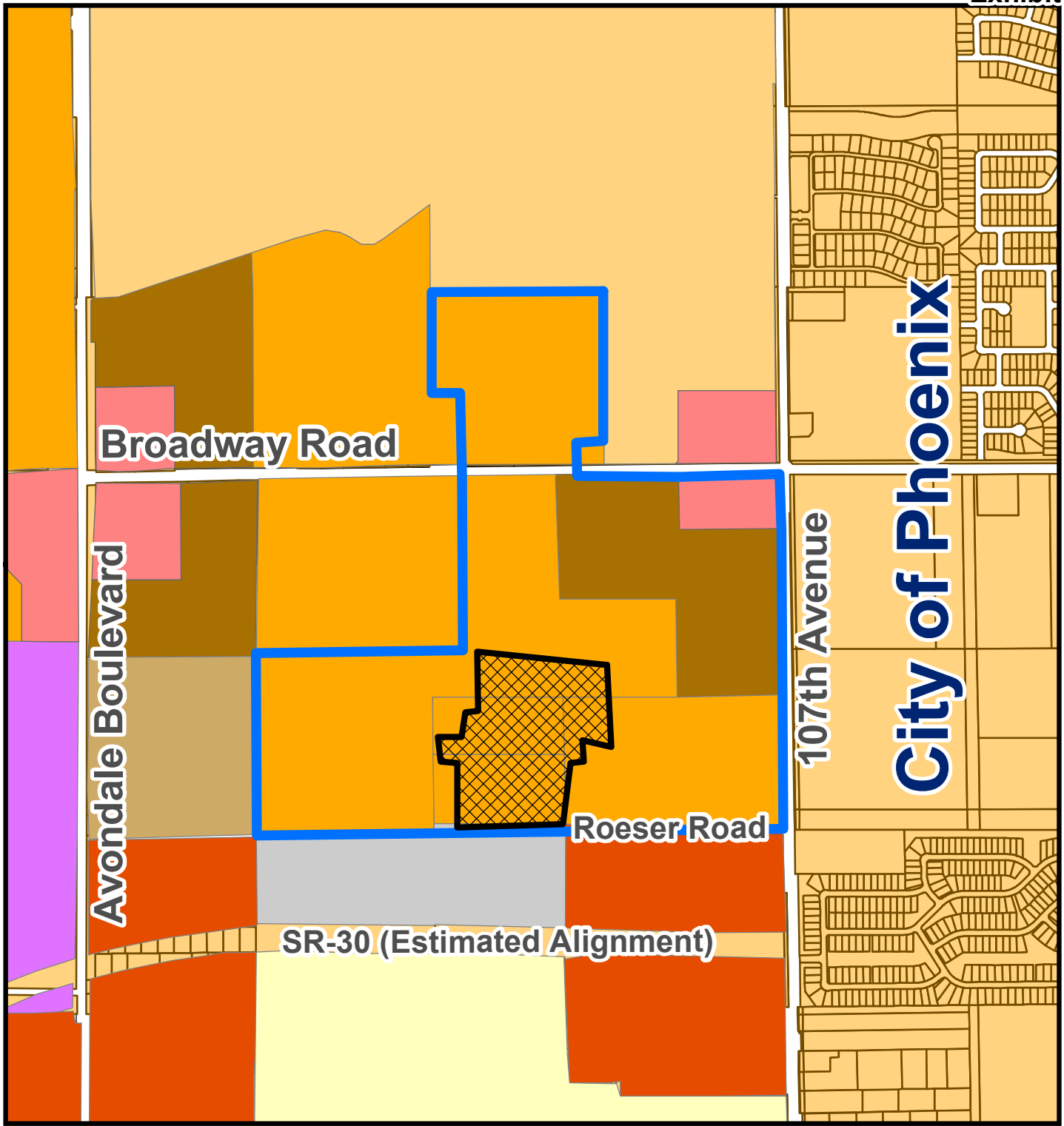


Zoning Vicinity Map



-  Verde Trails Unit I
-  Parcels 9 & 10





General Plan Land Use Map

- | | | |
|--------------------------------|---------------------------------|---------------------|
| Medium Density Residential | Rural Low Density Residential | Freeway Commercial |
| Estate Low Density Residential | Medium/High Density Residential | Office/Professional |
| High Density Residential | Local Commercial | |
| Mixed Use | | |
| Verde Trails Unit I | Parcels 9 & 10 | |

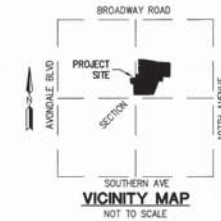


Exhibit D

Verde Trails Unit I Parcels 9 and 10
Proposed Final Plat

Submitted April 29, 2019

FINAL PLAT
FOR
"VERDE TRAILS - PARCELS 9 & 10"
BEING A RE-PLAT OF PARCELS 9 AND 10 AS SHOWN ON THE MASTER
PLAT FOR VERDE TRAILS UNIT 1, PHASE 1, AS RECORDED IN BOOK 1452,
PAGE 15, OF MARICOPA COUNTY RECORDS, BEING WITHIN THE NORTH
HALF OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER OF PARCELS 9 & 10, HAVE PLATTED UNDER THE NAME "VERDE TRAILS - PARCELS 9 & 10" BEING A PORTION OF LAND BEING WITHIN THE NORTH HALF OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "VERDE TRAILS - PARCELS 9 & 10" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET, LOT AND TRACT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THE OWNERS, AS LISTED ABOVE, HEREBY DEDICATES IN FEE ALL RIGHT TITLE AND INTEREST TO THE CITY FOR USE AS SUCH, THE STREET RIGHTS OF WAY AS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED TO THE CITY FOR THE PURPOSES SHOWN HEREON.

TRACT M IS HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION.

TRACTS A THROUGH L ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION.

THE CITY OF AVONDALE IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, HARDSCAPE AND RETENTION AREAS ON TRACTS A THROUGH M. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF AVONDALE AT ANY SUCH TIME WHEN THE GRANTOR, ITS SUCCESSORS OR ASSIGNEES, INCLUDING A HOMEOWNERS' ASSOCIATION FORMED OVER THIS SUBDIVISION FAILS TO EXIST AND PROVIDE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, RETENTION AREAS AND/OR HARDSCAPE.

NOTWITHSTANDING THE FOREGOING, HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, HERINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER", HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR HERETO AS HERINAFTER DESCRIBED, SUCH INTEREST IS TO BE ACQUIRED BY A COMMUNITY FACILITIES DISTRICT THAT HAS BEEN OR WILL BE ESTABLISHED. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT DEVELOPMENT AGREEMENT THAT MAY BE ENTERED INTO AMONG THE OWNER, SUCH DISTRICT AND THE MUNICIPALITY.) SUCH INTEREST IS TO BE RELEASED UPON THE COMPLETION OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT DEVELOPMENT AGREEMENT AND NOVEMBER 1, 2065.

IN WITNESS WHEREOF:

HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER OF PARCEL 10 HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF _____ ITS _____ THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2019.

HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2019, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THAT HE/SHE, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SITE DATA

GROSS AREA	1,028,259.55 SQ. FT.	23,6056 AC.
RIGHT OF WAY	155,578.75 SQ. FT.	3,5716 AC.
NET AREA	872,680.80 SQ. FT.	20.0340 AC.
STREET LENGTHS	3,109.54	
TOTAL LOTS	55	
DENSITY (GROSS)	2.3 D.U. / ACRE	
DENSITY (NET)	2.7 D.U. / ACRE	
EXISTING ZONING	P.A.D.	
TOTAL TRACT AREA *	482,534.63 SQ. FT.	11.0775 AC.

* SEE SHEET 2 OF 5 FOR TRACT TABLES

OWNER

HILLCREST RESIDENTIAL 1, LP
17700 N. PACESETTER WAY
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 515-3255
CONTACT: TIM BRISLIN
tbrislin@harvardinvestments.com

UTILITIES

WATER - CITY OF AVONDALE
SEWER - CITY OF AVONDALE
REFUSE COLLECTION - CITY OF AVONDALE
FIRE PROTECTION - CITY OF AVONDALE
POLICE PROTECTION - CITY OF AVONDALE
ELECTRIC - SALT RIVER PROJECT
CABLE/TELEPHONE - CENTURYLINK/COX COMMUNICATIONS
GAS - SOUTHWEST GAS CORPORATION

AREA

GROSS = 23,6056 ACRES / 1,028,259.55 SQ. FT.
NET (LESS R/W) = 20.0340 ACRES / 872,680.80 SQ. FT.

BASIS OF BEARING

BASIS OF BEARING IS S00°08'20"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

100-YEAR ASSURED WATER SUPPLY

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

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS
kpangus@hilgartwilson.com

SHEET INDEX

FP01-COVER SHEET
FP02-TRACT TABLE, LOT TABLE, LEGAL DESCRIPTION
KEY MAP, DETAIL
FP03-FP05-PLAT SHEETS

NOTES

- ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY AND LANDSCAPE MEDIANS ARE TO BE MAINTAINED BY THE VERDE TRAILS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES UNDER 69KV SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID).
- ALL STORM DRAIN PIPES FROM THE CATCH BASINS TO THE RETENTION BASINS, AND ALL SPILLWAYS FROM THE SCUPPERS TO THE RETENTION BASINS, SHALL BE MAINTAINED BY THE HOA. THE STORM DRAIN PIPE BETWEEN BASIN RB 11-1 AND RB 10-2 SHALL BE MAINTAINED BY THE HOA.

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVISION TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (1) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (2) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER, CONSISTENT WITH CURRENT ARIZONA BOUNDARY MINIMUM STANDARDS.

HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

ITS: _____

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

KIRK J. PANGUS
RLS# 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602-490-0535
kpangus@hilgartwilson.com



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

APPROVALS AND ACCEPTANCE OF DEDICATION

PLAT APPROVED AND DEDICATED RIGHT-OF-WAY AND EASEMENTS ACCEPTED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA

THIS _____ DAY OF _____, 2019

MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602-490-0535 | F: 602-568-2426
PHOENIX, AZ 85016
www.hilgartwilson.com

VERDE TRAILS PARCELS 9 & 10
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

STATUS: _____
PROJ. NO.: 1377
DATE: APR. 2019
SCALE: NONE
DRAWN: JHD
MUNICIPAL TRACKING NO.: PL-18-0318
APPROVED: KJP

DWG. NO.
FP01
SHT. 1 OF 5

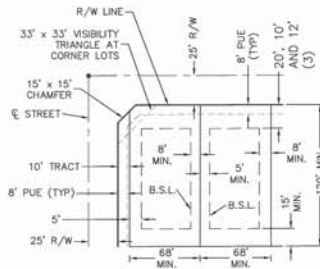
LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED WITHIN THE NORTH HALF OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GLA 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 NORTHWEST CORNER OF SAID SECTION 30 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 30 THEREOF BEARS SOUTH 00°07'28" EAST, 9020.61 FEET;
 THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, SOUTH 00°08'28" EAST, 1292.60 FEET;
 THENCE LEAVING SAID WEST LINE, NORTH 89°51'32" EAST, 2617.44 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 43°53'48" EAST, 28.35 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1210.00 FEET, THE CENTER OF WHICH BEARS SOUTH 00°45'53" EAST;
 THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°28'17", AN ARC LENGTH OF 221.14 FEET TO A TANGENT LINE;
 THENCE SOUTH 80°17'30" EAST, 352.39 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2540.00 FEET;
 THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°13'20", AN ARC LENGTH OF 9.85 FEET TO A NON-TANGENT LINE;
 THENCE SOUTH 38°00'00" EAST, 28.48 FEET;
 THENCE SOUTH 81°31'30" EAST, 50.00 FEET;
 THENCE NORTH 53°04'29" EAST, 28.48 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2504.00 FEET, THE CENTER OF WHICH BEARS NORTH 07°30'38" EAST;
 THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°56'34", AN ARC LENGTH OF 347.12 FEET TO A NON-TANGENT LINE;
 THENCE SOUTH 45°59'48" EAST, 28.48 FEET;
 THENCE SOUTH 01°23'27" EAST, 421.00 FEET;
 THENCE SOUTH 44°01'32" WEST, 28.08 FEET TO A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1475.00 FEET, THE CENTER OF WHICH BEARS NORTH 00°10'10" WEST;
 THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°36'56", AN ARC LENGTH OF 247.54 FEET TO A NON-TANGENT LINE;
 THENCE SOUTH 09°28'48" WEST, 50.00 FEET;
 THENCE SOUTH 30°26'57" EAST, 21.44 FEET;
 THENCE SOUTH 07°56'35" WEST, 52.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 475.00 FEET;
 THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'20", AN ARC LENGTH OF 52.41 FEET TO A NON-TANGENT LINE;
 THENCE NORTH 80°17'36" WEST, 124.22 FEET;
 THENCE SOUTH 14°50'35" WEST, 46.43 FEET;
 THENCE SOUTH 21°29'58" WEST, 453.35 FEET TO THE NORTH LINE OF THE SOUTH 150.00 FEET OF THE NORTH HALF OF SAID SECTION 30 AS REFERENCED IN DOCUMENT 12724, PAGE 370 MARICOPA COUNTY RECORDS AND DOCUMENT 13038, PAGE 1444 MARICOPA COUNTY RECORDS;
 THENCE ALONG SAID NORTH LINE, SOUTH 89°21'06" WEST, 643.98 FEET;
 THENCE LEAVING SAID NORTH LINE, NORTH 00°58'08" WEST, 373.23 FEET;
 THENCE NORTH 89°01'52" WEST, 95.00 FEET;
 THENCE NORTH 00°58'08" WEST, 50.00 FEET;
 THENCE NORTH 40°58'08" WEST, 14.14 FEET;
 THENCE NORTH 00°58'08" WEST, 114.00 FEET;
 THENCE NORTH 89°01'52" EAST, 181.00 FEET;
 THENCE NORTH 00°58'08" WEST, 121.00 FEET;
 THENCE NORTH 89°01'52" EAST, 19.11 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2975.00 FEET;
 THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°06'51", AN ARC LENGTH OF 108.77 FEET TO A NON-TANGENT LINE;
 THENCE NORTH 01°08'43" EAST, 25.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3000.00 FEET, THE CENTER OF WHICH BEARS SOUTH 01°08'43" WEST;
 THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°13'19", AN ARC LENGTH OF 11.63 FEET TO A NON-TANGENT LINE;
 THENCE NORTH 00°58'23" EAST, 25.00 FEET;
 THENCE NORTH 45°07'03" WEST, 28.70 FEET;
 THENCE NORTH 00°58'08" WEST, 206.06 FEET;
 THENCE NORTH 44°01'52" EAST, 28.28 FEET;
 THENCE NORTH 00°58'08" WEST, 50.00 FEET;
 THENCE NORTH 45°24'03" WEST, 27.87 FEET;
 THENCE NORTH 04°44'30" EAST, 45.32 FEET;
 THENCE NORTH 00°58'08" WEST, 75.57 FEET TO THE POINT OF BEGINNING.

PARCEL 10 LOTS			PARCEL 10 LOTS		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	8,195.43	0.1881	LOT : 15	8,780.47	0.2016
LOT : 2	8,160.00	0.1873	LOT : 16	10,071.50	0.2312
LOT : 3	8,104.93	0.1861	LOT : 17	8,382.00	0.1924
LOT : 4	9,760.49	0.2241	LOT : 18	8,432.00	0.1936
LOT : 5	8,500.00	0.1951	LOT : 19	8,432.00	0.1936
LOT : 6	8,388.04	0.1926	LOT : 20	8,529.38	0.1958
LOT : 7	9,386.29	0.2155	LOT : 21	8,673.61	0.1991
LOT : 8	8,351.16	0.1917	LOT : 22	8,902.35	0.2044
LOT : 9	9,400.38	0.2158	LOT : 23	9,189.24	0.2110
LOT : 10	11,080.50	0.2544	LOT : 24	8,895.99	0.2042
LOT : 11	10,068.99	0.2312	LOT : 25	8,294.12	0.1904
LOT : 12	8,526.27	0.1957	LOT : 26	8,228.00	0.1889
LOT : 13	9,056.89	0.2079	LOT : 27	8,427.03	0.1935
LOT : 14	8,865.04	0.2035	LOT : 28	10,880.46	0.2498

PARCEL 10 LOTS			PARCEL 10 LOTS		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 29	8,582.34	0.1970	LOT : 43	8,793.07	0.2019
LOT : 30	8,433.28	0.1936	LOT : 44	9,324.79	0.2141
LOT : 31	8,536.89	0.1960	LOT : 45	9,661.34	0.2218
LOT : 32	8,388.57	0.1926	LOT : 46	9,316.45	0.2139
LOT : 33	8,657.94	0.1988	LOT : 47	8,686.26	0.1995
LOT : 34	8,688.32	0.1995	LOT : 48	8,199.64	0.1882
LOT : 35	8,646.52	0.1985	LOT : 49	8,372.54	0.1922
LOT : 36	8,709.34	0.1999	LOT : 50	8,679.67	0.1993
LOT : 37	8,694.79	0.1996	LOT : 51	8,621.74	0.1979
LOT : 38	8,577.34	0.1969	LOT : 52	8,292.11	0.1904
LOT : 39	8,719.02	0.2002	LOT : 53	8,160.00	0.1873
LOT : 40	8,409.08	0.1930	LOT : 54	8,160.00	0.1873
LOT : 41	8,369.22	0.1921	LOT : 55	8,160.00	0.1873
LOT : 42	8,729.53	0.2004			



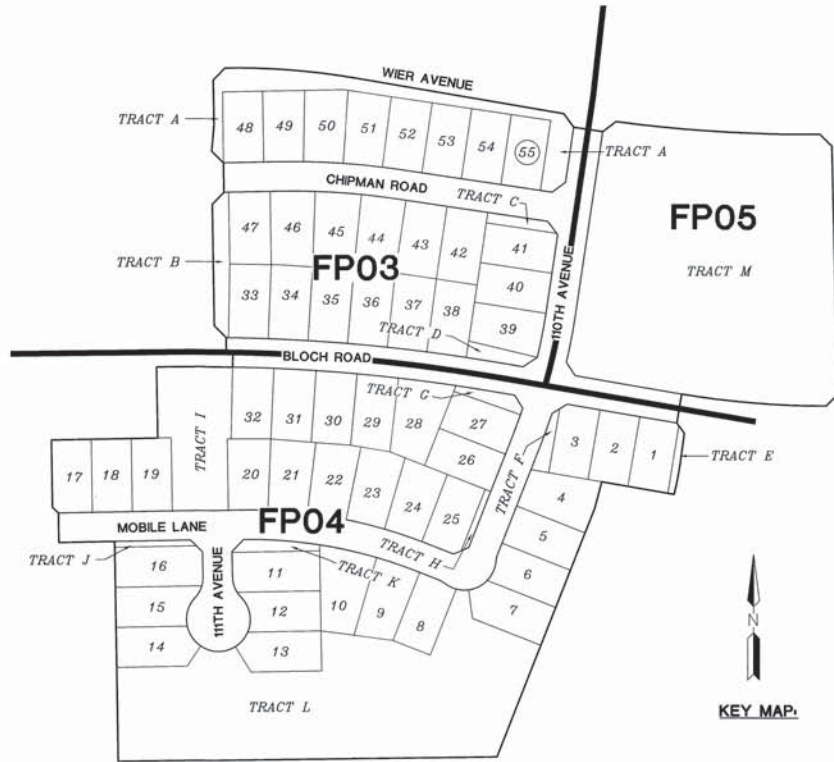
TYPICAL LOT SETBACKS 8100 DISTRICT

SCALE N.T.S.

MIN LOT AREA 8,100 SQ. FT., 68'X120'

NOTES:

- A MINIMUM 5' SIDE SETBACK WILL BE REQUIRED FOR ALL DETACHED PRODUCT. IN ALL CONDITIONS WITH A 5' SIDE SETBACK, THE AIR CONDITIONING UNIT WILL BE REQUIRED TO BE PLACED IN THE REAR YARD AND/OR LOCATED ON THE SIDE YARD OPPOSITE THE ACCESS GATE.
- FIREPLACES, BAY WINDOWS AND OTHER BUILDING POP-OUTS WILL ENCRATCH INTO FRONT, SIDE AND REAR SETBACKS A MAXIMUM OF 3'.
- MEASURED FROM BACK OF SIDEWALK: 20' TO FACE OF GARAGE, 12' TO LIVABLE AREA, AND 10' TO SIDE-ENTRY GARAGE.



KEY MAP.

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.4874	COMMON AREA
TRACT B	0.1433	COMMON AREA
TRACT C	0.0463	COMMON AREA
TRACT D	0.0605	COMMON AREA
TRACT E	0.0306	COMMON AREA
TRACT F	0.0487	COMMON AREA
TRACT G	0.0536	COMMON AREA
TRACT H	0.0245	COMMON AREA
TRACT I	0.6206	COMMON AREA & DRAINAGE
TRACT J	0.0308	COMMON AREA
TRACT K	0.0578	COMMON AREA
TRACT L	2.9641	COMMON AREA & DRAINAGE
TRACT M	4.3885	COMMON AREA & DRAINAGE

- COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.
- SPECIFIC EASEMENTS THAT ARE BEING INDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.



