



City of Avondale

City Council Meeting

Monday, March 2, 2026

Mayor and Council

Mike Pineda, Mayor

Curtis Nielson, Vice Mayor

Tina Conde, Councilmember | Jeannette Garcia, Councilmember

Gloria Solorio, Councilmember | Shari Weise, Councilmember

Max White, Councilmember

Administration

Ron Corbin, City Manager

Tracy Stevens, Assistant City Manager | Dale Nannenga, Assistant City Manager

Katie Gregory, Assistant City Manager | Nicholle Harris, City Attorney

Marcella Sarmiento, City Clerk

City Council Chamber

11465 West Civic Center Drive

Avondale, AZ 85323

Watch a City Council Meeting Online

Visit the link below to watch a City Council meeting live online:

<https://www.avondaleaz.new.swagit.com/views/540/>

Please note, the live stream will not be monitored by staff; therefore, anyone wishing to address the City Council shall appear in person to speak.



**City Council Meeting
Notice & Agenda
Monday, March 2, 2026**

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

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under "Unscheduled Public Appearance" should submit an Online Request to Speak form (www.AvondaleAZ.gov/RequestToSpeak) at least one hour prior to the start of the meeting. Paper Request to Speak cards are also available at the meeting and should be submitted to staff prior to the start of the meeting.

REGULAR MEETING

5:30 PM

Physical Access to the Council Chambers will be available 30 minutes prior to the meeting.

**CALL TO ORDER BY MAYOR
PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION**

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS

a. EMPLOYEE ANNOUNCEMENTS

The following employees will be introduced to City Council. This item is for discussion only.

City Manager's Office

- Sandra Salas, Management Analyst

Court

- Salina Marquez, Court Clerk I

Fire and Medical Department

- Kristin Zipprich, Senior Management Analyst

Neighborhood & Family Services Department

- Angelique Chavez, Customer Service Representative
- Rosalia Munoz, Neighborhood & Family Services Specialist
- Adela Cornejo, Senior Services Coordinator
- Cristal Alejandra Navarro, Senior Services Coordinator
- Mitchell Padilla, Senior Services Coordinator
- Adrian Gomez, Senior Programs Assistant

b. PROCLAMATION - PROCUREMENT MONTH

City Council will present a Proclamation recognizing March 2026 as Procurement Month. This item is for discussion only.

c. PROCLAMATION - WOMEN'S HISTORY MONTH

City Council will present a Proclamation recognizing March 2026 as Women's History Month. This item is for discussion only.

d. GOOD SAMARITAN RECOGNITION

City Council will recognize the following Good Samaritans for their assistance in locating a missing child on February 22, 2026. This item is for discussion only.

- Skyler Emmons
- Robert Hernandez
- Ralph Vollmert
- Christopher Dixon
- Kevin Place
- Kevin Kimes
- Gerardo Galacia
- Kobe Brown
- Michael Macallum

3. UNSCHEDULED PUBLIC APPEARANCES (Time is limited 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 1014-0326 AND 1015-0326 – MAINTENANCE IMPROVEMENT DISTRICT NO. 46 - SHADOW RIDGE PHASE I

City Council will consider a request to: (a) approve the Petition for Formation; (b) adopt Resolution 1014-0326 declaring its intention to form the City of Avondale Maintenance Improvement District No. 46, Shadow Ridge Phase I, providing for the assessment; (c) adopt Resolution 1015-0326, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency; and (d) authorize the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

b. RESOLUTION 1016-0326 AND 1017-0326 – MAINTENANCE IMPROVEMENT DISTRICT NO. 47 - SHADOW RIDGE PHASE II

City Council will consider a request to: (a) approve the Petition for Formation; (b) adopt Resolution 1016-0326 declaring its intention to form the City of Avondale Maintenance Improvement District No. 47, Shadow Ridge Phase II, providing for the assessment; (c) adopt Resolution 1017-0326, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency; and (d) authorize the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

c. ORDINANCE 2005-0326 – ABANDONMENT OF A PUBLIC ALLEY RIGHT-OF-WAY

City Council will consider a request to adopt Ordinance 2005-0326 authorizing the abandonment of a public alley right-of-way generally located south of Belmont Drive and west of 6th Street, reserving a public utility easement thereon, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

5. REGULAR AGENDA

a. POLICE DEPARTMENT UPDATE

City Council will receive a presentation from the Police Department to include an overview of Calendar Year 2025 accomplishments, a review of 2025 crime statistics, and an outline of 2026 priorities and initiatives. This item is for discussion only.