AVONDALE BOULEVARD

SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE
POINT OF COMMENCEMENT

WEST QUARTER CORNER
SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE

BROADWAY ROAD

NORTH QUARTER CORNER
SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE

POINT OF BEGINNING

N45°24'03"W
28.87'

N44°01'52"E
28.28'

MASTER PLAT
VERDE TRAILS
PARCEL 11
PER BK 1452,
PG 15, MCR

TRACT I

N43°53'48"E
28.35'

N00°58'08"W
75.57'

N00°58'08"W
50.00'

N00°58'08"W
206.06'

N00°58'08"W
206.06'

N00°58'08"W
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N00°58'08"W
206.06'

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

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TRACT P

TRACT Q

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

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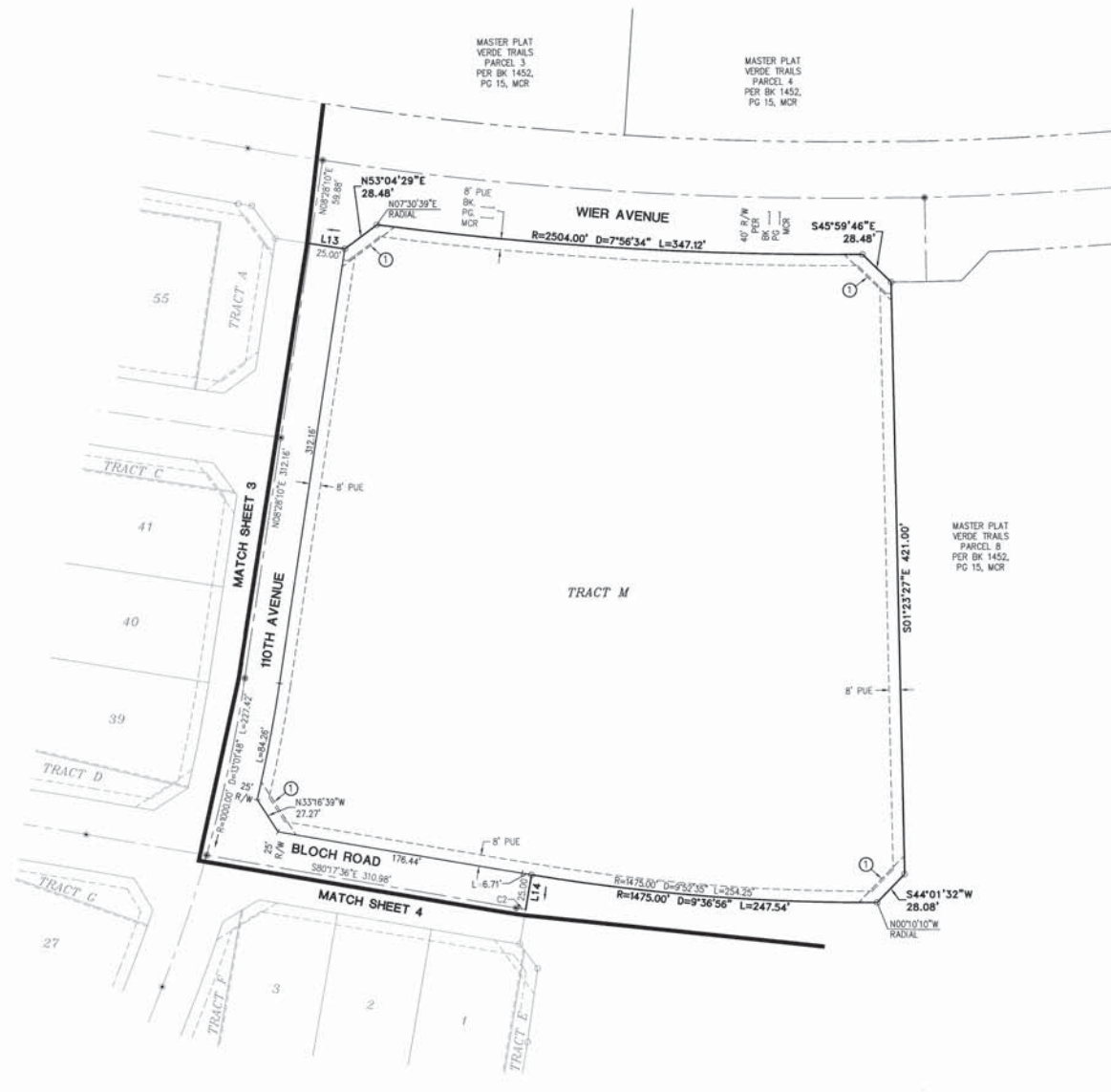
LEGEND

- FOUND 1/2" REBAR RLS 19344 OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- R/W PUBLIC UTILITY EASEMENT
- PUE SIDEWALK EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- V.N.A.E. VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① 33'X33' SIGHT VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S36°08'09"E	28.48'
L3	S00°55'23"W	25.00'
L4	N45°07'03"W	28.70'
L7	S56°49'35"W	29.31'
L11	S36°31'50"E	28.28'
L12	N53°28'10"E	28.28'
L13	S81°31'50"E	50.00'



HILGART WILSON
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2541 E. HIGHLAND AVE. STE. 250 | P: 602.480.0335 / F: 602.364.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

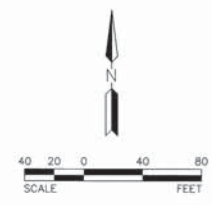


LEGEND

- FOUND 1/2" REBAR RLS 19344 OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① 33'X33' SIGHT VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L13	S81°31'50"E	50.00'
L14	S09°26'46"W	50.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	1500.00'	0°15'39"	6.83'



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PHOENIX, AZ 85016

VERDE TRAILS PARCELS 9 & 10
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA

FINAL PLAT

PROJECT NO. 1377
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: JHYD
APPROVED: KJP

STATUS: _____
MUNICIPAL TRACKING NO.: PL-18-0318
DWG. NO.: **FP05**
SHT. 5 OF 5

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CITY COUNCIL REPORT

SUBJECT: Final Plat of Verde Trails Unit I Parcel 11 (Application PL-18-0312)

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development and Engineering Services Department Director

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

PURPOSE:

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 11 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 140 single-family lots, 16 common area tracts, and dedicate local streets and easements on 33.7 gross acres located west of the southwest corner of 107th Avenue and the planned Wier Avenue. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

BACKGROUND:

Verde Trails Parcel 11 (Exhibits A, B, and C) is an approximately 33.7-acre parcel located west of the southwest corner of 107th Avenue and the planned Wier Avenue alignment. The property is zoned Planned Area Development (PAD), originally approved by City Council in 2007 and amended in May 2018.

Parcel 11 is a portion of the planned 213-acre Verde Trails Unit I master development for which a Preliminary Plat was approved by City Council in August 2018 and amended in February 2019. Both the approved PAD zoning and the approved Preliminary Plat allow for development of Parcel 11 with a total of 140 minimum 45'x115' (5,175 square foot) lots for single-family residential use.

A Master Final Plat for Verde Trails Unit I, which created the overall parcel boundaries for Verde Trails Unit I but did not divide the parcels into individual residential lots, was approved by City Council in February 2019. A Final Plat is needed to divide the 33.7-acre master parcel into individual residential lots, open space tracts, and dedicate local street rights-of-way and easements.

The entirety of Parcel 11 features a General Plan Land Use Map designation of Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached single-family residential at a density range of 2.5 to 4.0 dwelling units per acre, and a target density of 2.5. The property's approved Planned Area Development (PAD) zoning and approved Preliminary Plat supersede the current General Plan designations that are applied to the site.

Parcel 11 is surrounded on two sides by other portions of the planned Verde Trails master development:

- **East:** Verde Trails Unit I Parcel 10, 19.2 acres to be developed with 55 single-family residential lots with a minimum area of 8,105 square feet.
- **West:** Unannexed properties located in the jurisdiction of Maricopa County that are currently being used for a mix of agricultural and rural residential uses.
- **North:** Across Wier Avenue, Verde Trails Unit II, 35.5 acres to be developed with 78 single-family residential lots with a minimum area of 5,750 square feet and 68 single-family residential lots with a minimum area of 6,325 square feet.
- **South:** A 40-acre parcel that is part of the Verde Trails PAD zoning but is not anticipated to develop due to the planned SR-30 freeway alignment. Because the property is expected to accommodate the planned freeway, this parcel was not included in the Verde Trails Unit I Preliminary Plat. The property is currently being farmed.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Final Plat (Exhibit D) for Verde Trails Unit I Parcel 11. In conformance with the approved Verde Trails Unit I Preliminary Plat, the proposed Final Plat subdivides the 33.7-acre parcel into 140 single-family residential lots with a minimum area of 5,175 square feet (45'x115'), creates 16 common area tracts for active and passive open space totaling 8.1 acres, and dedicates rights-of-way and easements along all local streets within this portion of the master planned community. Vehicular access into Parcel 11 is provided from Wier Avenue, a planned collector roadway that will connect to 107th Avenue, as well as local street access to Verde Trails Parcel 10 (through which 107th Avenue is accessible via parcels 8 and 7). The Verde Trails Homeowner's Association (HOA) will maintain all open space areas, landscape tracts, and right-of-way landscaping, including landscaped medians in local streets.

City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for the Verde Trails Unit I Parcel 11 subdivision as a separate agenda item.

PUBLIC PARTICIPATION:

Public notification is not required for Final Plat applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review Final Plat applications.

ANALYSIS:

- The proposed Final 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 Final Plat is in conformance with the City of Avondale's Zoning Ordinance, Subdivision Regulations and Verde Trails Planned Area Development (PAD) Development Plan and meets all conditions of these prior approvals.
- The proposed Final Plat conforms to the approved Preliminary Plat for Verde Trails Unit I, dedicating rights-of-way and easements as necessary to serve that future development. All conditions of Preliminary Plat approval relevant to Parcel 11 have been satisfied.

- Final Landscape, Open Space, Amenity, Wall, and Photometric Plans for this project have been approved. The approved plans are consistent with the preliminary plans approved by City Council.
- As stipulated at the time of Preliminary Plat approval, the applicant is required to extinguish the property's groundwater rights and pledge those rights to the City's assured water supply account prior to issuance of any permits for the project. This requirement ensures that the City will have an adequate water supply in the future. The applicant has begun the transfer process; Staff will ensure that no permits are issued for the development until the process is complete.

DISCUSSION:

1. The proposed Final Plat is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
2. The proposed Final Plat is in conformance with the Verde Trails PAD Development Plan, including conditions of approval.
3. The proposed Final Plat is in conformance with the approved Verde Trails Unit I 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.

INITIATIVE: Create and support diverse recreation and education opportunities

- STRATEGIC GOAL: Provide multi-generational recreation events and programs.

BUDGET IMPACT:

No budget impacts.

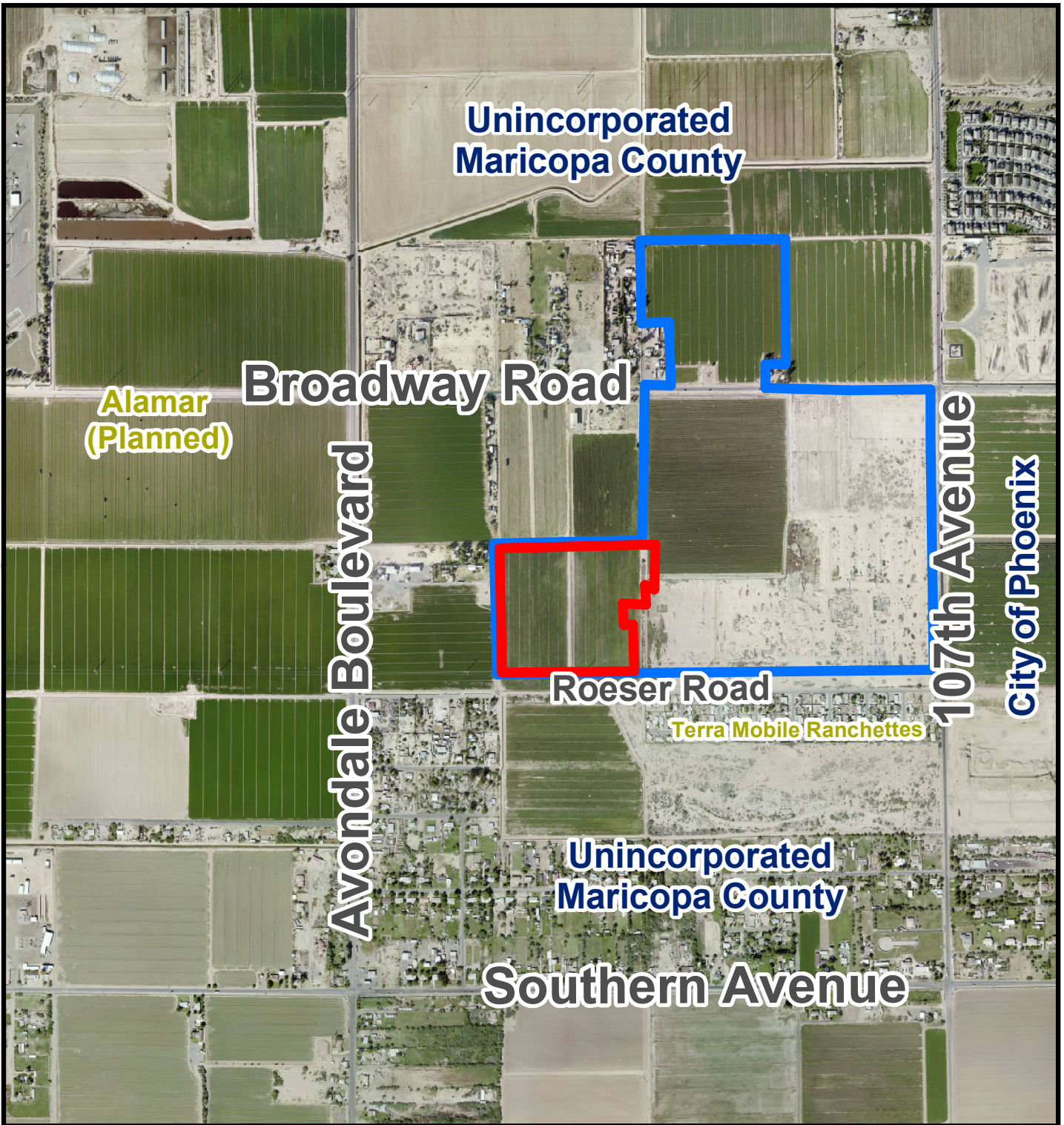
RECOMMENDATION:

Staff recommends that City Council **APPROVE** application PL-18-0312 with two (2) recommended conditions of approval, as follows:

1. The recorded plat shall be in conformance with the Verde Trails Unit I Parcel 11 Final Plat submitted on April 29, 2019.
2. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required prior to issuance of any permits for this project.

PROPOSED MOTION:

I move that City Council **APPROVE** application PL-18-0312, a request for approval of a Final Plat for Verde Trails Unit I Parcel 11, subject to two (2) recommended conditions of approval.



Aerial Photograph

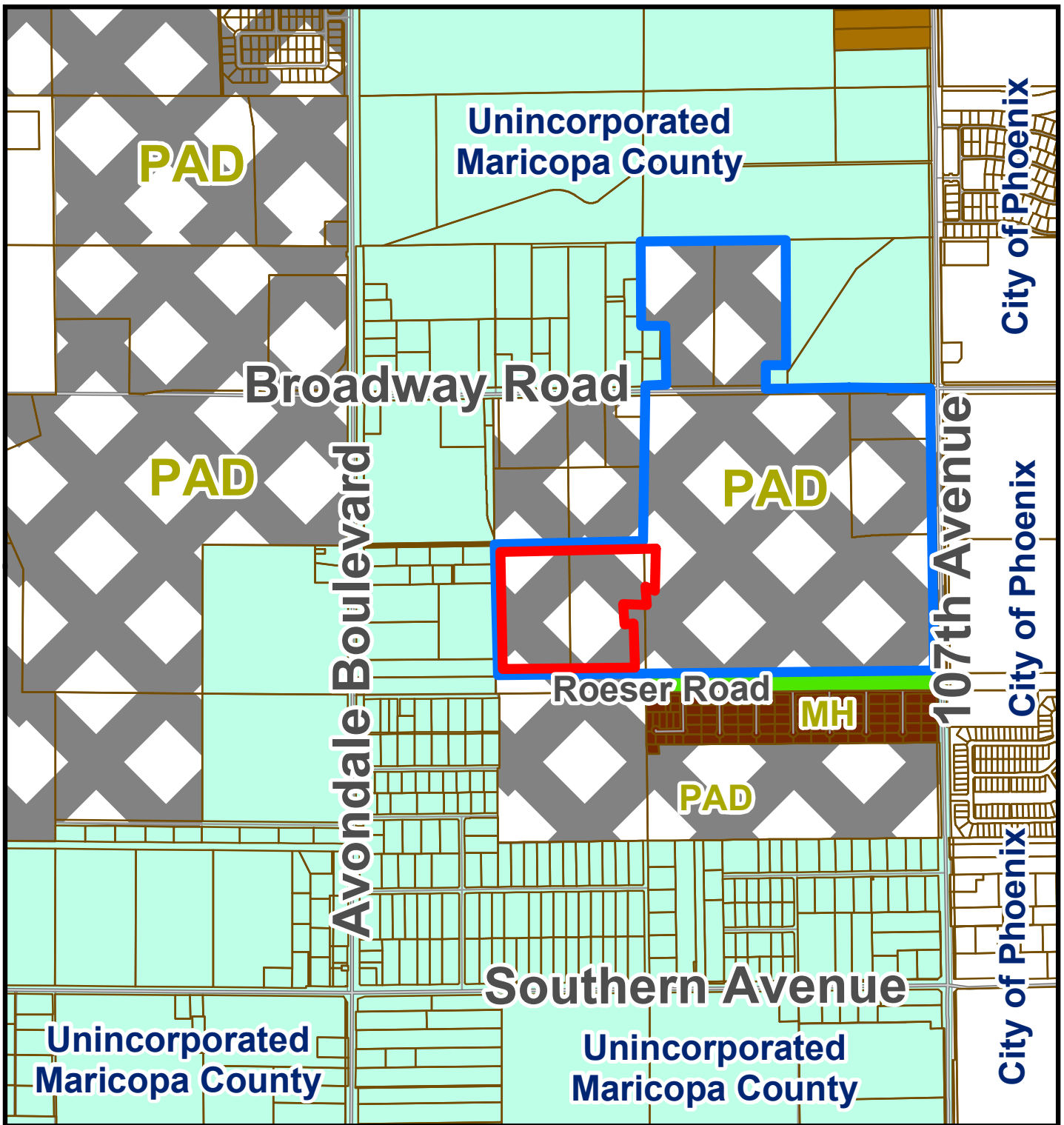


Verde Trails Unit I



Parcel 11





Zoning Vicinity Map

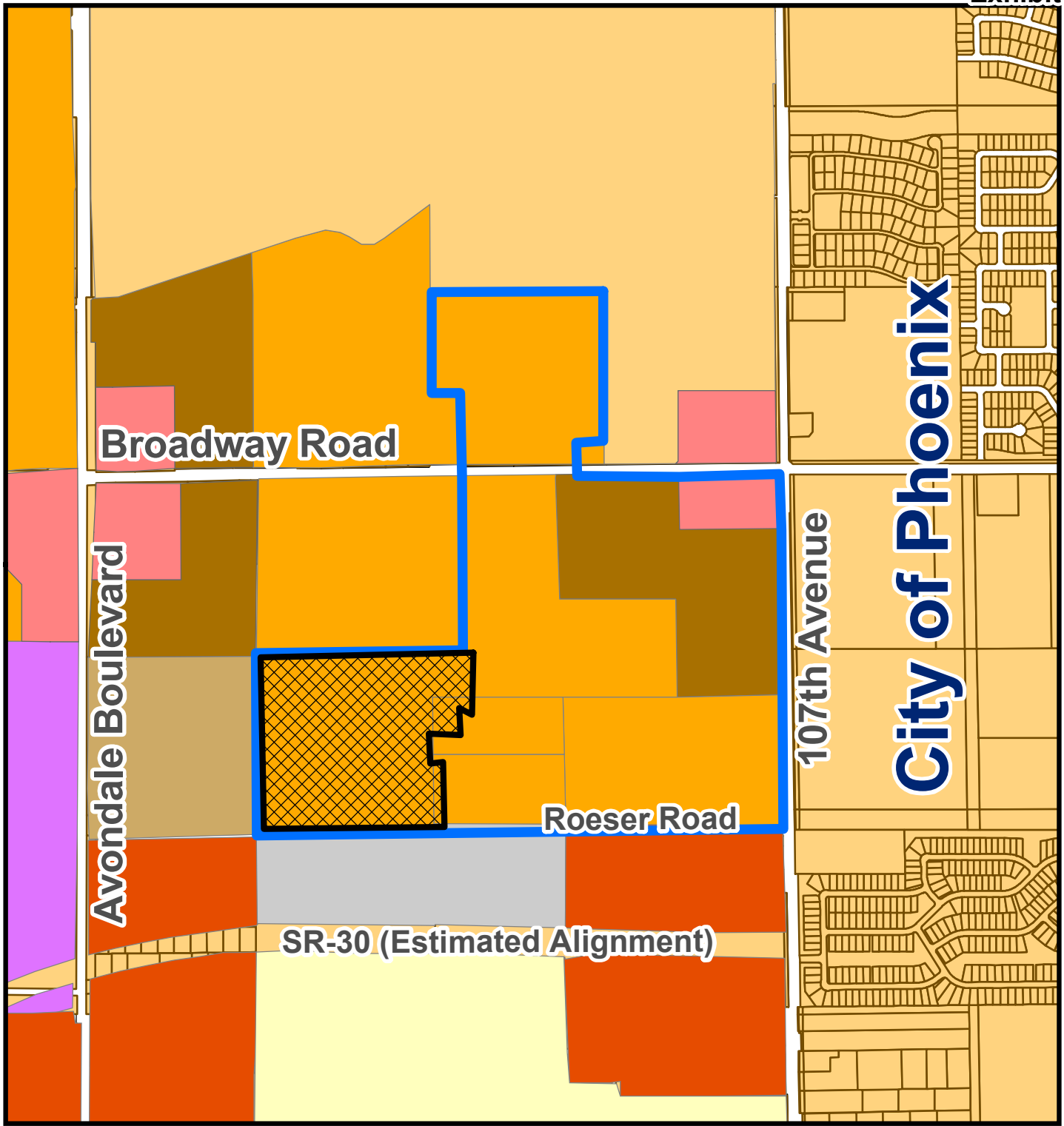


Verde Trails Unit I



Parcel 11





General Plan Land Use Map



Exhibit D

Verde Trails Unit I Parcel 11
Proposed Final Plat

FINAL PLAT FOR "VERDE TRAILS - PARCEL 11" BEING A RE-PLAT OF PARCEL 11 AS SHOWN ON THE MASTER PLAT FOR VERDE TRAILS UNIT 1, PHASE 1, AS RECORDED IN BOOK 1452, PAGE 15, OF MARICOPA COUNTY RECORDS, BEING WITHIN THE NORTH HALF OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER OF PARCEL 11, HAVE PLATTED UNDER THE NAME "VERDE TRAILS - PARCEL 11" BEING A PORTION OF LAND BEING WITHIN THE NORTH HALF OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "VERDE TRAILS - PARCEL 11" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH STREET, LOT, TRACT AND EASEMENT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THE OWNERS, AS LISTED ABOVE, HEREBY DEDICATES IN FEE ALL RIGHT TITLE AND INTEREST TO THE CITY FOR USE AS SUCH. THE STREET RIGHTS OF WAY AS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED TO THE CITY FOR THE PURPOSES SHOWN HEREON.