6. SUMMARY OF CURRENT EVENTS FROM MAYOR, VICE MAYOR, AND COUNCILMEMBERS

(5 minutes)

7. ADJOURNMENT

Councilmembers of the City of Avondale will attend either in person or by telephone or video conference call. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1000 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica o por vídeo. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1000 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

ITEM NUMBER: 2.b.

SUBJECT: Proclamation - Procurement Month

MEETING DATE: 3/2/2026

TO: Mayor and Council

FROM: Renee Weatherless, Finance & Budget Director

THROUGH: Ron Corbin, City Manager, (623) 333-1011

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

Avondale Procurement Division demonstrates **Innovative Program and Service Delivery** through e-procurement solutions that streamline procurement process, delivering cost savings to our taxpayers. Supporting our **Connected Community** vision, Avondale Procurement Division strengthen community connections through transparent procurement processes, local business engagement, and accessible platforms that help residents and businesses participate in city contracting opportunities.

PURPOSE:

City Council will present a Proclamation recognizing March 2026 as Procurement Month. This item is for discussion only.

BACKGROUND:

In 1944, the National Institute of Governmental Purchasing (NIGP) was established and emerged as the leading authority in advancing public procurement excellence through educational programs, certifications, research, and strong advocacy for best practices. Recognizing the vital role of procurement professionals in ensuring transparent and efficient use of public resources, NIGP designated March as Procurement Month in 1984. This annual observance celebrates the dedication of procurement professionals who serve as stewards of taxpayer dollars and uphold the highest standards of public service.

DISCUSSION:

The City Council will present a Proclamation recognizing March 2026 as Procurement Month.

BUDGET IMPACT:

This item does not have a budget impact.

RECOMMENDATION:

This item is for presentation only.

Contact person for document distribution: Jill Lin

Avondale

PROCLAMATION

PROCUREMENT MONTH

WHEREAS, the National Institute of Governmental Purchasing (NIGP) has proclaimed March as Procurement Month to recognize the essential role procurement professionals play in government operations; and

WHEREAS, the Procurement Division serves the City of Avondale through strategic procurement, contract management, market research, and stakeholder collaboration using technology, competition, and best practices; and

WHEREAS, public procurement professionals across the nation collectively influence economic conditions through strategic purchasing actions while safeguarding public funds and ensuring fiscal responsibility; and

WHEREAS, the Procurement Division demonstrates commitment to excellence through adherence to the Public Procurement Values of Accountability, Ethics, Impartiality, Professionalism, Service, and Transparency; and

NOW, THEREFORE, on behalf of the Avondale City Council, the City of Avondale, Arizona, hereby proclaims March 2026 as Procurement Month in Avondale and urges all community members to recognize and support the valuable contributions made by procurement professionals in promoting efficiency, transparency, and fiscal responsibility in public spending.

Proclaimed this 2nd day of March 2026.

Mayor

Attest: _____
City Clerk

ITEM NUMBER: 2.c.

SUBJECT: Proclamation - Women's History Month

MEETING DATE: 3/2/2026

TO: Mayor and Council

FROM: Sandra Salas, Management Analyst

THROUGH: Ron Corbin, City Manager, (623) 333-1011

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Community Well-Being**

Avondale is a city where all people feel safe, supported, and connected to resources that promote and enhance their well-being. The City prioritizes public safety, natural resources, healthcare, and wellness while promoting mental, physical, and emotional health for all to enjoy an enriching quality of life.