TRACTS A THROUGH P ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

AN EASEMENT FOR WATER IS HEREBY DEDICATED TO THE CITY OF AVONDALE ACROSS TRACT A.

AN EASEMENT FOR SEWER IS HEREBY DEDICATED TO THE CITY OF AVONDALE ACROSS TRACT N.

THE CITY OF AVONDALE IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, HARDSCAPE AND RETENTION AREAS ON TRACTS A THROUGH P. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF AVONDALE AT ANY SUCH TIME WHEN THE GRANTOR, ITS SUCCESSORS OR ASSIGNEES, INCLUDING A HOMEOWNERS' ASSOCIATION FORMED OVER THIS SUBDIVISION FAILS TO EXIST AND PROVIDE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, RETENTION AREAS AND/OR HARDSCAPE.

NOTWITHSTANDING THE FOREGOING, HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, HERINAFTER COLLECTIVELY REFERRED TO AS THE "OWNERS", HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS HERINAFTER DESCRIBED, SUCH INTEREST IS TO BE ACQUIRED BY A COMMUNITY FACILITIES DISTRICT THAT HAS BEEN OR WILL BE ESTABLISHED. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT DEVELOPMENT AGREEMENT THAT MAY BE ENTERED INTO AMONG THE OWNERS, SUCH DISTRICT AND THE MUNICIPALITY.) SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT DEVELOPMENT AGREEMENT AND NOVEMBER 1, 2065.

IN WITNESS WHEREOF:

HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER OF PARCEL 11 HAS HERETO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF _____ ITS _____ THERETO DULY AUTHORIZED THIS _____ DAY OF _____, 2019.

HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
BEFORE ME THIS _____ DAY OF _____, 2019, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THAT HE/SHE, AS _____ EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SITE DATA

GROSS AREA	1,466,079.03 SQ. FT.	33.6565 AC.
RIGHT OF WAY	284,712.91 SQ. FT.	6.5361 AC.
NET AREA	1,181,366.12 SQ. FT.	27.1204 AC.
STREET LENGTHS	5,526.87	
TOTAL LOTS	140	
DENSITY (GROSS)	4.2 D.U. / ACRE	
DENSITY (NET)	5.2 D.U. / ACRE	
EXISTING ZONING	P.A.D.	
TOTAL TRACT AREA *	351,987.79 SQ. FT.	8.0805 AC.

* SEE SHEET 2 OF 6 FOR TRACT TABLES

OWNER

HILLCREST RESIDENTIAL 1, LP
17700 N. PACESSETT WAY
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 515-3255
CONTACT: TIM BRISLIN
tbrislin@hmvordinvestments.com

UTILITIES

WATER - CITY OF AVONDALE
SEWER - CITY OF AVONDALE
REFUSE COLLECTION - CITY OF AVONDALE
FIRE PROTECTION - CITY OF AVONDALE
POLICE PROTECTION - CITY OF AVONDALE
ELECTRIC - SALT RIVER PROJECT
CABLE/TELEPHONE - CENTURYLINK/COX COMMUNICATIONS
GAS - SOUTHWEST GAS CORPORATION

AREA

GROSS = 33.6565 ACRES / 1,466,079.03 SQ. FT.
NET (LESS R/W) = 27.1204 ACRES / 1,181,366.12 SQ. FT.

BASIS OF BEARING

BASIS OF BEARING IS S00°08'28"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

100-YEAR ASSURED WATER SUPPLY

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

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED WITHIN NORTH HALF OF SECTION 30, 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 NORTHWEST CORNER OF SAID SECTION 30 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER THEREOF BEARS SOUTH 00°08'28"E EAST, 2920.81 FEET;
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, SOUTH 00°08'28"E EAST, 1292.12 FEET;
THENCE LEAVING SAID WEST LINE, NORTH 89°51'32"E EAST, 1258.85 FEET THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30, TO THE POINT OF BEGINNING;
THENCE NORTH 89°01'53"E EAST, 1278.44 FEET ALONG SAID NORTH LINE;
THENCE LEAVING SAID NORTH LINE, SOUTH 45°58'08"E EAST, 28.28 FEET;
THENCE NORTH 89°07'41"E EAST, 60.00 FEET;
THENCE SOUTH 00°58'08"E EAST, 75.57 FEET;
THENCE SOUTH 04°44'30"E WEST, 45.32 FEET;
THENCE SOUTH 49°24'03"E EAST, 27.87 FEET;
THENCE SOUTH 00°58'08"E EAST, 50.00 FEET;
THENCE SOUTH 44°01'52"E WEST, 28.28 FEET;
THENCE SOUTH 00°58'08"E EAST, 206.06 FEET;
THENCE SOUTH 45°07'03"E EAST, 28.70 FEET;
THENCE SOUTH 00°55'23"E WEST, 25.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3000.00 FEET, THE CENTER OF WHICH BEARS SOUTH 00°55'23"E WEST;
THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°13'19", AN ARC LENGTH OF 11.83 FEET TO A NON-TANGENT LINE;
THENCE SOUTH 01°08'43"E WEST, 25.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2975.00 FEET, THE CENTER OF WHICH BEARS SOUTH 01°08'43"E WEST;
THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°06'51", AN ARC LENGTH OF 109.77 FEET TO A NON-TANGENT LINE;
THENCE SOUTH 89°01'52"E WEST, 19.11 FEET;
THENCE SOUTH 00°58'08"E EAST, 121.00 FEET;
THENCE SOUTH 89°01'52"E WEST, 181.00 FEET;
THENCE SOUTH 00°58'08"E EAST, 114.00 FEET;
THENCE SOUTH 45°58'08"E EAST, 14.14 FEET;
THENCE SOUTH 00°58'08"E EAST, 50.00 FEET;
THENCE NORTH 89°01'52"E EAST, 85.00 FEET;
THENCE SOUTH 00°58'08"E EAST, 373.23 FEET TO A LINE BEING 150.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30;
THENCE ALONG SAID PARALLEL LINE, SOUTH 89°21'06"E WEST, 1188.23 FEET;
THENCE LEAVING SAID PARALLEL LINE, NORTH 00°55'16"E WEST, 1187.30 FEET TO THE POINT OF BEGINNING.

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS
kpangus@higartwilson.com

SHEET INDEX

FP01-COVER SHEET
FP02-TRACT TABLE, SHEET MATCH LINES
LEGAL DESCRIPTION, DETAILS
FP03-FP06-PLAT SHEETS

NOTES

- ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY AND LANDSCAPE MEDIANS IS TO BE MAINTAINED BY THE VERDE TRAILS HOMEOWNERS' ASSOCIATION, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES UNDER 69KV SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- VERDE TRAILS PARCEL 11, IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID).
- LOTS THAT REQUIRE POSITIONING THE NON-LIVING SPACE SIDE WITH INTERSECTION TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 9, 45 AND 46)
- ALL STORM DRAIN PIPES FROM THE CATCH BASINS TO THE RETENTION BASINS, AND ALL SPILLWAYS FROM THE SCOURERS TO THE RETENTION BASINS, SHALL BE MAINTAINED BY THE HOA.

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDED OF THE SUBDIVISION PLAT. WHOEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER, CONSISTENT WITH CURRENT ARIZONA BOUNDARY MINIMUM STANDARDS.

HILLCREST RESIDENTIAL 1, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

ITS: _____

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

KIRK J. PANGUS
RLS# 18344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P. 602.490.0535
kpangus@higartwilson.com

**APPROVALS AND ACCEPTANCE OF DEDICATION**

PLAT APPROVED AND DEDICATED RIGHT-OF-WAY AND EASEMENTS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF AVONDALE, ARIZONA.

THIS _____ DAY OF _____, 2019

MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2241 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 | F. 602.498.2436
PHOENIX, AZ 85016
www.higartwilson.com

VERDE TRAILS PARCEL 11
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

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STATUS:

PROJ. NO: 1377
DATE: APR 2019

SCALE: NONE

DRAWN: JHD

APPROVED: KJP

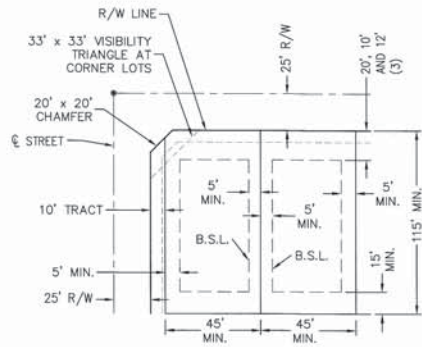
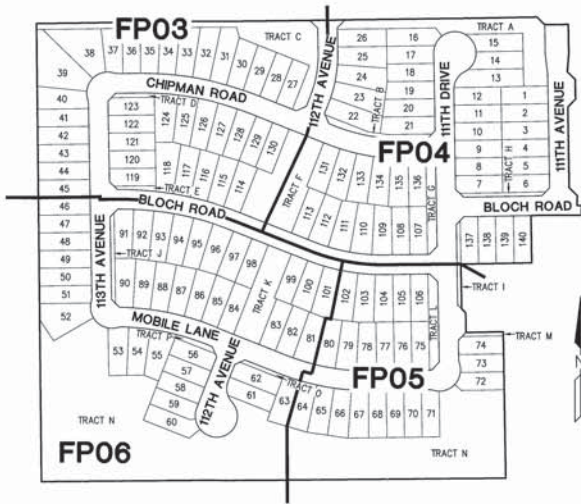
MUNICIPAL TRACKING NO:

PL-18-0312

DWG. NO.

FP01

SHT. 1 OF 6



TYPICAL LOT SETBACKS 5175 DISTRICT
SCALE = N.T.S.
MIN LOT AREA 5,175 SQ. FT. 45'X115'

NOTES:

- (1) A MINIMUM 5' SIDE SETBACK WILL BE REQUIRED FOR ALL DETACHED PRODUCT. IN ALL CONDITIONS WITH A 5'/3' SIDE SETBACK, THE AIR CONDITIONING UNIT WILL BE REQUIRED TO BE PLACED IN THE REAR YARD AND/OR LOCATED ON THE SIDE YARD OPPOSITE THE ACCESS GATE.
- (2) FIREPLACES, BAY WINDOWS AND OTHER BUILDING POP-OUTS WILL ENCRATCH INTO FRONT, SIDE AND REAR SETBACKS A MAXIMUM OF 3'.
- (3) MEASURED FROM BACK OF SIDEWALK: 20' TO FACE OF GARAGE, 12' TO LIVABLE AREA, AND 10' TO SIDE-ENTRY GARAGE.

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.5623	COMMON AREA, DRAINAGE & WATER EASEMENT
TRACT B	0.0810	COMMON AREA AND DRAINAGE
TRACT C	0.6322	COMMON AREA AND DRAINAGE
TRACT D	0.0266	COMMON AREA
TRACT E	0.0254	COMMON AREA
TRACT F	0.6627	COMMON AREA AND DRAINAGE
TRACT G	0.1314	COMMON AREA
TRACT H	0.0482	COMMON AREA
TRACT I	0.0494	COMMON AREA
TRACT J	0.0505	COMMON AREA
TRACT K	0.3740	COMMON AREA AND DRAINAGE
TRACT L	0.1314	COMMON AREA
TRACT M	0.0230	COMMON AREA
TRACT N	5.2269	COMMON AREA, DRAINAGE & SEWER EASEMENT
TRACT O	0.0256	COMMON AREA AND DRAINAGE
TRACT P	0.0299	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 ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.
3. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	5,400.00	0.1240	LOT : 21	6,115.27	0.1404	LOT : 41	5,883.27	0.1351
LOT : 2	5,400.00	0.1240	LOT : 22	6,911.10	0.1587	LOT : 42	5,896.74	0.1354
LOT : 3	5,400.00	0.1240	LOT : 23	7,075.69	0.1624	LOT : 43	5,910.20	0.1357
LOT : 4	5,400.00	0.1240	LOT : 24	6,798.06	0.1561	LOT : 44	5,923.66	0.1360
LOT : 5	5,400.00	0.1240	LOT : 25	6,309.86	0.1449	LOT : 45	5,937.13	0.1363
LOT : 6	5,351.15	0.1228	LOT : 26	5,625.00	0.1291	LOT : 46	5,950.59	0.1366
LOT : 7	5,350.00	0.1228	LOT : 27	5,400.00	0.1240	LOT : 47	5,964.05	0.1369
LOT : 8	5,400.00	0.1240	LOT : 28	5,407.49	0.1241	LOT : 48	5,977.52	0.1372
LOT : 9	5,400.00	0.1240	LOT : 29	5,749.04	0.1320	LOT : 49	5,990.98	0.1375
LOT : 10	5,400.00	0.1240	LOT : 30	5,891.27	0.1352	LOT : 50	6,004.44	0.1378
LOT : 11	5,400.00	0.1240	LOT : 31	6,892.66	0.1582	LOT : 51	6,002.62	0.1378
LOT : 12	5,399.44	0.1240	LOT : 32	6,451.74	0.1481	LOT : 52	6,084.16	0.2062
LOT : 13	7,469.60	0.1715	LOT : 33	5,989.13	0.1375	LOT : 53	6,019.82	0.1382
LOT : 14	5,671.83	0.1302	LOT : 34	5,677.38	0.1303	LOT : 54	5,937.04	0.1363
LOT : 15	5,779.88	0.1327	LOT : 35	5,509.03	0.1265	LOT : 55	6,621.24	0.1520
LOT : 16	5,951.66	0.1366	LOT : 36	5,236.58	0.1202	LOT : 56	5,201.09	0.1194
LOT : 17	5,422.87	0.1245	LOT : 37	5,542.59	0.1272	LOT : 57	5,220.00	0.1198
LOT : 18	5,400.00	0.1240	LOT : 38	11,279.14	0.2589	LOT : 58	5,220.00	0.1198
LOT : 19	5,555.93	0.1275	LOT : 39	13,336.81	0.3062	LOT : 59	5,286.78	0.1214
LOT : 20	5,867.79	0.1347	LOT : 40	6,624.45	0.1521	LOT : 60	6,115.49	0.1404

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 61	5,624.06	0.1291	LOT : 81	5,246.23	0.1434	LOT : 101	6,184.14	0.1420	LOT : 121	5,332.50	0.1224
LOT : 62	5,660.00	0.1299	LOT : 82	5,791.20	0.1329	LOT : 102	6,151.24	0.1412	LOT : 122	5,332.50	0.1224
LOT : 63	5,905.30	0.1356	LOT : 83	5,625.00	0.1291	LOT : 103	6,063.41	0.1392	LOT : 123	5,294.72	0.1216
LOT : 64	5,905.30	0.1356	LOT : 84	5,625.00	0.1291	LOT : 104	5,733.83	0.1316	LOT : 124	6,597.91	0.1515
LOT : 65	5,905.30	0.1356	LOT : 85	5,945.23	0.1365	LOT : 105	5,416.97	0.1244	LOT : 125	5,832.46	0.1339
LOT : 66	5,905.30	0.1356	LOT : 86	6,061.37	0.1391	LOT : 106	5,416.97	0.1244	LOT : 126	5,956.32	0.1367
LOT : 67	5,883.33	0.1351	LOT : 87	5,983.08	0.1374	LOT : 107	5,537.72	0.1271	LOT : 127	5,976.42	0.1372
LOT : 68	5,494.43	0.1261	LOT : 88	5,982.97	0.1374	LOT : 108	5,537.72	0.1271	LOT : 128	5,923.64	0.1360
LOT : 69	5,400.00	0.1240	LOT : 89	6,013.62	0.1381	LOT : 109	6,003.12	0.1378	LOT : 129	5,490.00	0.1260
LOT : 70	5,400.00	0.1240	LOT : 90	6,108.71	0.1402	LOT : 110	6,356.28	0.1459	LOT : 130	5,490.00	0.1260
LOT : 71	5,349.46	0.1228	LOT : 91	5,855.34	0.1344	LOT : 111	6,272.14	0.1440	LOT : 131	5,771.33	0.1325
LOT : 72	5,388.43	0.1237	LOT : 92	5,982.46	0.1373	LOT : 112	6,270.54	0.1440	LOT : 132	6,073.85	0.1394
LOT : 73	5,175.36	0.1188	LOT : 93	6,023.94	0.1383	LOT : 113	5,642.18	0.1295	LOT : 133	6,027.36	0.1384
LOT : 74	5,253.80	0.1206	LOT : 94	6,008.86	0.1379	LOT : 114	5,877.70	0.1349	LOT : 134	5,980.58	0.1373
LOT : 75	5,608.03	0.1287	LOT : 95	5,936.95	0.1363	LOT : 115	5,901.52	0.1355	LOT : 135	5,984.18	0.1374
LOT : 76	5,608.03	0.1287	LOT : 96	6,262.14	0.1438	LOT : 116	5,918.61	0.1359	LOT : 136	5,487.28	0.1260
LOT : 77	5,608.03	0.1287	LOT : 97	6,054.55	0.1390	LOT : 117	6,033.58	0.1385	LOT : 137	5,395.00	0.1239
LOT : 78	5,926.13	0.1360	LOT : 98	5,400.00	0.1240	LOT : 118	7,064.08	0.1622	LOT : 138	5,445.00	0.1250
LOT : 79	6,038.82	0.1386	LOT : 99	5,419.41	0.1244	LOT : 119	5,269.97	0.1210	LOT : 139	5,566.00	0.1278
LOT : 80	5,988.76	0.1375	LOT : 100	5,948.65	0.1366	LOT : 120	5,332.50	0.1224	LOT : 140	5,445.00	0.1250



AVONDALE BOULEVARD

NORTHWEST CORNER
SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE P.O.C.

BROADWAY ROAD

NORTH QUARTER CORNER
SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE

EVERGREEN-HILLCREST LLC
APN: 101-42-005C
RODRIGUEZ TONY / AURORA
APN: 101-42-003F

RODRIGUEZ TONY / AURORA
APN: 101-42-012

GUERRERO LUIS /
LUCERO MARINA
APN: 101-42-014

EVERGREEN-HILLCREST LLC
APN: 101-42-003U

TOBIN LIVING TRUST
APN: 101-42-005P

TOBIN LIVING TRUST
APN: 101-42-005N

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C4	42.00'	16°35'52"	12.17'
C5	54.00'	123°11'44"	116.11'
C6	42.00'	16°35'52"	12.17'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L13	N45°56'08"W	28.28'
L14	N66°21'31"E	28.28'
L15	N44°01'53"E	28.28'
L16	S46°12'13"E	28.17'

LEGEND

- FOUND 1/2" REBAR RLS 19344 OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- SIDEWALK EASEMENT
- SIGHT VISIBILITY TRIANGLE
- VEHICLE NON-ACCESS EASEMENT
- MARICOPA COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- 33'X33' SIGHT VISIBILITY TRIANGLE
- HEADLIGHT INTRUSION (SEE NOTE 8)



HILGART WILSON
REGISTERED LAND SURVEYOR
NO. 19344
STATE OF ARIZONA
2541 E. HIGHLAND AVE., STE. 200
PHOENIX, AZ 85016
www.hilgartwilson.com

VERDE TRAILS PARCEL 11

BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA

FINAL PLAT

PROJ. NO: 1377

DATE: APR 2019

SCALE: AS SHOWN

DRAWN: JHD

APPROVED: KJP

DWG. NO.
FP03

SHT. 3 OF 6



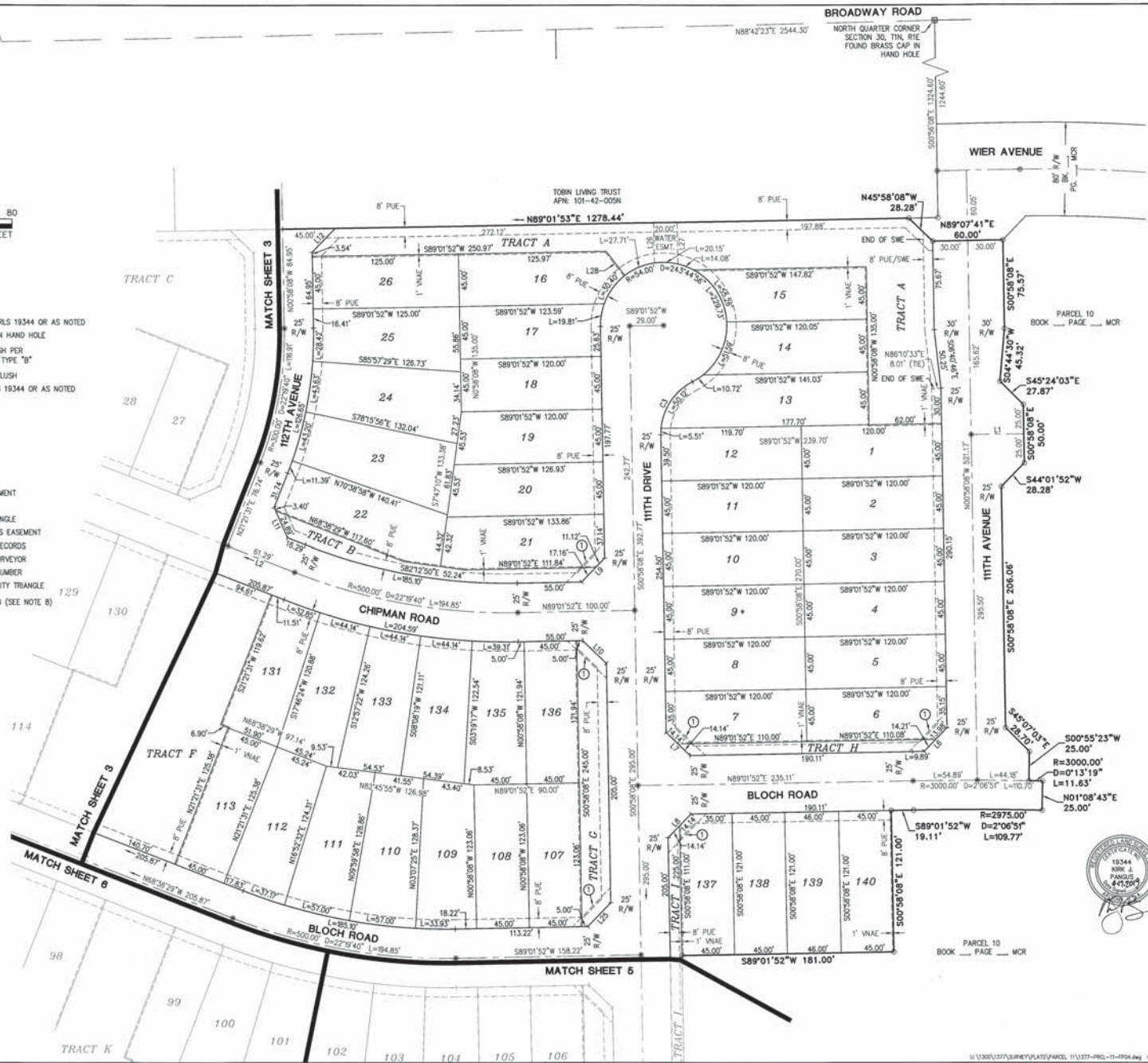
LEGEND

- FOUND 1/2" REBAR RLS 19344 OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- R/W PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① 33'X33' SIGHT VISIBILITY TRIANGLE
- HEADLIGHT INTRUSION (SEE NOTE 8)

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	50.00'	63°44'56"	55.63'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°01'52"E	45.00'
L2	S68°38'29"E	205.87'
L6	S44°13'10"W	28.19'
L7	S45°58'08"E	28.28'
L8	N44°01'52"E	28.28'
L9	N44°01'52"E	28.28'
L10	S45°58'08"E	28.28'
L11	S23°38'29"E	28.28'
L12	N44°01'52"E	28.28'
L25	N44°01'52"E	28.28'

WEST QUARTER CORNER
SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE



HILGART WILSON
REGISTERED LAND SURVEYOR
2141 E. HIGHLAND AVE., STE. 200 | P. 602.490.0535 | F. 602.584.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

VERDE TRAILS PARCEL 11
BROADWAY ROAD & 10TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

Copyright 2019, Hilgart Wilson, LLC - This document is the sole property of Hilgart Wilson, LLC.
PROJ. NO: 1377
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: JMD
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO:
PL-18-0312
DWG. NO.
FP04
SHT. 4 OF 6

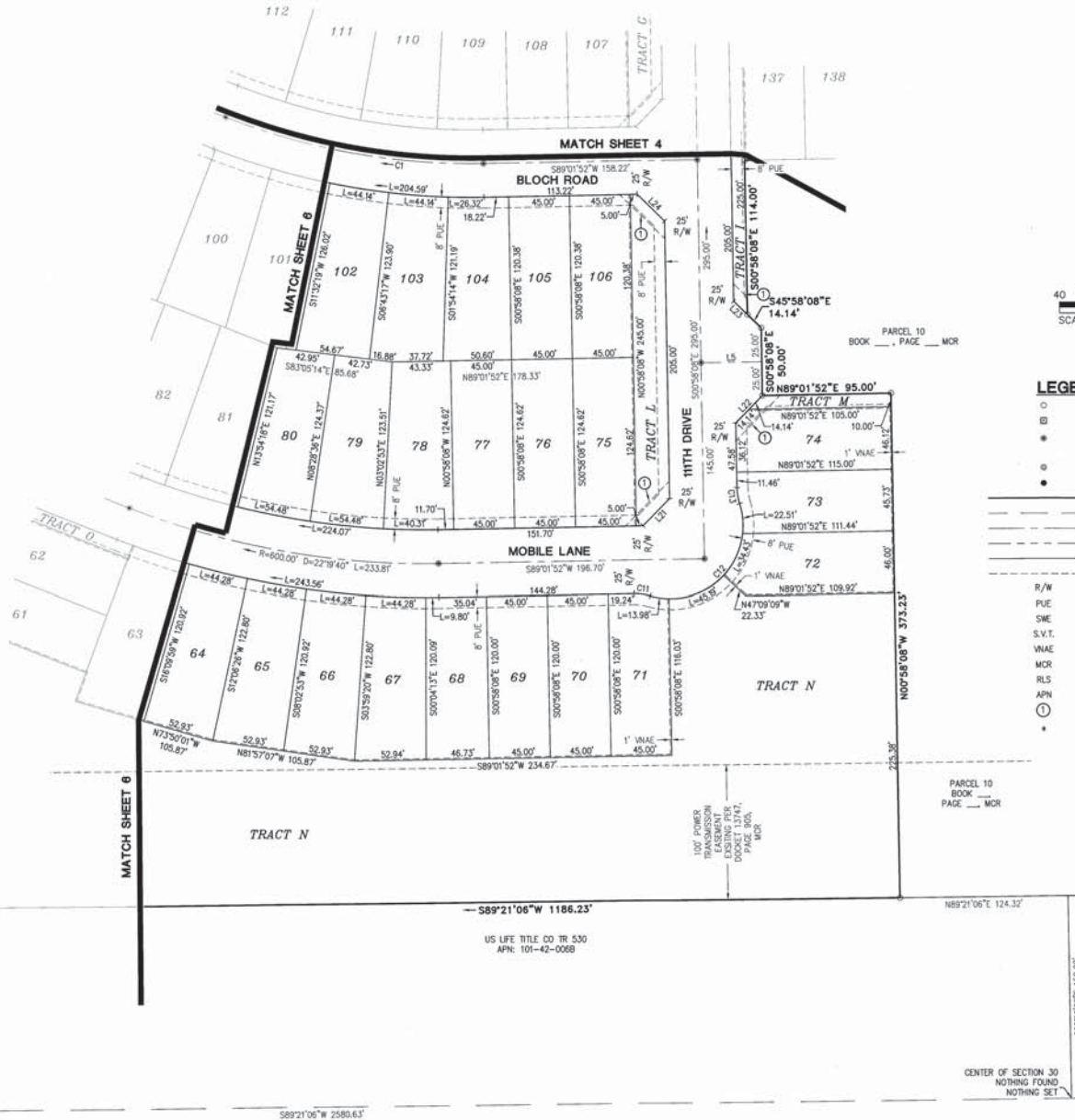
AVONDALE BOULEVARD
(BASED ON BEARINGS)

NORTHWEST CORNER
SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE

WEST QUARTER CORNER
SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	500.00'	22°19'40"	194.85'
C11	42.00'	16°35'52"	12.17'
C12	54.00'	12°31'44"	116.11'
C13	42.00'	16°35'52"	12.17'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	N89°01'52"E	45.00'
L21	N44°01'52"E	28.28'
L22	N44°01'52"E	28.28'
L23	S45°58'08"E	28.28'
L24	S45°58'08"E	28.28'



- LEGEND**
- FOUND 1/2" REBAR RLS 19344 OR AS NOTED
 - FOUND BRASS CAP IN HAND HOLE
 - SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
 - FOUND BRASS CAP FLUSH
 - SET 1/2" REBAR RLS 19344 OR AS NOTED
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - RIGHT OF WAY
 - PARCEL LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY
 - PUBLIC UTILITY EASEMENT
 - SIDEWALK EASEMENT
 - S.V.T.
 - VEHICLE NON-ACCESS EASEMENT
 - VNAE
 - MARICOPA COUNTY RECORDS
 - REGISTERED LAND SURVEYOR
 - ASSESSOR PARCEL NUMBER
 - 33'X33' SIGHT VISIBILITY TRIANGLE
 - HEADLIGHT INTRUSION (SEE NOTE 8)

© 2019 HILGART WILSON, LLC - This document is the sole property of HILGART WILSON, LLC.

PROJ. NO.: 1377

DATE: APR 2019

SCALE: AS SHOWN

DRAWN: JAVO

APPROVED: KJP

STATUS:

MUNICIPAL TRACKING NO:

PL-18-0312

DWG. NO.

FP05

SHT. 5 OF 6

HILGART WILSON
1815 E. HIGHLAND AVE., STE. 200
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www.hilgartwilson.com

VERDE TRAILS PARCEL 11
BROADWAY ROAD & 10TH AVENUE
AVONDALE, ARIZONA

FINAL PLAT



LEGEND

- FOUND 1/2" REBAR RLS 19344 OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① 33'X33' SIGHT VISIBILITY TRIANGLE
- HEADLIGHT INTRUSION (SEE NOTE 8)

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	500.00'	22°19'40"	194.85'
C2	600.00'	22°19'40"	233.81'
C7	42.00'	16°35'52"	12.17'
C8	54.00'	122°01'05"	115.00'
C9	42.00'	17°53'45"	13.12'
C10	50.00'	63°44'56"	55.63'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	S89°01'53"W	25.34'
L4	N68°38'29"W	29.00'
L17	N44°02'27"E	28.28'
L19	S23°38'29"E	28.28'
L20	N66°21'31"E	28.28'
L29	N81°54'15"E	13.76'
L30	S31°44'49"W	8.00'





CITY COUNCIL REPORT

SUBJECT: Final Plat of Verde Trails Unit II (Application PL-19-0046)

MEETING DATE: 5/6/2019

TO: Mayor and Council

FROM: Tracy Stevens, Development & Engineering Services Department Director

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

PURPOSE:

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Verde Trails Unit II. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 146 single-family lots, 16 common area tracts, and dedicate adjacent arterial and collector streets, internal local streets and easements on 39.4 gross acres located east of the southeast corner of Avondale Boulevard and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

BACKGROUND:

Verde Trails Unit II (Exhibits A, B, and C) is an approximately 39.4-acre parcel located east of the southeast corner of Avondale Boulevard and Broadway Road. The property is zoned Planned Area Development (PAD), approved by City Council in February 2019.

A Preliminary Plat for Verde Trails Unit II was approved by City Council in February 2019. Both the approved PAD zoning and the approved Preliminary Plat allow for development of Unit II with a total of 146 lots for single-family residential use. More specifically, the PAD and approved Preliminary Plat allow for a combination of 78 minimum 50'x115' (5,750 square foot) lots and 68 minimum 55'x115' (6,325 square foot) lots.

A Final Plat is needed to divide the 39.4-acre parcel into individual residential lots, open space tracts, and dedicate right-of-way for adjacent arterial and collector streets, such as Broadway Road and Wier Avenue, local streets internal to the development, and easements.

The property is designated by the General Plan 2030 Land Use Map as Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached single-family residential within a density range of 2.5 to 4.0 dwelling units per acre, and a target density of 2.5. The planned development, with a density of 3.7 dwelling units per acre, is in conformance with the MDR designation.

Unit II is bordered on two sides by other portions of the planned Verde Trails master development:

- **East:** Verde Trails Unit I Parcel 3, 27.3 acres to be developed with 113 single-family residential lots

with a minimum area of 6,000 square feet.

- **West:** Properties located in the jurisdiction of Maricopa County that presently accommodate a combination of agricultural and rural residential uses.
- **North:** Across Broadway Road, properties located in the jurisdiction of Maricopa County that presently accommodate a combination of agricultural and rural residential uses.
- **South:** Across Wier Avenue, Verde Trails Unit I Parcel 11, 33.7 acres to be developed with 140 single-family residential lots with a minimum area of 5,175 square feet.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Final Plat (Exhibit D) for Verde Trails Unit II. In conformance with the approved Verde Trails Unit II Preliminary Plat, the proposed Final Plat subdivides the 39.4-acre parcel into 78 single-family residential lots with a minimum area of 5,750 square feet (50'x115'), 68 single-family residential lots with a minimum area of 6,325 square feet (55'x115') and creates 16 common area tracts for active and passive open space totaling 6.9 acres. Additionally, the proposed Final Plat dedicates right-of-way for Broadway Road and Wier Avenue, all local streets internal to the development, and easements. Vehicular access into Unit II is provided from connections to Broadway Road, an arterial street, and Wier Avenue, a planned collector roadway that will connect to 107th Avenue. The Verde Trails Homeowner's Association (HOA) will maintain all open space areas, landscape tracts, and right-of-way landscaping, including landscaped medians in local streets.

City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for the Verde Trails Unit II subdivision as a separate agenda item.

PUBLIC PARTICIPATION:

Public notification is not required for Final Plat applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review Final Plat applications.

ANALYSIS:

- The proposed Final 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 Final Plat is in conformance with the City of Avondale Zoning Ordinance, Subdivision Regulations, Verde Trails II Planned Area Development (PAD) Development Plan, and meets all conditions of these prior approvals.
- The proposed Final Plat conforms to the approved Preliminary Plat for Verde Trails Unit II, dedicating rights-of-way and easements as necessary to serve that future development. All conditions of Preliminary Plat approval relevant to Unit II have been satisfied.
- Final Landscape, Open Space, Amenity, Wall, and Photometric Plans for this project have been approved. The approved plans are consistent with the preliminary plans approved by City Council.
- As stipulated at the time of Preliminary Plat approval, the applicant is required to extinguish the property's groundwater rights and pledge those rights to the City's assured water supply account prior

to issuance of any permits for the project. This requirement ensures that the City will have an adequate water supply in the future. The applicant has begun the transfer process; Staff will ensure that no permits are issued for the development until the process is complete.

DISCUSSION:

1. The proposed Final Plat is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
2. The proposed Final Plat is in conformance with the Verde Trails II PAD Development Plan, including conditions of approval.
3. The proposed Final Plat is in conformance with the approved Verde Trails Unit II 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.

INITIATIVE: Create and support diverse recreation and education opportunities

- STRATEGIC GOAL: Provide multi-generational recreation events and programs.

BUDGET IMPACT:

No budget impacts.

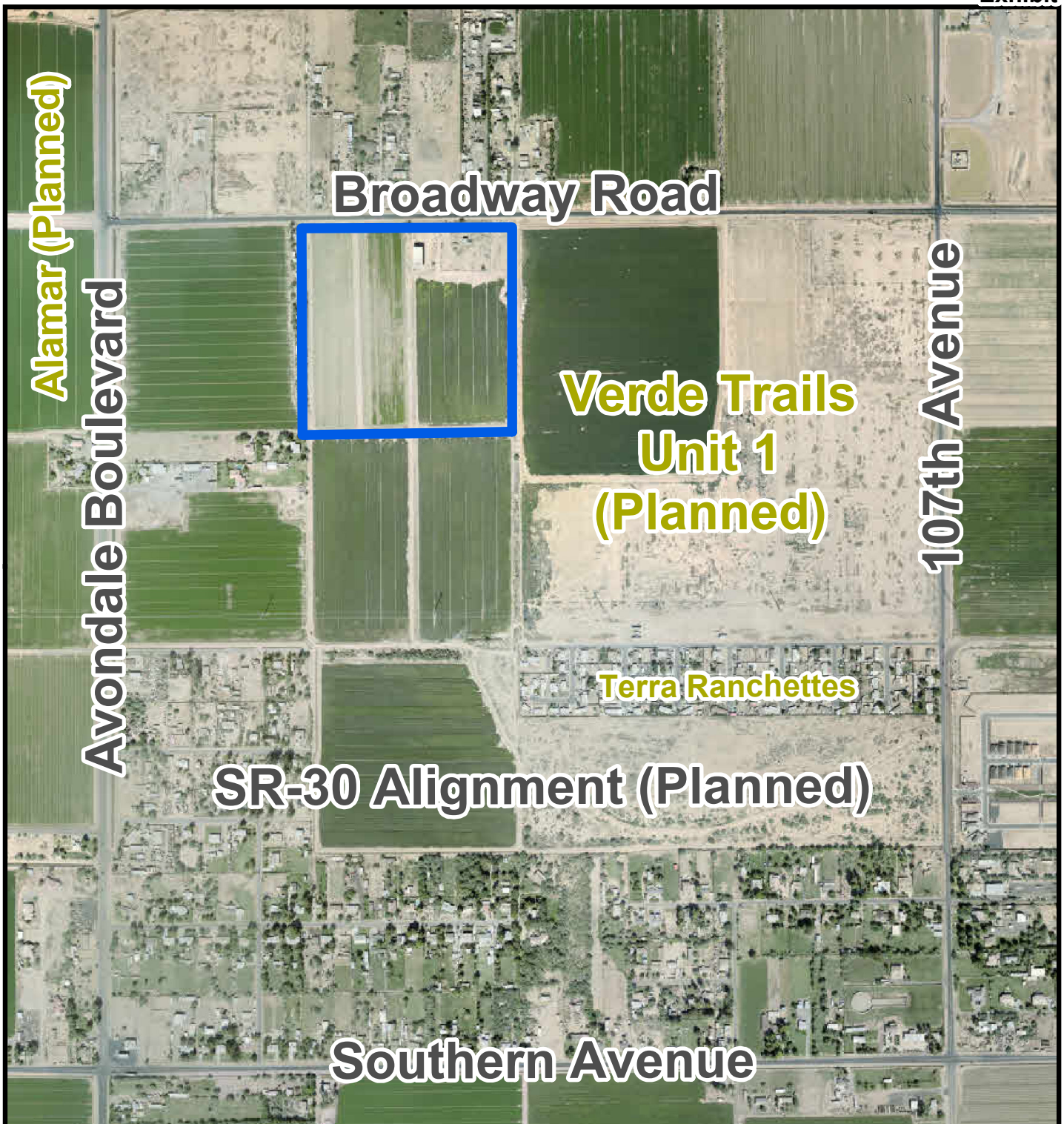
RECOMMENDATION:

Staff recommends that City Council **APPROVE** application PL-19-0046 with two (2) recommended conditions of approval, as follows:

1. The recorded plat shall be in conformance with the Verde Trails Unit II Final Plat submitted on April 29, 2019.
2. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required prior to issuance of any permits for this project.