PURPOSE:

City Council will present a Proclamation recognizing March 2026 as Women's History Month. This item is for discussion only.

BACKGROUND:

Since 1995, presidents have issued a series of annual proclamations designating the month of March as "Women's History Month." These proclamations celebrate the contributions women have made to the United States and recognize the specific achievements women have made over the course of American history in a variety of fields.

DISCUSSION:

The City of Avondale urges all residents to celebrate the contributions women have made to the United States and recognize the specific achievements women have made throughout history.

BUDGET IMPACT:

This item does not have a budget impact.

RECOMMENDATION:

This item is for discussion only.

Contact person for document distribution:

Avondale

PROCLAMATION

WOMENS HISTORY MONTH – MARCH 2026

WHEREAS, women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways and have served as early leaders in the forefront of every major progressive social change movement; and

WHEREAS, women have courageously served our country in the military, demonstrating valor, dedication, and service; and

WHEREAS, women have been leaders not only in securing their own rights to suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other pivotal movements—especially the peace movement—which have all contributed to creating a more just and equitable society for all; and

WHEREAS, the theme for Women’s History Month 2026, “Leading the Change: Women Shaping a Sustainable Future,” celebrates the contributions of women who are leading sustainability efforts across environmental, economic, educational and social justice movements; and

WHEREAS, it is vital to continue to learn about and celebrate these outstanding contributions, even as the role of women in history has often been overlooked in the literature, teaching, and study of American history.

NOW THEREFORE, I, Mike Pineda, by virtue of the authority vested in me as Mayor of the City of Avondale, Arizona, do hereby proclaim March 2026 as Women’s History Month, and urge all residents to celebrate the contributions women have made to the United States and recognize the specific achievements women have made throughout history.

Proclaimed this 2nd day of March 2026.

Mayor

Attest: _____
City Clerk

ITEM NUMBER: 4.a.

SUBJECT: Resolution 1014-0326 and 1015-0326 – Maintenance Improvement District No. 46 - Shadow Ridge Phase I

MEETING DATE: 3/2/2026

TO: Mayor and Council

FROM: Kimberly Moon, Director, Engineering Department

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Resilient Infrastructure & Transportation**

Avondale invests in safe and sustainable infrastructure, including water, roads, and utilities, and actively participates in regional planning and development.

PURPOSE:

City Council will consider a request to: (a) approve the Petition for Formation; (b) adopt Resolution 1014-0326 declaring its intention to form the City of Avondale Maintenance Improvement District No. 46, Shadow Ridge Phase I, providing for the assessment; (c) adopt Resolution 1015-0326, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency; and (d) authorize the Mayor, City Attorney and City Clerk to execute the necessary documents. 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. 46, Shadow Ridge Phase I, located at the southeast corner of Avondale Boulevard and Miami Avenue, is attached. In the case in which all 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.

DISCUSSION:

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 by the Engineering 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.

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.

BUDGET IMPACT:

There is no direct budgetary impact to the City approving 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. 46, Shadow Ridge Phase I, 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 the City Engineer 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.

Staff recommends Council authorize the Mayor, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Yulonda Moore

RESOLUTION 1014-0326

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO OPERATE, MAINTAIN AND REPAIR LANDSCAPING, IRRIGATION, DRAINAGE AND RETENTION FACILITIES AND HARDSCAPE ADJACENT TO DESIGNATED PUBLIC ROADWAYS WITHIN THE PROPOSED DISTRICT AND RELATED FACILITIES 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. 46 – SHADOW RIDGE - PHASE I, 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. 46 – Shadow Ridge - Phase I (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 a part of Exhibit A and incorporated herein by reference; and

WHEREAS, the City Council declares that 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 and related facilities in the Assessment District to be of more than local or ordinary public benefit, and further that the cost of said activities shall be assessed on the Assessment District; and

WHEREAS, the City Council declares that 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 and related facilities in the Assessment District are incidental to the maintenance and preservation of the public roadways and 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 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 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 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 tend to preserve the structural integrity of the public streets and parkway and mitigate flooding of adjacent areas by draining water to and from the public streets and parkway in furtherance of the health, safety and welfare of those citizens of the City living within the Assessment District.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City of Avondale, Arizona, to order the following work (hereinafter the “Work”) to be performed: The 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 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. 46 – Shadow ridge - Phase I, 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. 46 – Shadow Ridge - Phase I.