PROPOSED MOTION:

I move that City Council **APPROVE** application PL-19-0046, a request for approval of a Final Plat for Verde Trails Unit II, subject to two (2) recommended conditions of approval.

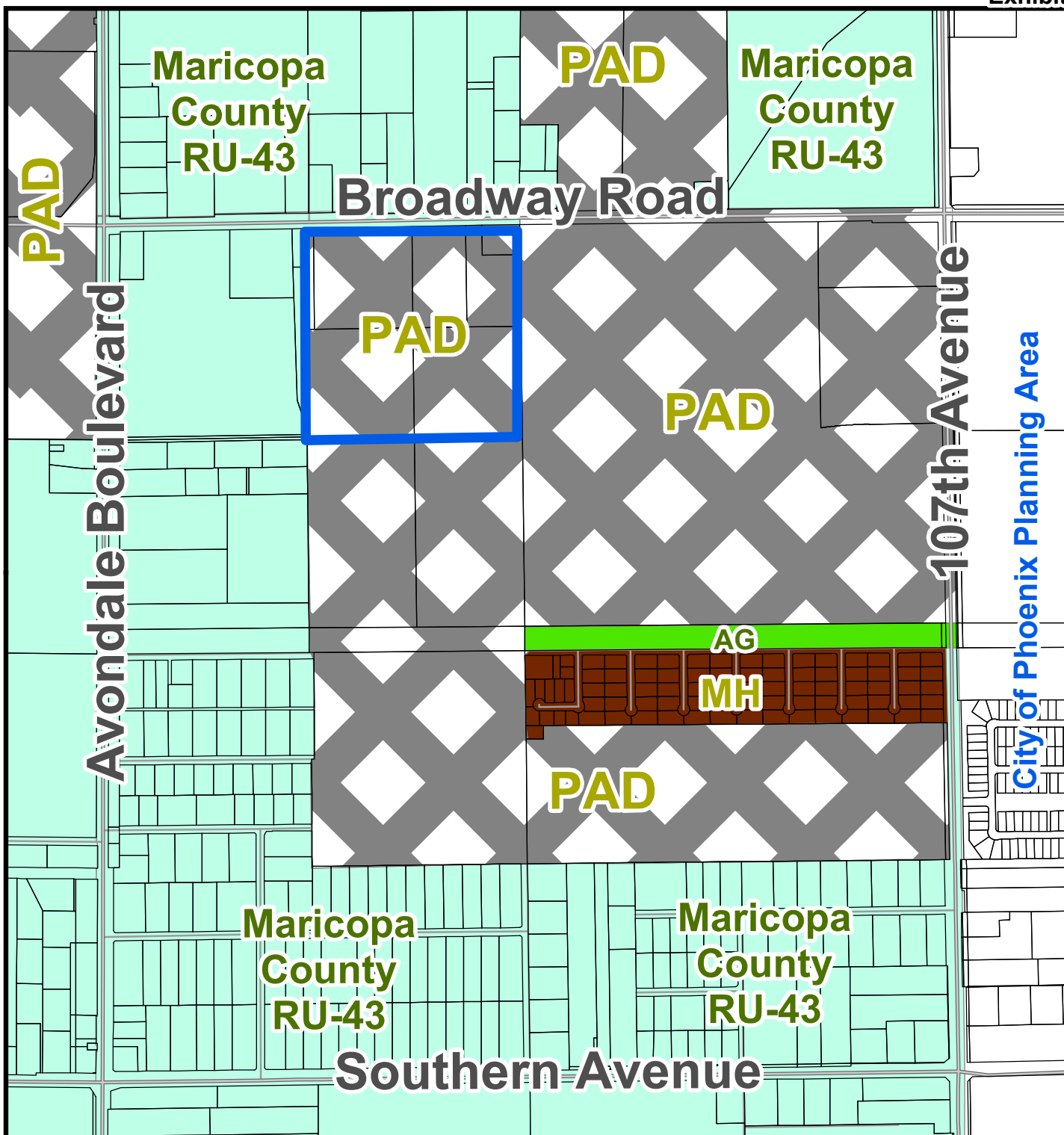


Aerial Photograph



 Subject Property



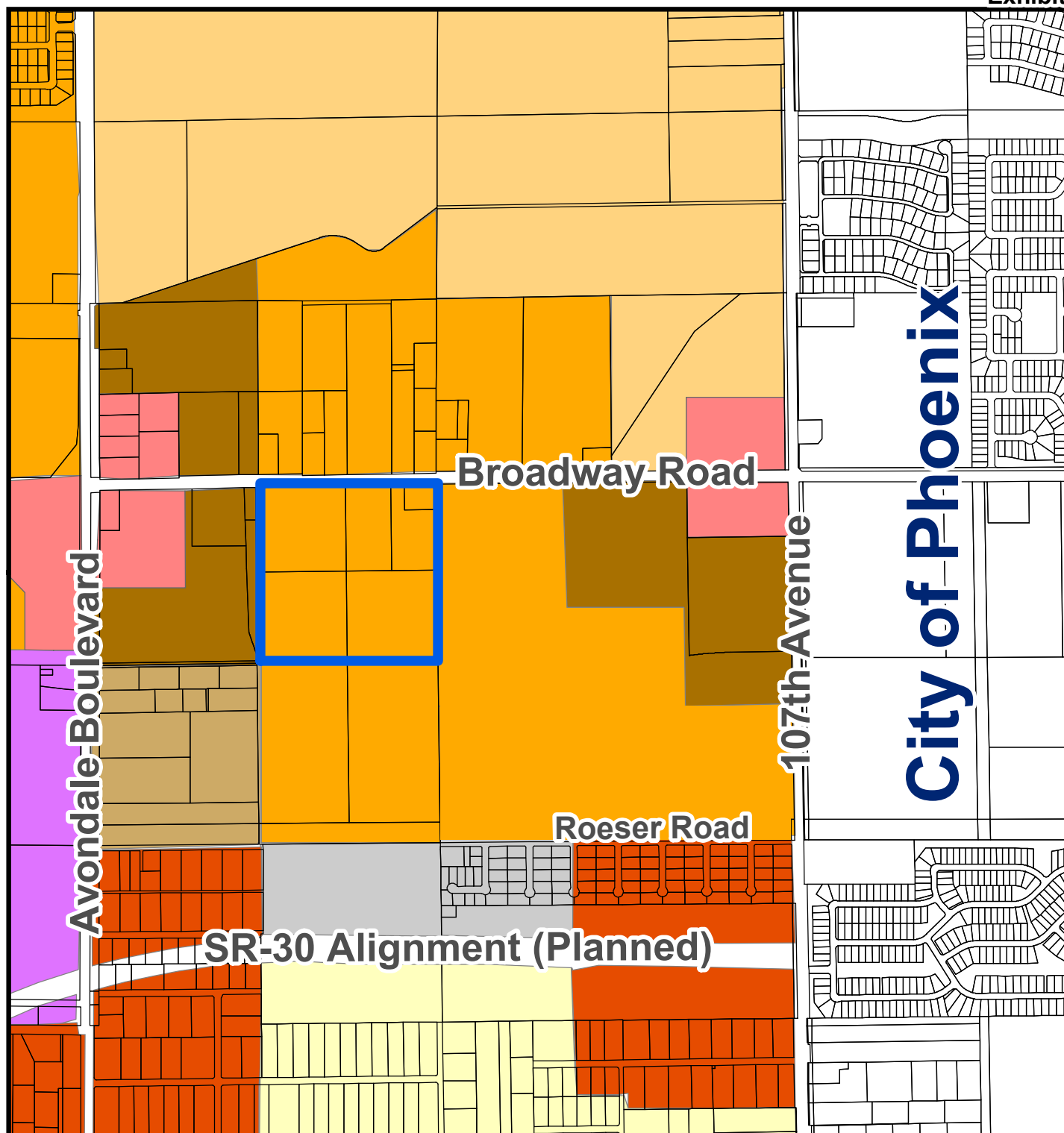


Zoning Vicinity Map



 Verde Trails Unit II





General Plan Land Use Map

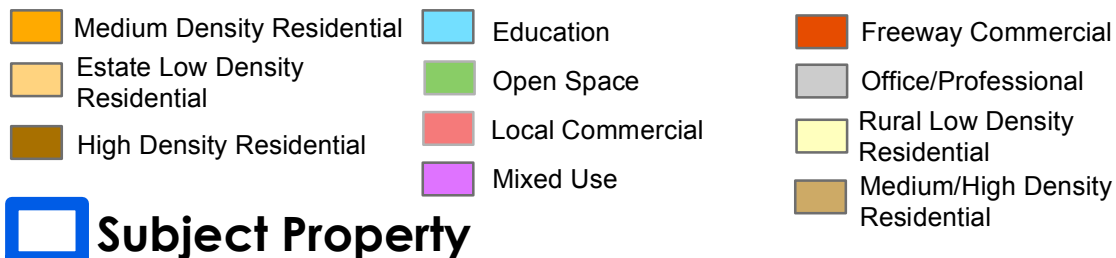


Exhibit D

Verde Trails Unit II
Proposed Final Plat

Submitted April 29, 2019

FINAL PLAT
FOR
"VERDE TRAILS II"
A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT HILLCREST RESIDENTIAL 4, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, BEING A FINAL PLAT UNDER THE NAME "VERDE TRAILS II" BEING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "VERDE TRAILS II" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH STREET, LOT AND TRACT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THE OWNER, AS LISTED ABOVE, HEREBY DEDICATES IN FEE ALL RIGHT TITLE AND INTEREST TO THE CITY FOR USE AS SUCH, THE STREET RIGHTS OF WAY AS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED TO THE CITY FOR THE PURPOSES SHOWN HEREON.

TRACTS A THROUGH P ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON PROFIT ORGANIZATION.

THE 10 FOOT IRRIGATION EASEMENT ON TRACTS A, B, AND C IS FOR THE BENEFIT OF THE PROPERTIES LYING WEST OF THIS SITE. MAINTENANCE OF THE FACILITIES IN THE EASEMENT WILL BE THE RESPONSIBILITY OF THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON PROFIT ORGANIZATION.

THE CITY OF AVONDALE IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, HARDSCAPE AND RETENTION AREAS ON TRACTS A THROUGH P. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF AVONDALE AT ANY SUCH TIME WHEN THE GRANTOR, ITS SUCCESSORS OR ASSIGNEES, INCLUDING A HOMEOWNERS' ASSOCIATION FORMED OVER THIS SUBDIVISION FAILS TO EXIST AND PROVIDE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, RETENTION AREAS AND/OR HARDSCAPE.

NOTWITHSTANDING THE FOREGOING, HILLCREST RESIDENTIAL 4, LP, AN ARIZONA LIMITED PARTNERSHIP, HEREINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER", HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED, EXCEPT IF RELEASED PRIOR THERETO AS HEREINAFTER DESCRIBED, SUCH INTEREST IS TO BE ACQUIRED BY A COMMUNITY FACILITIES DISTRICT THAT HAS BEEN OR WILL BE ESTABLISHED. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT DEVELOPMENT AGREEMENT THAT MAY BE ENTERED INTO AMONG THE OWNER, SUCH DISTRICT AND THE MUNICIPALITY.) SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT DEVELOPMENT AGREEMENT AND NOVEMBER 1, 2065.

IN WITNESS WHEREOF:

HILLCREST RESIDENTIAL 4, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER HAS HERETO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF _____ ITS _____ DAY OF _____, 2019.

HILLCREST RESIDENTIAL 4, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2019 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF HILLCREST RESIDENTIAL 4, LP, AN ARIZONA LIMITED PARTNERSHIP AND ACKNOWLEDGED THAT HE/SHE, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SITE DATA

GROSS AREA	1,716,456.71 SQ. FT.	39,404.4 AC.
RIGHT OF WAY	457,385.30 SQ. FT.	10,500.1 AC.
NET AREA	1,259,071.42 SQ. FT.	28,904.3 AC.
STREET LENGTHS	7,177.21 LINEAR FT.	
TOTAL LOTS	146	
DENSITY (GROSS)	3.7 D.U. / ACRE	
DENSITY (NET)	5.1 D.U. / ACRE	
EXISTING ZONING	P.A.D.	
TOTAL TRACT AREA *	300,429.14 SQ. FT.	6.8968 AC.

* SEE SHEET 2 OF 6 FOR TRACT TABLES

OWNER/DEVELOPER

HILLCREST RESIDENTIAL 4, LP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 348-1118
FAX: (480) 348-8976
CONTACT: TIM BRISLIN
tbrislin@harvardinvestments.com

UTILITIES

WATER - CITY OF AVONDALE
SEWER - CITY OF AVONDALE
REFUSE COLLECTION - CITY OF AVONDALE
FIRE PROTECTION - CITY OF AVONDALE
POLICE PROTECTION - CITY OF AVONDALE
ELECTRIC - SALT RIVER PROJECT
CABLE/TELEPHONE - CENTURYLINK/COX COMMUNICATIONS
GAS - SOUTHWEST GAS CORPORATION

AREA

GROSS = 39,404.4 ACRES / 1,716,456.71 SQ. FT.
NET (LESS R/W) = 28,904.3 ACRES / 1,259,071.42 SQ. FT.

BASIS OF BEARING

BASIS OF BEARING IS S00°06'28"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

100-YEAR ASSURED WATER SUPPLY

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

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 30 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER THEREOF BEARS NORTH 88°42'23" EAST, 2544.30 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, SOUTH 00°56'08" EAST, 1324.60 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°01'53" WEST, 1303.45 FEET;

THENCE NORTH 00°35'16" WEST, 1317.28 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST OF SAID SECTION 30, NORTH 88°42'23" EAST, 1295.47 FEET TO THE POINT OF BEGINNING.

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUUS, RLS
kpangus@hlgartwilson.com

SHEET INDEX

FP01-COVER SHEET
FP02-TRACT TABLE, LOT TABLE, KEY MAP, DETAIL
FP03-FP06-PLAT SHEETS

NOTES

- ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY AND LANDSCAPE MEDIANS ARE TO BE MAINTAINED BY THE VERDE TRAILS HOMEOWNER ASSOCIATION, AN ARIZONA NON PROFIT ORGANIZATION, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS, AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES UNDER 69KV SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID).
- ALL STORM DRAIN PIPES FROM THE CATCH BASINS TO THE RETENTION BASINS, AND ALL SPILLWAYS FROM THE SCOURPIPS TO THE RETENTION BASINS, SHALL BE MAINTAINED BY THE HOA.
- BACKWATER VALVES ARE REQUIRED TO BE INSTALLED ON THE SEWER SERVICE LINES FOR LOTS 1, 6, 9, 30, 37, 38, 42, 50-52, 57-59, 79, 80, 83, AND 146.

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER, CONSISTENT WITH CURRENT ARIZONA BOUNDARY MINIMUM STANDARDS.

HILLCREST RESIDENTIAL 4, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____
ITS: _____

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

KIRK J. PANGUUS
RLS# 19344
HILGARTWILSON, LLC
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PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hlgartwilson.com



NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

APPROVALS AND ACCEPTANCE OF DEDICATION

PLAT APPROVED AND DEDICATED RIGHT-OF-WAY AND EASEMENTS ACCEPTED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA

THIS _____ DAY OF _____, 2019

MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | ANALYSIS
2541 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 | F: 602.568.3436
PHOENIX, AZ 85016
www.hlgartwilson.com

VERDE TRAILS II
BROADWAY ROAD & 10TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

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STATUS:

PROJ. NO: 1377
DATE: APR 2019
SCALE: NONE
DRAWN: GS
APPROVED: KJP

DWG. NO.
FP01
SHT. 1 OF 6

U:\330\1377\SURVEY\PLAT\UNIT 1 T08N\1377-137-108N-FP01.dwg 4/26/2019 2:08 PM

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	6000	0.1377
LOT : 2	6000	0.1377
LOT : 3	6000	0.1377
LOT : 4	5850	0.1343
LOT : 5	5850	0.1343
LOT : 6	5850	0.1343
LOT : 7	5850	0.1343
LOT : 8	5999	0.1377
LOT : 9	8401	0.1929
LOT : 10	8880	0.2039
LOT : 11	8620	0.1979
LOT : 12	6092	0.1399
LOT : 13	6113	0.1403
LOT : 14	6129	0.1407
LOT : 15	6133	0.1408
LOT : 16	8540	0.1961
LOT : 17	8201	0.1883
LOT : 18	6000	0.1377
LOT : 19	6000	0.1377

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 58	6000	0.1377
LOT : 59	6000	0.1377
LOT : 60	6000	0.1377
LOT : 61	6000	0.1377
LOT : 62	6082	0.1396
LOT : 63	11165	0.2563
LOT : 64	13967	0.3206
LOT : 65	7655	0.1757
LOT : 66	6347	0.1457
LOT : 67	6348	0.1457
LOT : 68	6350	0.1458
LOT : 69	6296	0.1445
LOT : 70	10675	0.2451
LOT : 71	10193	0.2340
LOT : 72	8288	0.1903
LOT : 73	6000	0.1377
LOT : 74	6000	0.1377
LOT : 75	6000	0.1377
LOT : 76	6000	0.1377

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 115	6600	0.1515
LOT : 116	6600	0.1515
LOT : 117	6600	0.1515
LOT : 118	6325	0.1452
LOT : 119	6325	0.1452
LOT : 120	6325	0.1452
LOT : 121	6325	0.1452
LOT : 122	6325	0.1452
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LOT : 124	6325	0.1452
LOT : 125	6332	0.1454
LOT : 126	6332	0.1454
LOT : 127	6325	0.1452
LOT : 128	6325	0.1452
LOT : 129	6325	0.1452
LOT : 130	6325	0.1452
LOT : 131	6325	0.1452
LOT : 132	6325	0.1452
LOT : 133	6325	0.1452

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 20	6000	0.1377
LOT : 21	6000	0.1377
LOT : 22	5750	0.1320
LOT : 23	5750	0.1320
LOT : 24	5750	0.1320
LOT : 25	5750	0.1320
LOT : 26	5750	0.1320
LOT : 27	5750	0.1320
LOT : 28	5750	0.1320
LOT : 29	5758	0.1322
LOT : 30	5757	0.1322
LOT : 31	5750	0.1320
LOT : 32	5750	0.1320
LOT : 33	5750	0.1320
LOT : 34	5750	0.1320
LOT : 35	5750	0.1320
LOT : 36	5750	0.1320
LOT : 37	5750	0.1320
LOT : 38	5750	0.1320

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 77	6000	0.1377
LOT : 78	6000	0.1377
LOT : 79	6550	0.1504
LOT : 80	6600	0.1515
LOT : 81	6600	0.1515
LOT : 82	6600	0.1515
LOT : 83	6600	0.1515
LOT : 84	6600	0.1515
LOT : 85	6600	0.1515
LOT : 86	9514	0.2184
LOT : 87	16220	0.3724
LOT : 88	8729	0.2004
LOT : 89	6967	0.1600
LOT : 90	6966	0.1599
LOT : 91	6964	0.1599
LOT : 92	8851	0.1573
LOT : 93	6727	0.1544
LOT : 94	6537	0.1501
LOT : 95	6600	0.1515

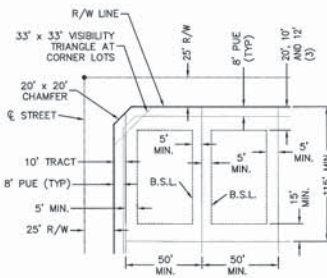
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LOT : 135	6325	0.1452
LOT : 136	6325	0.1452
LOT : 137	6325	0.1452
LOT : 138	6325	0.1452
LOT : 139	6333	0.1454
LOT : 140	6333	0.1454
LOT : 141	6325	0.1452
LOT : 142	6325	0.1452
LOT : 143	6325	0.1452
LOT : 144	6325	0.1452
LOT : 145	6325	0.1452
LOT : 146	6325	0.1452

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 39	5750	0.1320
LOT : 40	5750	0.1320
LOT : 41	5750	0.1320
LOT : 42	5750	0.1320
LOT : 43	5750	0.1320
LOT : 44	5750	0.1320
LOT : 45	5750	0.1320
LOT : 46	5758	0.1322
LOT : 47	5757	0.1322
LOT : 48	5750	0.1320
LOT : 49	5750	0.1320
LOT : 50	5750	0.1320
LOT : 51	5750	0.1320
LOT : 52	5750	0.1320
LOT : 53	5750	0.1320
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LOT : 55	5950	0.1366
LOT : 56	6000	0.1377
LOT : 57	6000	0.1377

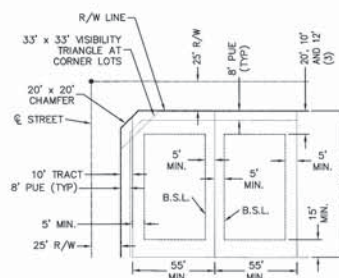
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
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LOT : 97	6600	0.1515
LOT : 98	6600	0.1515
LOT : 99	6600	0.1515
LOT : 100	6600	0.1515
LOT : 101	6600	0.1515
LOT : 102	6600	0.1515
LOT : 103	6600	0.1515
LOT : 104	6600	0.1515
LOT : 105	6600	0.1515
LOT : 106	6600	0.1515
LOT : 107	6600	0.1515
LOT : 108	6592	0.1513
LOT : 109	6960	0.1598
LOT : 110	6947	0.1595
LOT : 111	6927	0.1590
LOT : 112	7418	0.1703
LOT : 113	6921	0.1589
LOT : 114	6592	0.1513

TRACT	AREA (ACRES)	USE
TRACT A	0.6493	COMMON AREA, DRAINAGE & PRIVATE IRRIGATION
TRACT B	0.1972	COMMON AREA & PRIVATE IRRIGATION
TRACT C	0.1164	WELL SITE & PRIVATE IRRIGATION
TRACT D	0.1611	COMMON AREA & DRAINAGE
TRACT E	0.3781	COMMON AREA & DRAINAGE
TRACT F	0.0459	COMMON AREA
TRACT G	0.5401	COMMON AREA & DRAINAGE
TRACT H	0.0459	COMMON AREA
TRACT I	0.8538	COMMON AREA & DRAINAGE
TRACT J	1.3199	COMMON AREA & DRAINAGE
TRACT K	0.0482	COMMON AREA
TRACT L	0.0459	COMMON AREA
TRACT M	0.6853	COMMON AREA & DRAINAGE
TRACT N	0.0459	COMMON AREA
TRACT O	1.0667	COMMON AREA & DRAINAGE
TRACT P	0.6973	COMMON AREA & DRAINAGE

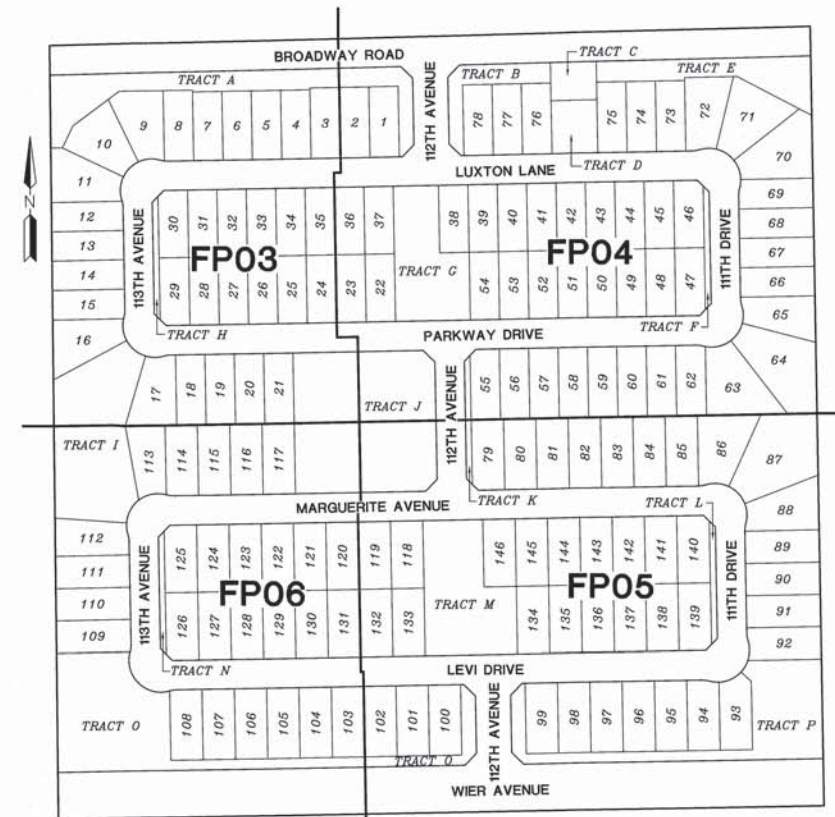
- COMMON AREAS MAY INCLUDE: OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAN ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.



TYPICAL LOT SETBACKS 5750 DISTRICT
SCALE = N.T.S.
MIN LOT AREA 5,750 SQ. FT. 50'X115'



TYPICAL LOT SETBACKS 6325 DISTRICT
SCALE = N.T.S.
MIN LOT AREA 6,325 SQ. FT. 55'X115'



KEY MAP.

- NOTES:
- A MINIMUM 5' SIDE SETBACK WILL BE REQUIRED FOR ALL DETACHED PRODUCT. IN ALL CONDITIONS WITH A 5/5' SIDE SETBACK, THE AIR CONDITIONING UNIT WILL BE REQUIRED TO BE PLACED IN THE REAR YARD AND/OR LOCATED ON THE SIDE YARD OPPOSITE THE ACCESS GATE.
 - FIREPLACES, BAY WINDOWS AND OTHER BUILDING POP-OUTS WILL ENROACH INTO FRONT, SIDE AND REAR SETBACKS A MAXIMUM OF 3'.
 - MEASURED FROM BACK OF SIDEWALK: 20' TO FACE OF GARAGE, 12' TO LIVABLE AREA, AND 10' TO SIDE-ENTRY GARAGE.



AVONDALE
BOULEVARD
SECTION 30, T1N, R1E
(BASIS OF BEARING)

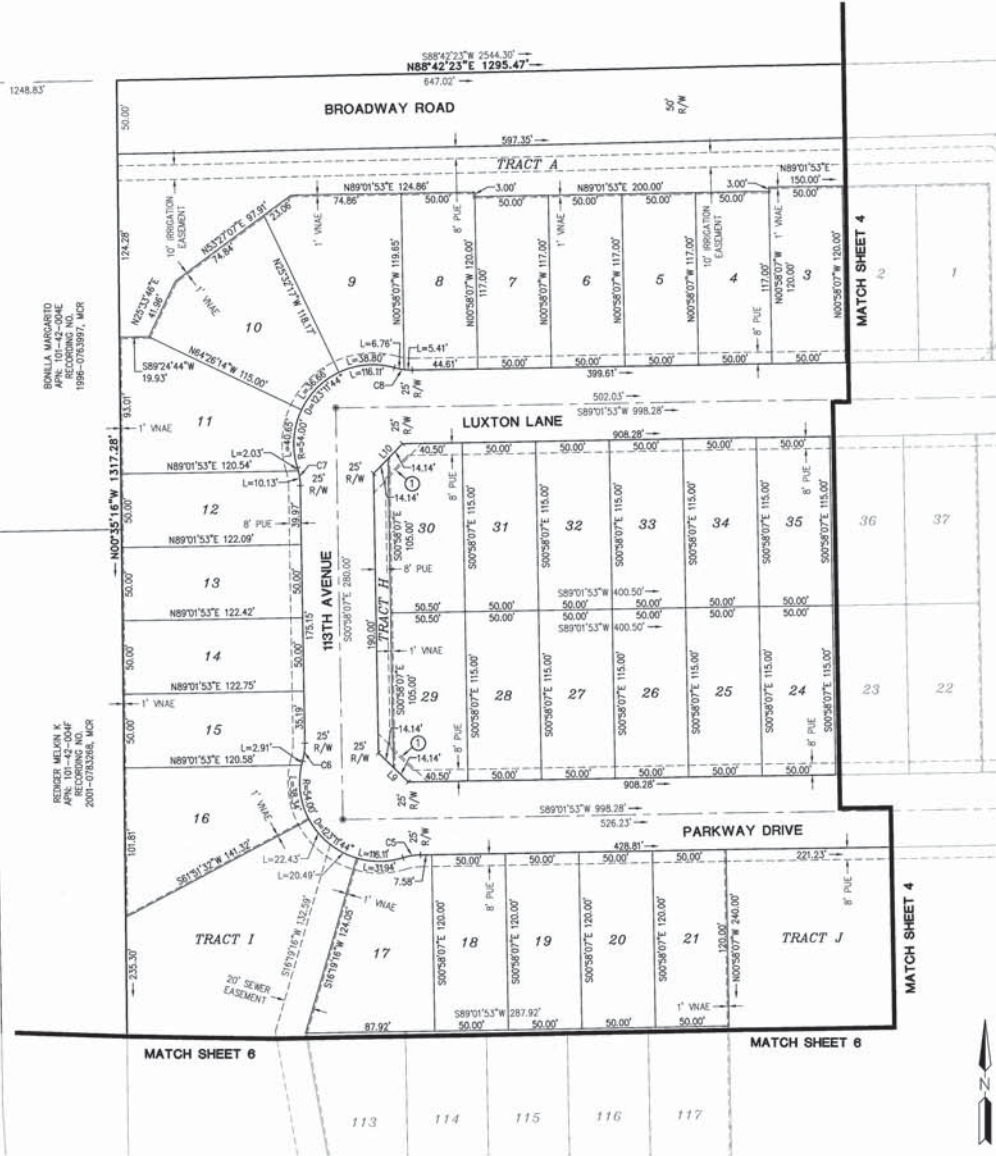
NORTHWEST CORNER
SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE

1248.83'

BONILLA MARGARITO
APR. 10-12-2016
RECORDING NO.
1996-076397, MOR

REDINGER MELVIN K
APR. 10-12-2016
RECORDING NO.
2001-078356, MOR

WEST QUARTER CORNER
SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE



LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH PER
- MAG STD DTL 120-1 TYPE "B"
- SET 1/2" REBAR W/ CAP,
- RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- SIGHT VISIBILITY TRIANGLE
- VEHICLE NON-ACCESS EASEMENT
- MARICOPA COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- 33'X33' SIGHT VISIBILITY TRIANGLE

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C5	42.00'	16'35"52"	12.17'
C6	42.00'	16'35"52"	12.17'
C7	42.00'	16'35"52"	12.17'
C8	42.00'	16'35"52"	12.17'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	N45°58'07"W	28.28'
L10	S44°01'53"W	28.28'

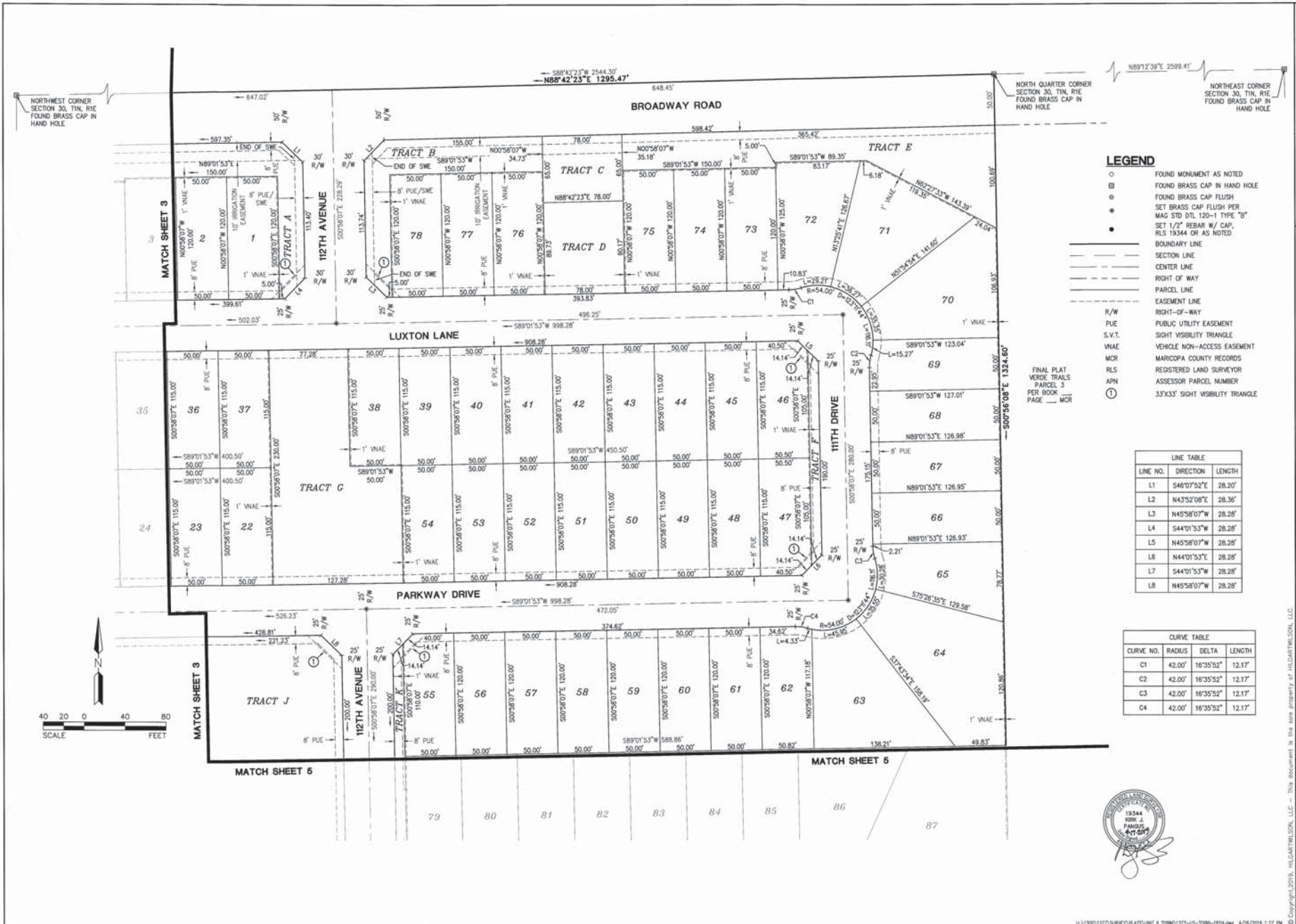
40 20 0 40 80
SCALE FEET

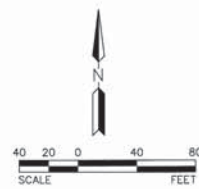


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VERDE TRAILS II
BROADWAY ROAD & 10TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

PROJ. NO: 1377
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: GS
APPROVED: KJP
DWG. NO.
FP03
SHT. 3 OF 6





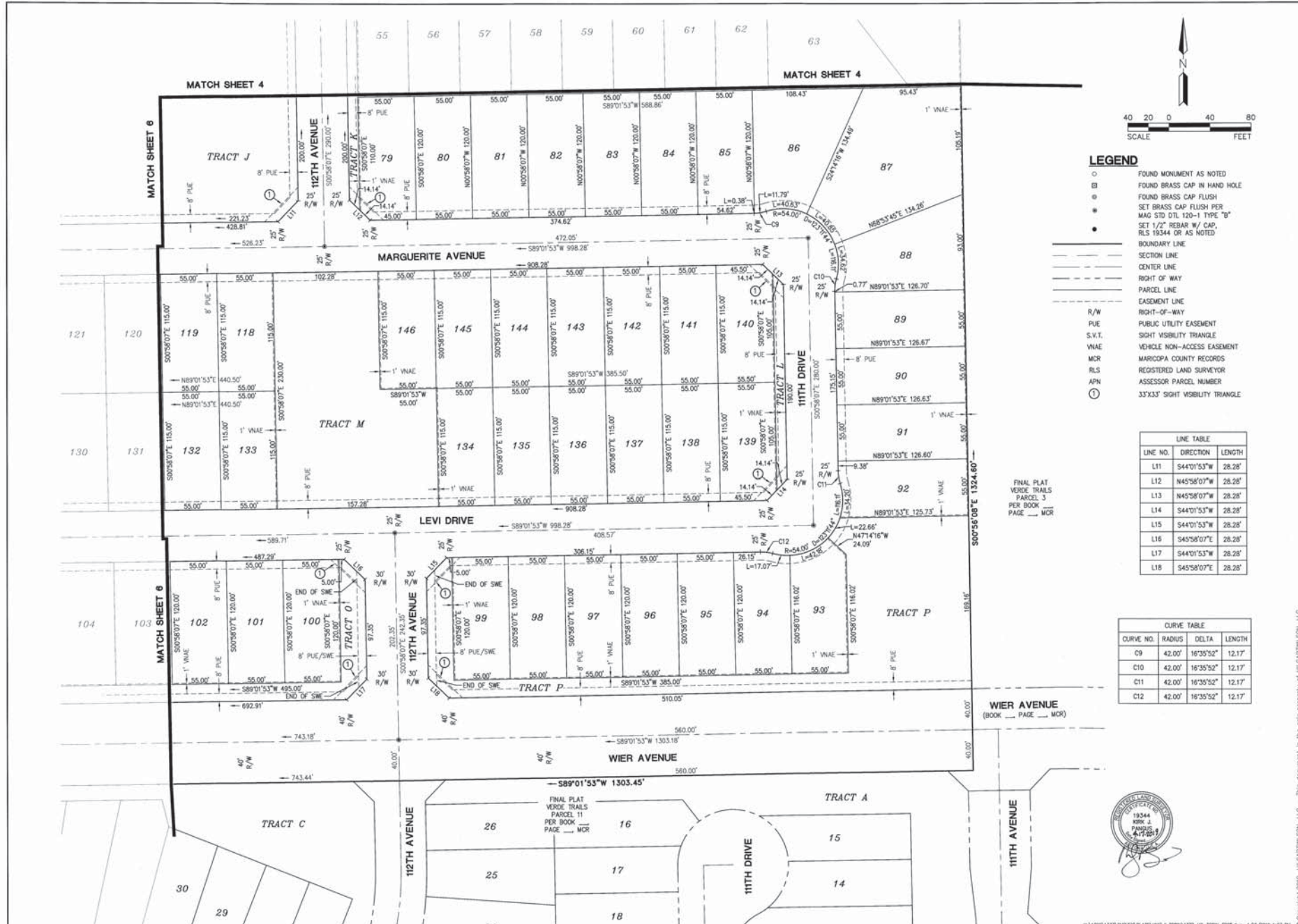
LEGEND

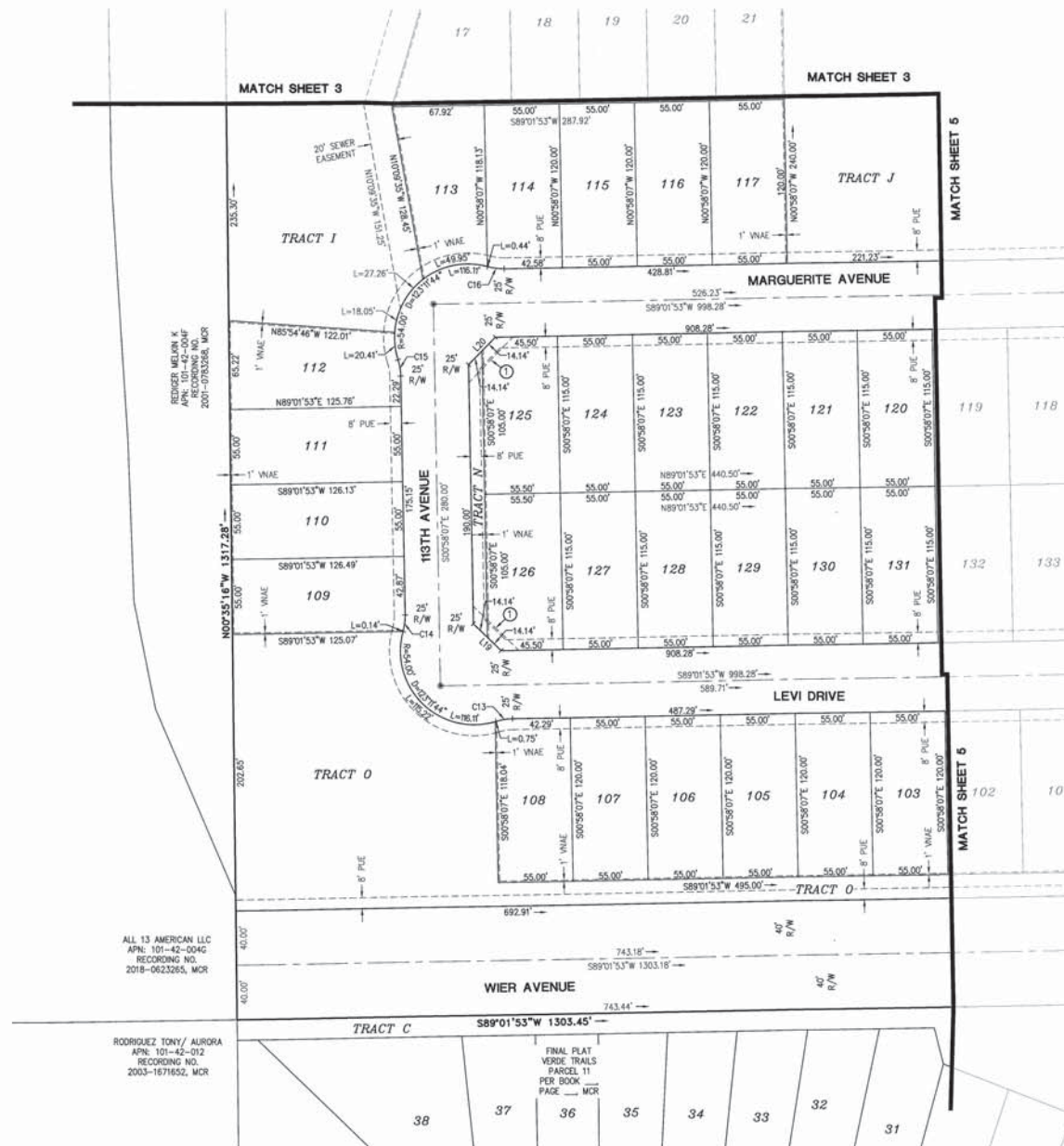
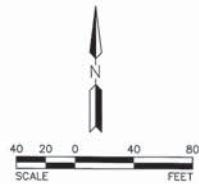
- FOUND MONUMENT AS NOTED
- ⊙ FOUND BRASS CAP IN HAND HOLE
- ⊙ SET BRASS CAP FLUSH PER
- ⊙ MAG STD DTL 120-1 TYPE "B"
- ⊙ SET 1/2" REBAR W/ CAP,
- ⊙ RLS 19344 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SIGHT VISIBILITY TRIANGLE
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- ① 33'X33' SIGHT VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L11	S44°01'53"W	28.28'
L12	N45°58'07"W	28.28'
L13	N45°58'07"W	28.28'
L14	S44°01'53"W	28.28'
L15	S44°01'53"W	28.28'
L16	S45°58'07"E	28.28'
L17	S44°01'53"W	28.28'
L18	S45°58'07"E	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C9	42.00'	16°35'52"	12.17'
C10	42.00'	16°35'52"	12.17'
C11	42.00'	16°35'52"	12.17'
C12	42.00'	16°35'52"	12.17'