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.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
March 2, 2026.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION 1014-0326

[Legal Description of Assessment District and Assessment Diagram]

See following pages.

**MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM
OF SHADOW RIDGE MID PHASE 1
LEGAL DESCRIPTION**

A parcel of land situate within a portion of the West Half of Section 19, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the West Quarter Corner of said Section 19 monumented by a 3-inch Maricopa County Department of Transportation Brass Cap in hand hole from which, the Southwest Corner of said Section 19 monumented by a 3-inch Maricopa County Department of Transportation Brass Cap in hand hole bears, as a basis of bearings, South 00°13'54" East, 2643.16 feet

Thence North 00°15'47" West along the westerly line of the Northwest Quarter of said Section 19, a distance of 82.47 feet;

Thence the following 13 courses along the southerly boundary of the proposed Final Plat for Shadow Ridge Phase 2:

Thence North 88°59'57" East, 342.89 feet;

Thence North 01°00'03" West, 3.01 feet;

Thence North 88°59'57" East, 1058.04 feet;

Thence North 01°00'34" West, 364.94 feet;

Thence North 62°13'48" East, 62.08 feet;

Thence North 88°59'26" East, 69.57 feet;

Thence North 01°00'34" West, 5.00 feet;

Thence North 88°51'06" East, 54.00 feet;

Thence South 01°00'34" East, 100.00 feet;

**MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM
OF SHADOW RIDGE MID PHASE 1**

Thence North 88°59'26" East, 363.00 feet;

Thence North 01°00'34" West, 174.00 feet;

Thence South 88°59'26" West, 8.95 feet;

Thence North 01°00'34" West, 130.00 feet;

Thence North 88°59'26" East, 613.06 feet to the beginning of a non-tangent curve, concave southwesterly, whose radius point bears South 89°12'26" West, 510.00 feet;

Thence along said curve to the right, through a central angle of 01°00'35", an arc length of 8.99 feet to a point of tangency;

Thence South 00°13'01" West, 264.97 feet;

Thence South 44°36'13" West, 28.59 feet;

Thence South 00°13'01" West, 54.01 feet;

Thence South 45°23'47" East, 27.98 feet;

Thence South 00°13'01" West, 203.29 feet to the beginning of a tangent curve concave southerly, having a radius of 590.00 feet;

Thence along said curve to the left, through a central angle of 18°48'25", an arc length of 193.66 feet to a point of non-tangency, also being a point on the easterly line of the Southwest Quarter of said Section 19;

Thence South 00°13'01" West along said North-South Mid-Section line, 548.29 feet;

Thence South 52°38'23" West 510.91 feet to the beginning of a tangent curve concave northerly, having a radius of 87.50 feet;

**MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM
OF SHADOW RIDGE MID PHASE 1**

Thence along said curve to the right, through a central angle of 70°10'31", an arc length of 107.17 feet to a point of tangency;

Thence North 57°11'06" West, 82.73 feet to the beginning of a tangent curve concave southerly, having a radius of 337.50 feet;

Thence along said curve to the left, through a central angle of 51°03'18", an arc length of 300.74 feet to a point of tangency;

Thence South 71°45'36" West, 1356.76 feet;

Thence North 00°00'08" West, 244.08 feet;

Thence South 89°59'52" West, 404.96 feet to a point on the westerly line of said Section 19;