FINAL PLAT
 VERDE TRAILS
 PARCEL 3
 PER BOOK
 PAGE — MOR





LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ⊙ SET BRASS CAP FLUSH PER
- ⊙ MAG STD DTL 120-1 TYPE "B"
- ⊙ SET 1/2" REBAR W/ CAP,
- ⊙ RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- SIGHT VISIBILITY TRIANGLE
- VEHICLE NON-ACCESS EASEMENT
- MARICOPA COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- 33'X33' SIGHT VISIBILITY TRIANGLE

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C13	42.00'	16°35'52"	12.17'
C14	42.00'	16°35'52"	12.17'
C15	42.00'	16°35'52"	12.17'
C16	42.00'	16°35'52"	12.17'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L19	N45°58'07"W	28.28'
L20	S44°01'53"W	28.28'



ALL 13 AMERICAN LLC
APN: 101-42-004G
RECORDING NO.
2018-0623265, MCR

RODRIGUEZ TONY/ AURORA
APN: 101-42-0042
RECORDING NO.
2003-1671652, MCR

FINAL PLAT
VERDE TRAILS
PARCEL 11
FOR BOOK
PAGE 11 MCR

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www.hilgartwilson.com

VERDE TRAILS II
BROADWAY ROAD & 10TH AVENUE
AVONDALE, ARIZONA
FINAL PLAT

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PROJ. NO: 1377
DATE: APR 2019
SCALE: AS SHOWN
DRAWN: GS
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO:
PL-19-0046

DWG. NO.
FP06

SHT. 6 OF 6



CITY COUNCIL REPORT

SUBJECT: Resolution 3552-519 - Adoption of the Fiscal Year 2020 Tentative Budget

MEETING DATE: 5/6/2019

TO: Mayor and Council

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

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

PURPOSE:

City Council will consider a request to adopt Resolution 3552-519 setting forth the fiscal year 2020 tentative budget and establishing the City's annual expenditure limitation. The Council will take appropriate action.

BACKGROUND:

On April 15, April 22, and April 29, 2019, staff presented the recommended budget to the Mayor and Council for the fiscal year beginning July 1, 2019 (FY2020).

In conformance with State law and the City Charter, the tentative budget must be adopted prior to the third Monday in July. The adoption of the tentative budget will set the maximum limit of expenditures for FY2020. The total budget may be reduced prior to final adoption, but cannot be increased.

DISCUSSION:

The proposed tentative budget establishes the maximum limit for expenditures for FY20. The tentative budget is balanced, with revenues and other sources covering the proposed expenditure budget.

Since the first presentation on the recommended budget for FY20, the following changes have been made based on discussions with Council and an evaluation of available resources.

- \$130,860 in ongoing and \$58,450 in onetime expenses for an additional traffic officer
- \$126,100 in ongoing and \$49,150 in onetime expenses for a criminal investigations detective
- \$475,000 for a traffic signal at Thomas Road & 137th Avenue. The transfer from the 0.5% Dedicated Sales Tax to the Streets Construction Fund will be increased to balance the Street Construction Fund. In the FY20-21 forecast, the land acquisition for the Thomas Road Bridge project and the transfer from the 0.5% Dedicated Sales Tax to the Streets Construction fund were both reduced by \$500,000.
- \$88,400 in onetime expenses for the cardiac chest compression system
- \$50,000 in onetime contractual services for social media monitoring
- Onetime increase of \$10,000 to the Contributions Assistance program to allow non-profits to recover a portion of their administrative costs

- Increase the transfer from the General Fund to the Public Arts Fund by \$25,000

The project budget for Police's property and evidence facility has been revised. Staff, working with the project manager, conducted a needs assessment of the property and evidence facility to ensure it meets current and future demand. The revised project budget to expand that facility reflects that needs assessment.

As part of the FY20 budget adoption process, Mayor and Council will also consider revisions to the City's rates and fees. Notice of fee changes, as required by A.R.S. §9-499.15, has been posted on the City's website.

A summary of the tentative budget and a notice of public hearing on the budget and property tax levy will be published as required by A.R.S. 42-17103. Additionally, the tentative budget will be posted to the City of Avondale website. The following list shows the timeline for all actions required for formal adoption of the City's annual budget:

May 6, 2019 - Adopt tentative budget

May 16, 2019 - 1st publication of tentative budget and Truth in Taxation public notice

May 24, 2019 - 2nd publication of tentative budget and Truth in Taxation public notice

June 3, 2019 - Hold public hearing on budget and property tax levy. Convene special meeting adopting final budget.

June 17, 2019 - Adopt property tax levy

BUDGET IMPACT:

This action will set the maximum expenditure limit for the FY2020. Revisions can be made to decrease, but not increase the total expenditure amount for the final budget.

RECOMMENDATION:

Staff recommends that Council adopt a resolution setting forth the FY2020 tentative budget and annual expenditure limitation and authorize staff to proceed with the required publication process.

RESOLUTION 3552-519

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, SETTING FORTH THE TENTATIVE BUDGET AND ESTABLISHING THE EXPENDITURE LIMITATION FOR THE CITY OF AVONDALE FOR FISCAL YEAR 2019-2020.

WHEREAS, pursuant to the provisions of the laws of the State of Arizona and the City Charter, the Council of the City of Avondale (the “City Council”) is required to adopt a budget; and

WHEREAS, in accordance with ARIZ. REV. STAT. § 42-17102, the City Manager has prepared and filed with the City Council the City Manager’s Budget estimates for the fiscal year beginning July 1, 2019 and ending June 30, 2020; and

WHEREAS, the qualified electors of the City of Avondale (the “City”) did, on August 30, 2016, approve the Home Rule Option for expenditure limitations pursuant to the Arizona Constitution Article IX, Section 20; and

WHEREAS, the Home Rule Option requires that an expenditure limitation must be established each year as part of the annual budget.

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 statements and schedules attached hereto as Exhibit A and incorporated herein by reference are hereby adopted as the City’s official tentative budget for the fiscal year beginning July 1, 2019, and ending June 30, 2020, including the establishment of the expenditure limitation for such fiscal year in the amount of \$236,699,250.

SECTION 3. Upon approval of the City Council, the City Manager or designee shall publish in the official City newspaper once per week for two consecutive weeks (i) the official tentative budget and (ii) a notice of the public hearing of the City Council to hear taxpayers and make tax levies at designated times and places. The notice shall include the physical addresses of the Avondale Civic Center Library, the Sam Garcia Western Avenue Library and the Avondale City Hall, and the website where the tentative budget may be found. If a truth in taxation notice is required under ARIZ. REV. STAT. § 42-17107, it may be combined with such hearing notice.

SECTION 4. The City Manager or designee shall, not later than seven business days following consideration of this Resolution by the City Council, make available at the Avondale Civic Center Library, the Sam Garcia Western Avenue Library and the Avondale City Hall a complete copy of the tentative budget, and shall post the tentative budget on the City’s website.

SECTION 5. 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, on May 6, 2019.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Michael Wawro, City Attorney

EXHIBIT A

TO

RESOLUTION 3552-519

[Statements and Schedules]

See following pages.

CITY OF AVONDALE

Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2020

Fiscal Year		S c h	FUNDS							
			General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Trust & Agency Fund	Enterprise Funds Available	Internal Service Funds	Total All funds
2019	Adopted/Adjusted Budgeted Expenditures/Expenses*	E	62,150,240	22,762,369	9,871,550	91,213,935	5,000	52,524,961	5,253,955	243,782,010
2019	Actual Expenditures/Expenses**	E	62,150,240	21,862,369	9,871,550	91,273,870	5,000	52,465,026	6,153,955	243,782,010
2020	Fund Balance/Net Position at July 1***		46,806,400	26,719,200	5,574,800	47,583,370	223,800	94,793,300	4,211,500	225,912,370
2020	Primary Property Tax Levy	B	3,039,967							3,039,967
2020	Secondary Property Tax Levy	B			4,141,443					4,141,443
2020	Estimated Revenues Other than Property Taxes	C	67,523,620	33,805,250	62,000	4,026,420	3,000	33,180,650	5,546,395	144,147,335
2020	Other Financing Sources	D				0		10,000,000		10,000,000
2020	Other Financing (Uses)	D								0
2020	Interfund Transfers In	D	0	2,184,000	6,427,965	29,214,800		6,787,955	0	44,614,720
2020	Interfund Transfers (Out)	D	21,661,430	13,666,975	0	2,780,100		6,487,955	18,260	44,614,720
2020	Reduction for Amounts Not Available:									
LESS:	Amounts for Future Debt Retirement:									
	Future Capital Projects									
	Maintained Fund Balances for Financial Stability									
2020	Total Financial Resources Available		95,708,557	49,041,475	16,206,208	78,044,490	226,800	128,273,950	9,739,635	377,241,115
2020	Budgeted Expenditures/Expenses	E	65,994,459	27,051,255	10,237,810	66,580,420	5,000	60,180,071	6,650,235	236,699,250

EXPENDITURE LIMITATION COMPARISON

- Budgeted expenditures/expenses
- Add/subtract: estimated net reconciling items
- Budgeted expenditures/expenses adjusted for reconciling items
- Less: estimated exclusions
- Amount subject to the expenditure limitation
- EEC or voter-approved alternative expenditures limitation

2019	2020
\$ 243,782,010	\$ 236,699,250
243,782,010	236,699,250
\$ 243,782,010	\$ 236,699,250
\$ 243,782,010	\$ 236,699,250

*Includes Expenditure/Expense Adjustments Approved in current year from Schedule E.

**Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts in this line represent Fund Balance/Net Position amounts except for amounts not in spendable form (e.g., prepaids and inventories) or legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

City of Avondale
Summary of Tax Levy and Tax Rate Information
Fiscal Year 2020

	2018-19 Fiscal Year	2019-20 Fiscal Year
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ 2,914,679	\$ 3,039,967
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$	
3. Property tax levy amounts		
A. Primary Property Taxes	2,914,679	3,039,967
B. Secondary Property Taxes	4,102,600	4,141,443
C. Total property tax levy amounts	\$ 7,017,279	\$ 7,181,410
4. Property taxes collected*		
A. Primary property taxes		
(1) 2018-19 year's levy	2,914,679	
(2) Prior Years' Levies	0	
(3) Total primary property taxes	\$ 2,914,679	
B. Secondary property taxes		
(1) 2018-19 year's levy	4,102,600	
(2) Prior Years' Levies	0	
(3) Total secondary property taxes	\$ 4,102,600	
C. Total property taxes collected	\$ 7,017,279	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	0.7318	0.7003
(2) Secondary property tax rate	1.03	0.954
(3) Total city/town tax rate	1.7618	1.6543
B. Special assessment district tax rates		

Secondary property tax rates - As of the date the proposed budget was prepared, the city/town was operating 0 special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

CITY OF AVONDALE
Summary by Fund Type of Revenues Other Than Property Taxes
Fiscal Year 2019-20

SOURCE OF REVENUES	Estimated Revenues 2019	Actual Revenues* 2019	Estimated Revenues 2020
General Fund			
Taxes			
Local Sales Taxes	34,985,307	34,971,000	35,408,000
Franchise Taxes	490,410	509,000	500,000
In-Lieu Taxes	54,050	47,000	0
Audit Assessments	206,230	0	0
Intergovernmental Revenues			
State Urban Revenue Sharing	10,174,543	10,175,000	11,121,000
City's Share of St. Sales Tax	8,225,864	8,469,000	8,830,000
Auto Lieu Tax	3,662,612	3,753,000	3,900,000
IGAs Other Cities & Towns	85,830	50,000	75,620
Licenses and Permits			
Building & Develop Permits	2,378,500	1,478,000	1,436,000
Franchise Taxes	773,235	773,000	773,000
Licenses	307,920	287,000	287,000
Other Permits	72,520	38,000	38,000
Development Charges for Service	16,460	5,000	5,000
Charges for Services			
Development Charges for Service	972,240	449,000	449,000
Other Charges for Service	758,940	484,000	337,000
Recreation Charges for Service	369,330	287,000	287,000
Internal Service Charges	3,080	3,000	3,000
Fines, Forfeitures and Penalties			
Fines & Forfeitures	943,330	947,100	947,000
Other Fines	62,780	30,200	11,000
Sale of Assets			
Sale of Assets	2,503,900	1,529,000	1,054,000
Miscellaneous Revenue			
Other Revenue	1,030,910	1,588,000	1,532,000
Interest	300,000	650,000	520,000
Donations	8,350	20,000	10,000
Total General Fund	\$68,386,341	\$66,542,300	\$67,523,620

Special Revenue

Highway User Revenue Fund

Highway User Fees (Gas Tax)	5,207,080	5,899,000	6,076,000
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*Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF AVONDALE
Summary by Fund Type of Revenues Other Than Property Taxes
Fiscal Year 2019-20

SOURCE OF REVENUES	Estimated Revenues 2019	Actual Revenues* 2019	Estimated Revenues 2020
Highway User Revenue Fund			
Interest	20,150	100,000	80,000
Other Revenue	330	1,000	0
Social Service			
Senior Nutrition	341,260	341,000	361,000
Community Action Program	101,460	102,000	102,000
CDBG			
CDBG	590,000	700,000	1,763,670
HOME			
Home Grant	227,630	500,000	860,100
Transit Fund			
Local Transp. Assist.(Lottery)	231,470	230,000	230,000
IGAs Other Cities & Towns	187,000	0	0
Interest	8,130	0	0
Other Revenue	22,150	0	0
0.5% Dedicated Sales Tax			
0.5% Dedicated Sales Tax	8,373,210	8,417,000	8,522,000
Public Safety Dedicated Sales Tax			
Public Safety Dedicated Sales Tax	8,385,290	8,517,000	8,602,000
Regional Family Advocacy			
Regional Family Advocacy	1,081,760	1,107,000	1,220,480
R.I.C.O. All Agencies			
Co. R.I.C.O. w/Maricopa Atty	20,810	35,000	20,000
NPDES Environmental Fund			
Environmental Programs Fund	268,540	260,000	260,000
Public Arts Fund			
Public Arts Fund	53,160	0	0
Wildland Fire Deployment			
Wildland Fire Deployment Fund	0	0	251,760
Other Grants			
Non-Departmental	5,000,090	0	5,000,000
First Things First	0	0	293,110
Care 1st Resource Center	100,000	0	85,735

*Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF AVONDALE
Summary by Fund Type of Revenues Other Than Property Taxes
Fiscal Year 2019-20

SOURCE OF REVENUES	Estimated Revenues 2019	Actual Revenues* 2019	Estimated Revenues 2020
Other Grants			
Fines & Forfeitures	87,390	70,000	70,000
Library Projects	12,010	5,000	7,395
NSP (Neighborhood Stabilization Progr	50,000	0	0
ACAA Utility Assistance Grant-SRP	3,670	0	0
Victims' Activities - Privately Funded	3,370	0	0
Interest	1,470	0	0
Police - Administration	3,680	0	0
Firehouse Subs Grant	26,290	0	0
Emergency Medical Services	24,000	0	0
Edward Byrne Memorial JAG	0	1,300,000	0
APS Bill Assistance Grant	15,000	0	0
ACAA Utility Assistance Grant - General	4,730	0	0
100 Club Grant	3,800	0	0
Technical Rescue Response	75,320	0	0
AZSTA SAFE RIDE, SAFE BIKE	17,160	0	0
Street Reconstruction - CDBG	1,000	0	0
Cemetery Maintenance			
Cemetery Maintenance Fund	370	1,500	0
Total Special Revenue	\$30,548,780	\$27,585,500	\$33,805,250
Debt Service			
0.5% Dedicated Sales Tax	21,930	40,000	32,000
General Obligation Bonds	8,510	35,000	30,000
Dysart Road M.D.C.	320	0	0
Hwy User's Bonds '85/91/98	250	0	0
Park Issue	30	0	0
Total Debt Service	\$31,040	\$75,000	\$62,000
Capital Projects			
Street Construction			
Development Fees	4,098,420	700,000	547,000
State Grants	0	0	102,000
Interest	100,780	132,000	75,000
Federal Grants	558,000	0	0
One-Time Cost Sharing	250,000	0	0

*Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF AVONDALE
Summary by Fund Type of Revenues Other Than Property Taxes
Fiscal Year 2019-20

SOURCE OF REVENUES	Estimated Revenues 2019	Actual Revenues* 2019	Estimated Revenues 2020
Police Development			
Development Fees	606,034	33,000	146,000
Interest	2,640	4,000	5,000
Parkland			
Federal Grants	4,200,000	0	2,100,000
Development Fees	969,090	51,000	258,000
Interest	21,900	28,000	60,000
Library Development			
Development Fees	217,462	0	18,000
Interest	20	0	100
One Time Capital			
Interest	1,680	10,000	0
Transit			
Federal Grants	400,000	0	400,000
Interest	0	500	0
Landscaping Landfill Remediation	41,350	50,000	0
Interest	180	0	0
General Government Development			
Development Fees	362,360	0	0
Interest	5,490	10,000	0
Fire Dept. Development			
Development Fees	736,892	39,000	137,000
Interest	15,360	20,000	10,000
Vehicle Replacement			
Interest	149,660	200,000	100,000
Sale of Assets	100,000	150,000	62,320
Technology Replacement Fund			
Interest	3,620	7,000	6,000
Total Capital Projects	\$12,840,938	\$1,434,500	\$4,026,420
Trust & Agency			
Volunteer Fireman's Pension			
Interest	1,730	3,600	3,000
Total Trust & Agency	\$1,730	\$3,600	\$3,000

*Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF AVONDALE
Summary by Fund Type of Revenues Other Than Property Taxes
Fiscal Year 2019-20

SOURCE OF REVENUES	Estimated Revenues 2019	Actual Revenues* 2019	Estimated Revenues 2020
Enterprise			
Water Fund			
Water Sales	15,370,000	15,000,000	15,000,000
Development Fees	5,478,278	0	821,000
Interest	312,600	640,000	652,000
Other Revenue	336,890	103,000	103,000
Sale of Assets	45,000	0	12,600
Other Fines	1,440	0	0
Meter Fees	99,390	0	0
Wastewater Fund			
Sewer Fees	9,985,200	9,700,000	9,700,000
Development Fees	7,558,512	0	1,118,000
Interest	128,770	245,923	257,000
Sewer Taps	55,230	0	0
Other Revenue	610	0	0
Sanitation Fund			
Refuse Collection	5,235,530	5,100,000	5,100,000
Sale of Assets	10	0	184,870
Interest	73,720	131,600	174,500
IGAs Other Cities & Towns	0	0	57,680
Other Permits	36,000	0	0
Other Revenue	4,710	0	0
Total Enterprise	\$44,721,890	\$30,920,523	\$33,180,650
Internal Service			
Printer - Copier Service			
Interest	1,640	0	0
Internal Service Charges	264,500	0	0
Risk Management			
Internal Service Charges	1,936,810	1,936,810	1,731,380
Other Revenue	13,530	0	38,800
Interest	10,030	0	10,280
Fleet Services Management			
Internal Service Charges	2,517,905	2,520,000	3,106,195
Interest	10	0	0

*Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF AVONDALE
Summary by Fund Type of Revenues Other Than Property Taxes
Fiscal Year 2019-20

SOURCE OF REVENUES	Estimated Revenues 2019	Actual Revenues* 2019	Estimated Revenues 2020
Fleet Services Management			
Other Revenue	1,770	0	0
Worker's Compensation			
Other Revenue	0	0	659,740
Total Internal Service	\$4,746,195	\$4,456,810	\$5,546,395
Total All Funds	\$161,276,914	\$131,018,233	\$144,147,335

*Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF AVONDALE
Summary by Fund Type of Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2020

FUND	Other Financing 2020		Interfund Transfers 2020	
	Sources	<Uses>	In	Out
General Fund				
General Fund	0		0	21,661,430
Total General Fund	\$0		\$0	\$21,661,430
Special Revenue				
0.5% Dedicated Sales Tax	0		0	8,147,865
Public Arts Fund	0		50,000	
CDBG	0		0	1,060
Regional Family Advocacy	0		348,910	40,920
Transit Fund	0		1,282,160	
Home Grant	0		49,230	
Community Action Program	0		67,680	
Senior Nutrition	0		386,020	24,730
Highway User Revenue Fund	0		0	5,451,340
Environmental Programs Fund	0		0	1,060
Total Special Revenue	\$0		\$2,184,000	\$13,666,975
Debt Service				
0.5% Dedicated Sales Tax	0		5,662,540	
2019 PRO Debt Service	0		765,425	
Total Debt Service	\$0		\$6,427,965	
Capital Projects				
Street Construction	0		10,000,000	
Police Development	0		2,400,000	
Parkland	0		12,000,000	
One Time Capital	0		1,150,000	2,500,000
Vehicle Replacement	0		2,387,290	
Equipment Replacement Fund	0		927,510	
Library Development	0		350,000	280,100
Total Capital Projects	\$0		\$29,214,800	\$2,780,100
Enterprise				
Water Operations	0		0	3,497,560
Sewer Operations	0		0	1,853,840
Sewer Development	0		1,650,000	
Water Development	10,000,000		3,150,000	
Sanitation	0		0	1,136,555
Sanitation Development	0		50,000	
Water Equipment Replacement	0		497,560	
Sewer Equipment Replacement	0		353,840	
Sanitation Eqt. Replacement	0		1,086,555	
Total Enterprise	\$10,000,000		\$6,787,955	\$6,487,955

CITY OF AVONDALE
Summary by Fund Type of Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2020

FUND	Other Financing 2020		Interfund Transfers 2020	
	Sources	<Uses>	In	Out
Internal Service				
Fleet Services Fund	0		0	16,030
Risk Management Fund	0		0	2,230
Total Internal Service	\$0		\$0	\$18,260
Total All Funds	\$10,000,000		\$44,614,720	\$44,614,720

CITY OF AVONDALE
Summary by Department of Expenditures/Expenses Within Each Fund Type
Fiscal Year 2020

FUND/DEPARTMENT	Adopted Budgeted Expenditures/ Expenses 2019	Expenditure/ Expense Adjustments Approved 2019	Actual Expenditures/ Expenses* 2019	Budgeted Expenditures/ Expenses 2020
General Fund				
General Government	14,237,978	506,086	14,744,064	17,346,336
Public Safety	28,347,041	(115,732)	28,231,309	28,797,242
Highways & Streets	0	-	0	730
Health and Welfare	1,894,590	(61,428)	1,833,162	2,141,002
Economic and Community Development	6,328,165	237,051	6,565,216	7,946,939
Culture and Recreation	5,402,347	(201,089)	5,201,258	5,752,090
Contingency	3,000,000	(485,262)	2,514,738	3,000,000
Debt Principal	31,525	-	31,525	121,280
Interest on Debt	90,694	-	90,694	70,400
Capital Outlay	2,817,900	120,374	2,938,274	818,440
Total General Fund	\$62,150,240	\$0	\$62,150,240	\$65,994,459
Special Revenue				
Special Revenue	21,967,369	(900,000)	21,067,369	26,256,255
Contingency	795,000	-	795,000	795,000
Total Special Revenue	\$22,762,369	(\$900,000)	\$21,862,369	\$27,051,255
Capital Projects				
Capital Projects	91,213,935	59,935	91,273,870	66,580,420
Total Capital Projects	\$91,213,935	\$59,935	\$91,273,870	\$66,580,420
Debt Service				
Debt Service	9,871,550	-	9,871,550	10,237,810
Total Debt Service	\$9,871,550	\$0	\$9,871,550	\$10,237,810
Enterprise				
Sanitation	4,544,378	-	4,544,378	4,924,402
Sanitation Development	550,000	-	550,000	342,000
Sanitation Eqt. Replacement	776,000	-	776,000	1,905,665
Sewer Operations	7,551,978	-	7,551,978	7,549,741
Sewer Development	10,215,000	-	10,215,000	11,295,983
Sewer Equipment Replacement	472,000	-	472,000	429,100
Water Operations	12,595,705	(59,935)	12,535,770	11,330,586
Water Development	12,595,000	-	12,595,000	19,020,494
Water Equipment Replacement	724,900	-	724,900	882,100
Contingency	2,500,000	-	2,500,000	2,500,000
Total Enterprise	\$52,524,961	(\$59,935)	\$52,465,026	\$60,180,071
Internal Service				
Fleet Services Fund	2,549,555	-	2,549,555	2,744,375
Printer - Copier Service Fund	330,000	-	330,000	0
Risk Management Fund	1,824,400	-	1,824,400	1,694,410
Worker's Compensation Fund	0	900,000	900,000	1,161,450
Contingency	550,000	-	550,000	1,050,000
Total Internal Service	\$5,253,955	\$900,000	\$6,153,955	\$6,650,235

*Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CITY OF AVONDALE
Summary by Department of Expenditures/Expenses Within Each Fund Type
Fiscal Year 2020

FUND/DEPARTMENT	Adopted Budgeted Expenditures/ Expenses 2019	Expenditure/ Expense Adjustments Approved 2019	Actual Expenditures/ Expenses* 2019	Budgeted Expenditures/ Expenses 2020
Trust & Agency				
Trust & Agency	5,000	-	5,000	5,000
Total Trust & Agency	\$5,000	\$0	\$5,000	\$5,000
Total All Funds	\$243,782,010	\$0	\$243,782,010	\$236,699,250

*Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CITY OF AVONDALE
Summary by Department of Expenditures/Expenses
Fiscal Year 2020

DEPARTMENT/FUND	Adopted Budgeted Expenditures/ Expenses 2019	Expenditure/ Expense Adjustments Approved 2019	Actual Expenditures/ Expenses* 2019	Budgeted Expenditures/ Expenses 2020
City Council				
General Fund	271,275	-7,394	263,881	300,910
Total City Council	\$271,275	(\$7,394)	\$263,881	\$300,910
City Administration				
General Fund	1,249,880	-2,962	1,246,918	1,514,605
Total City Administration	\$1,249,880	(\$2,962)	\$1,246,918	\$1,514,605
City Attorney				
General Fund	528,960	180,450	709,410	1,320,390
Total City Attorney	\$528,960	\$180,450	\$709,410	\$1,320,390
Information Technology				
General Fund	2,599,325	-100	2,599,225	4,596,600
Water Operations	380	0	380	114,481
Sewer Operations	0	0	0	68,300
Regional Family Advocacy	0	0	0	67,680
Public Safety Dedicated Sales Tax	0	0	0	35,860
Highway User Revenue Fund	0	0	0	19,560
Environmental Programs Fund	0	0	0	14,000
Library Projects	0	0	0	9,395
Fleet Services Fund	0	0	0	7,000
Sanitation	0	0	0	3,800
CDBG	0	0	0	500
Total Information Technology	\$2,599,705	(\$100)	\$2,599,605	\$4,937,176
Community Relations				
General Fund	814,346	500	814,846	661,615
Public Arts Fund	142,551	-2,647	139,904	166,530
Total Community Relations	\$956,897	(\$2,147)	\$954,750	\$828,145
Non-Departmental				
Other Grants	5,000,000	-4,176,115	823,885	5,000,000
General Fund	4,522,429	-220,478	4,301,951	4,367,280
Sewer Operations	70	503	573	1,130,380
Public Safety Dedicated Sales Tax	499,000	0	499,000	499,000
Highway User Revenue Fund	255,690	1,780	257,470	445,370
Water Operations	1,213,280	0	1,213,280	27,150

*Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CITY OF AVONDALE
Summary by Department of Expenditures/Expenses
Fiscal Year 2020

DEPARTMENT/FUND	Adopted Budgeted Expenditures/ Expenses 2019	Expenditure/ Expense Adjustments Approved 2019	Actual Expenditures/ Expenses* 2019	Budgeted Expenditures/ Expenses 2020
Non-Departmental				
Cemetery Maintenance Fund	15,740	0	15,740	15,740
0.5% Dedicated Sales Tax	4,000	0	4,000	4,000
Sanitation	220	0	220	220
Fleet Services Fund	150	0	150	150
Printer - Copier Service Fund	330,000	0	330,000	0
Public Arts Fund	0	2,647	2,647	0
Regional Family Advocacy	0	5,765	5,765	0
Risk Management Fund	0	2,735	2,735	0
Total Non-Departmental	\$11,840,579	(\$4,383,163)	\$7,457,416	\$11,489,290
Finance & Budget				
General Fund	2,960,746	38,755	2,999,501	3,029,245
Other Grants	72,800	-14,262	58,538	25,000
Total Finance & Budget	\$3,033,546	\$24,493	\$3,058,039	\$3,054,245
Human Resources				
Risk Management Fund	2,324,400	-2,735	2,321,665	2,194,410
Worker's Compensation Fund	0	900,000	900,000	1,661,450
General Fund	966,147	-21,817	944,330	942,330
Total Human Resources	\$3,290,547	\$875,448	\$4,165,995	\$4,798,190
Development & Engineering Services				
General Fund	3,160,291	237,051	3,397,342	3,713,535
Highway User Revenue Fund	3,199,668	-1,060	3,198,608	2,938,900
Transit Fund	1,393,050	0	1,393,050	1,475,320
Environmental Programs Fund	292,600	0	292,600	249,910
Other Grants	0	35,447	35,447	0
Total Development & Engineering Services	\$8,045,609	\$271,438	\$8,317,047	\$8,377,665
City Clerk				
General Fund	627,286	-100	627,186	703,550
Total City Clerk	\$627,286	(\$100)	\$627,186	\$703,550
Police				
General Fund	18,039,887	-6,447	18,033,440	18,846,527
Public Safety Dedicated Sales Tax	4,822,522	0	4,822,522	6,230,660
Regional Family Advocacy	1,400,260	306,558	1,706,818	1,439,060

*Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CITY OF AVONDALE
Summary by Department of Expenditures/Expenses
Fiscal Year 2020

DEPARTMENT/FUND	Adopted Budgeted Expenditures/ Expenses 2019	Expenditure/ Expense Adjustments Approved 2019	Actual Expenditures/ Expenses* 2019	Budgeted Expenditures/ Expenses 2020
Police				
Co. R.I.C.O. w/Maricopa Atty	0	33,695	33,695	0
Other Grants	0	117,302	117,302	0
Total Police	\$24,262,669	\$451,108	\$24,713,777	\$26,516,247
City Court				
General Fund	1,140,835	0	1,140,835	1,171,440
Public Safety Dedicated Sales Tax	273,740	0	273,740	286,380
Court Payments	154,240	0	154,240	156,930
Total City Court	\$1,568,815	\$0	\$1,568,815	\$1,614,750
Fire and Medical				
General Fund	10,399,054	-2,382	10,396,672	10,248,715
Public Safety Dedicated Sales Tax	2,014,800	0	2,014,800	1,980,410
Wildland Fire Deployment Fund	0	0	0	251,760
Other Grants	148,390	0	148,390	155,690
Volunteer Fire Fighter's Pension	5,000	0	5,000	5,000
Total Fire and Medical	\$12,567,244	(\$2,382)	\$12,564,862	\$12,641,575
Economic Development				
General Fund	5,567,874	0	5,567,874	4,233,404
Total Economic Development	\$5,567,874	\$0	\$5,567,874	\$4,233,404
Parks & Recreation Dept.				
General Fund	5,732,010	-111,008	5,621,002	6,526,376
Transit Fund	0	0	0	38,000
Other Grants	0	9,107	9,107	0
Total Parks & Recreation Dept.	\$5,732,010	(\$101,901)	\$5,630,109	\$6,564,376
Neighborhood and Family Services				
General Fund	3,546,145	-84,068	3,462,077	3,795,027
CDBG	308,670	776,865	1,085,535	1,346,810
Home Grant	134,217	961,298	1,095,515	951,490
Senior Nutrition	621,924	32,345	654,269	660,530
Other Grants	430	671,481	671,911	512,755
Community Action Program	136,640	30,803	167,443	133,240
Library Projects	0	54,595	54,595	39,200
Total Neighborhood and Family Services	\$4,748,026	\$2,443,319	\$7,191,345	\$7,439,052

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CITY OF AVONDALE
Summary by Department of Expenditures/Expenses
Fiscal Year 2020

DEPARTMENT/FUND	Adopted Budgeted Expenditures/ Expenses 2019	Expenditure/ Expense Adjustments Approved 2019	Actual Expenditures/ Expenses* 2019	Budgeted Expenditures/ Expenses 2020
Public Works				
Water Development	12,595,000	0	12,595,000	19,020,494
Water Operations	12,382,045	-59,935	12,322,110	12,188,955
Sewer Development	10,215,000	0	10,215,000	11,295,983
Sewer Operations	8,551,908	-503	8,551,405	7,351,061
Sanitation	5,044,158	0	5,044,158	5,420,382
Fleet Services Fund	2,599,405	0	2,599,405	2,787,225
Sanitation Eqt. Replacement	776,000	0	776,000	1,905,665
Highway User Revenue Fund	1,871,437	-720	1,870,717	1,901,575
Water Equipment Replacement	724,900	0	724,900	882,100
Sewer Equipment Replacement	472,000	0	472,000	429,100
Sanitation Development	550,000	0	550,000	342,000
General Fund	23,750	0	23,750	22,910
Other Grants	0	255,116	255,116	0
Total Public Works	\$55,805,603	\$193,958	\$55,999,561	\$63,547,450
Debt Service				
0.5% Dedicated Sales Tax	5,538,340	0	5,538,340	5,232,450
General Obligation Bonds	4,062,940	0	4,062,940	3,968,985
2019 PRO Debt Service	0	0	0	765,425
Dysart Road M.D.C.	267,770	0	267,770	270,950
Hwy User's Bonds '85/91/98	2,500	0	2,500	0
Total Debt Service	\$9,871,550	\$0	\$9,871,550	\$10,237,810
Capital Projects				
Parkland	16,427,000	8,450,895	24,877,895	23,850,000
Street Construction	13,806,500	59,935	13,866,435	14,539,500
One Time Capital	10,568,000	0	10,568,000	12,970,707
Police Development	3,900,000	0	3,900,000	10,416,881
Vehicle Replacement	3,591,435	0	3,591,435	2,564,005
Equipment Replacement Fund	1,398,000	0	1,398,000	1,004,850
Fire Development	1,248,000	0	1,248,000	759,477
Transit	275,000	0	275,000	475,000
Improvement Districts	40,000,000	-8,450,895	31,549,105	0

*Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CITY OF AVONDALE
Summary by Department of Expenditures/Expenses
Fiscal Year 2020

DEPARTMENT/FUND	Adopted Budgeted Expenditures/ Expenses 2019	Expenditure/ Expense Adjustments Approved 2019	Actual Expenditures/ Expenses* 2019	Budgeted Expenditures/ Expenses 2020
Capital Projects				
Total Capital Projects	\$91,213,935	\$59,935	\$91,273,870	\$66,580,420
Total All Funds	\$243,782,010	\$0	\$243,782,010	\$236,699,250

*Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CITY OF AVONDALE
Full-Time Employees and Personnel Compensation
Fiscal Year 2020

FUND	Full-Time Equivalent (FTE) 2020	Employee Salaries and Hourly Costs 2020	Retirement Costs 2020	Healthcare Costs 2020	Other Benefit Costs 2020	Total Estimated Personnel Compensation 2020
General Fund	389.45	30,918,155	5,861,560	3,478,790	2,599,940	42,858,445
Total	389.45	\$30,918,155	\$5,861,560	\$3,478,790	\$2,599,940	\$42,858,445
Special Revenue						
Highway User Revenue Fund	20.30	1,407,830	170,710	188,400	164,910	1,931,850
Senior Nutrition	8.50	342,310	33,680	55,760	30,725	462,475
Community Action Program	2.00	80,740	9,780	18,570	6,660	115,750
Other Grants	5.00	272,850	32,275	45,120	22,460	372,705
Transit Fund		1,200	-	-	-	1,200
Court Payments	0.80	41,590	5,050	7,420	3,820	57,880
Regional Family Advocacy	7.00	512,160	61,820	65,920	41,050	680,950
Public Safety Dedicated Sales Tax	63.00	4,857,770	1,329,120	587,010	446,280	7,220,180
CDBG	2.00	155,820	18,540	18,130	13,660	206,150
Environmental Programs Fund	1.00	98,470	11,930	9,280	8,110	127,790
Wildland Fire Deployment Fund		153,000	42,560	9,500	2,500	207,560
Total Special Revenue	109.60	\$7,923,740	\$1,715,465	\$1,005,110	\$740,175	\$11,384,490
Enterprise						
Water Operations	33.30	2,394,378	290,700	309,100	232,660	3,226,838
Sewer Operations	22.30	1,545,250	187,190	207,040	151,890	2,091,370
Sanitation	21.50	1,311,000	158,640	199,950	149,920	1,819,510
Total Enterprise	77.10	\$5,250,628	\$636,530	\$716,090	\$534,470	\$7,137,718
Internal Service						
Risk Management Fund	0.80	79,070	9,560	7,430	6,620	102,680
Fleet Services Fund	7.60	537,300	65,130	70,580	52,450	725,460
Worker's Compensation Fund	1.20	103,540	12,550	11,130	8,660	135,880
Total Internal Service	9.60	\$719,910	\$87,240	\$89,140	\$67,730	\$964,020
Total All Funds	585.75	\$44,812,433	\$8,300,795	\$5,289,130	\$3,942,315	\$62,344,673



CITY COUNCIL REPORT

SUBJECT: Follow up on Audit and Financial Reporting

MEETING DATE: 5/6/2019

TO: Mayor and Council

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

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

PURPOSE:

City Council will receive an update on the plan to resolve material weaknesses and internal control deficiencies observed during the FY2018 annual external financial audit.

BACKGROUND:

On February 4, 2019, staff presented the FY2018 Comprehensive Annual Financial Report (CAFR) and annual audit. While the external auditors gave the city an unmodified opinion ("clean opinion") they identified several internal control deficiencies which are considered to be material weaknesses. Internal controls are the rules, systems, and procedures the city has in place to ensure financial integrity, support accountability, and prevent fraud. Deficiencies suggest internal controls may not prevent or detect an error. Material weaknesses indicate a deficiency is present and it is either material or it could fail to prevent or detect a material misstatement. The following the material weaknesses were identified by the auditors:

- bank reconciliations,
- long-term water storage credit inventory, and
- material audit adjustments.

Additionally, the auditors observed other deficiencies which are opportunities to strengthen internal controls and improve operational efficiencies. These were presented in the form of a management letter addressed to staff and shared with Council on February 4, 2019. These deficiencies include:

- inventory
- procurement cards
- capital asset capitalization policies,
- information technology user rights, and
- development impact fee records.

DISCUSSION:

Staff have developed a plan to resolve the deficiencies noted in the FY218 annual audit. Staffing changes have been made within the department to create a more effective alignment of resources. Utilizing existing

positions, the following roles have been created:

1. procurement manager,
2. revenue manager,
3. accounts payable/payroll supervisor,
4. senior IT systems administrator (IT)

With Council support, an additional finance and budget assistant director position has been added to support department operations and help provide strategic leadership.

The creation of these positions allowed for a realignment of staff duties/responsibilities. This realignment frees up key accounting staff to focus on resolving many of these issues including bank reconciliations and material audit adjustments.

Staff has also enhanced communications with departments. The finance and budget department is now providing quarterly/monthly meetings with department partners to discuss operations and to provide solutions to challenges. Staff reviews Council agenda items to ensure accuracy and to look for items with financial implications. The accounting division and procurement divisions are also providing additional training on inventory and procurement cards. The team will be working with IT to transition the administration of financial system user roles and workflow from finance and budget staff to IT staff to ensure proper separation of duties.

The capital asset capitalization policies and development impact fee record review will be completed by staff to ensure future compliance.

BUDGET IMPACT:

None at this time.

RECOMMENDATION:

None at this time.