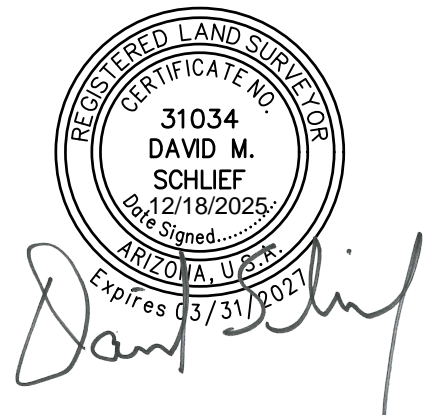
Thence North 00°13'54" West along said westerly line, 990.70 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 3,212,736 square feet (73.7543 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

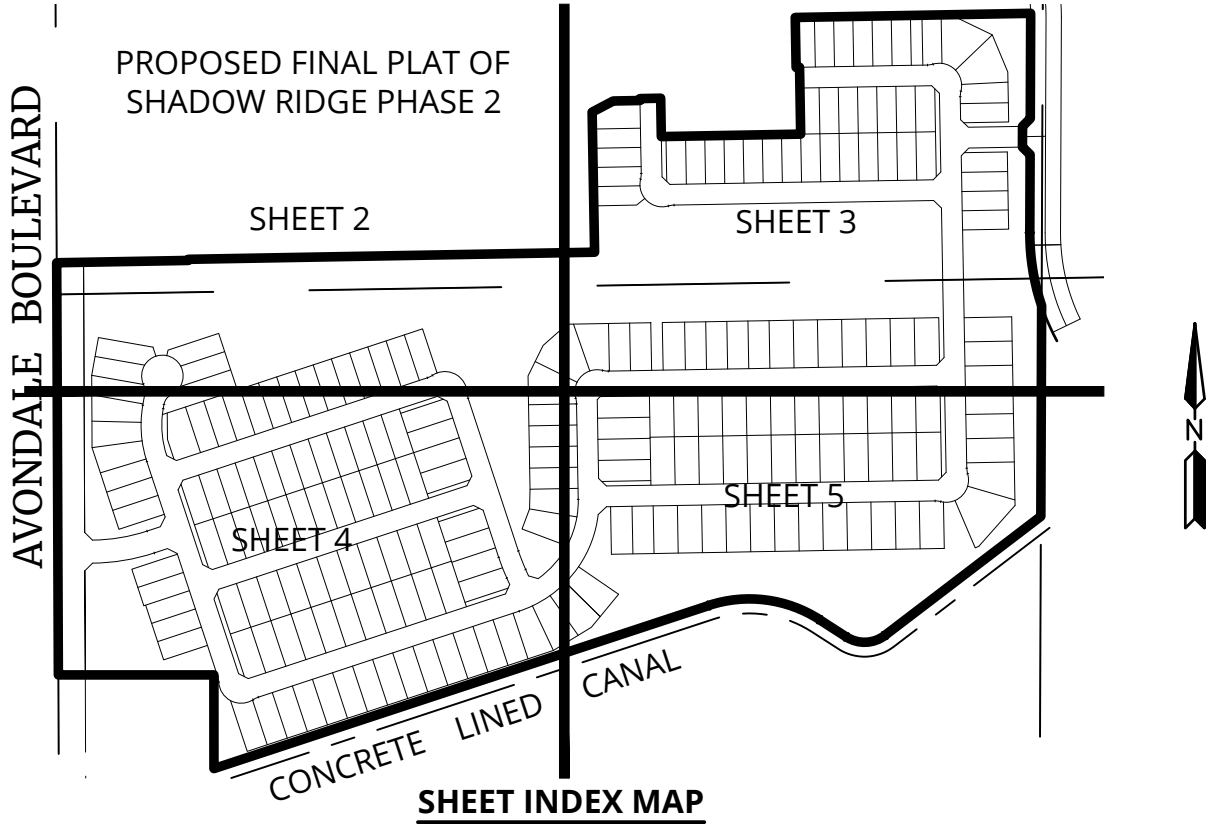
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: Colliers Engineering and Design
4742 North 24th Street, Suite 270
Phoenix, AZ 85016
Project No. 2297
Date August 25, 2025

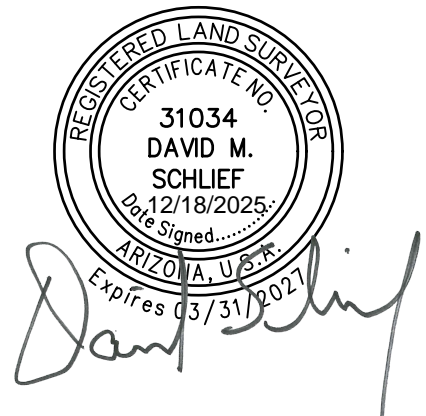
NOTE: This improvement district is formed for the express purpose of providing the maintenance and operation of the sidewalks, landscaping, landscaped drainage facilities, and related improvements adjacent to and along the public roadways and parkways within the district.



MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1



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 ROADWAYS AND PARKWAYS WITHIN THE DISTRICT.



SHEET 1 OF 15

Formerly **HILGARTWILSON**

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 500'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

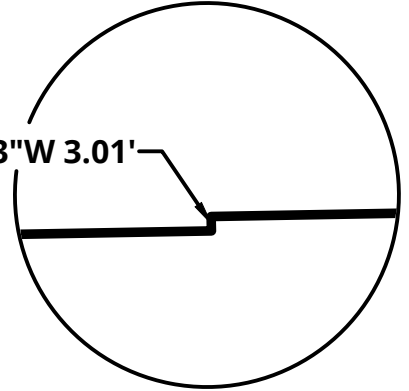
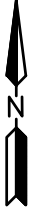
AVONDALE, AZ

MAP EXHIBIT



4742 N 24th Street, Suite 270
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1



N01°00'03"W 3.01'

DETAIL "A"

WEST QUARTER CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 1 EAST
FOUND 3-INCH MCDOT BRASS CAP IN HAND HOLE
POINT OF BEGINNING

PROPOSED FINAL PLAT FOR
SHADOW RIDGE PHASE 2

AVONDALE BOULEVARD

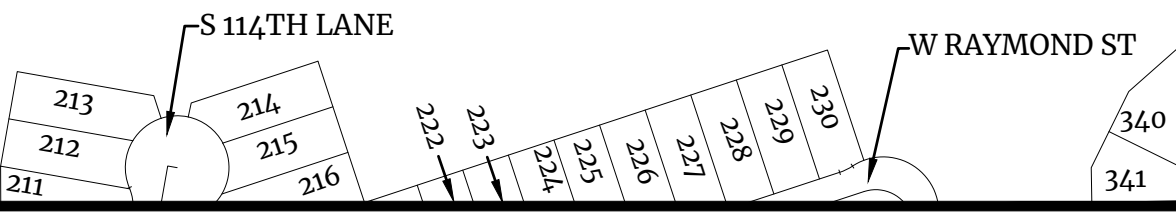
N88°59'57"E
342.89'

SEE DETAIL "A"
THIS SHEET

N88°59'57"E 1058.04'

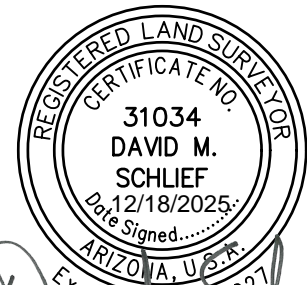
MATCH LINE SEE SHEET 3

N00°13'54"W
990.70'



MATCH LINE SEE SHEET 4

NOTE:
SEE SHEET 6 FOR LINE
AND CURVE TABLES



David M. Schlieff



Formerly **HILGARTWILSON**

SHEET 2 OF 15

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
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SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



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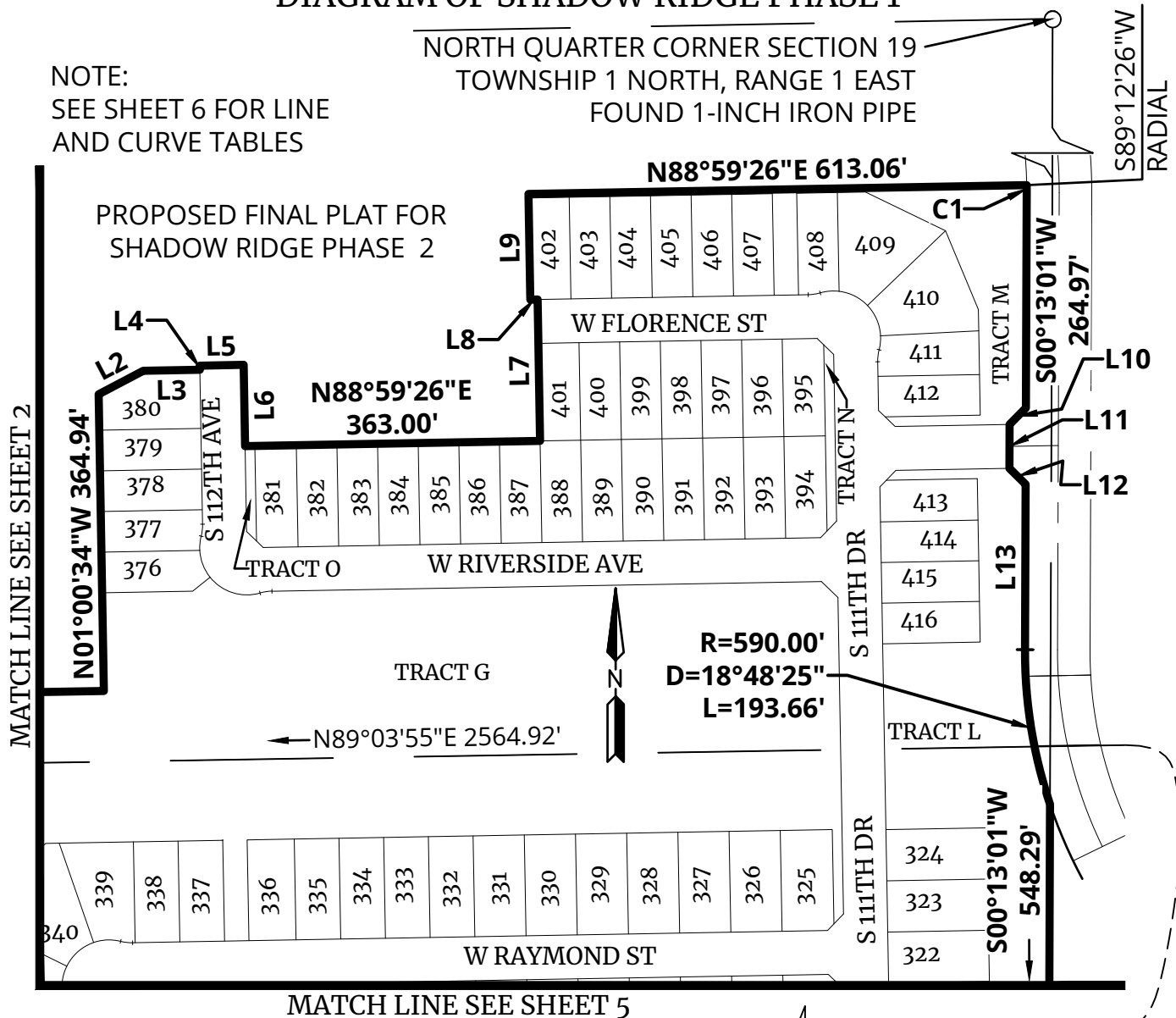
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

NOTE:
SEE SHEET 6 FOR LINE
AND CURVE TABLES

NORTH QUARTER CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 1 EAST
FOUND 1-INCH IRON PIPE



David M. Schlieff

EAST QUARTER CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 1 EAST
FOUND 3-INCH MCDOT
BRASS CAP FLUSH

Formerly **HILGARTWILSON**

SHEET 3 OF 15

PROJ.NO.:	2297
DATE:	AUG 2025
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DRAWN BY:	WB
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SHADOW RIDGE

AVONDALE, AZ

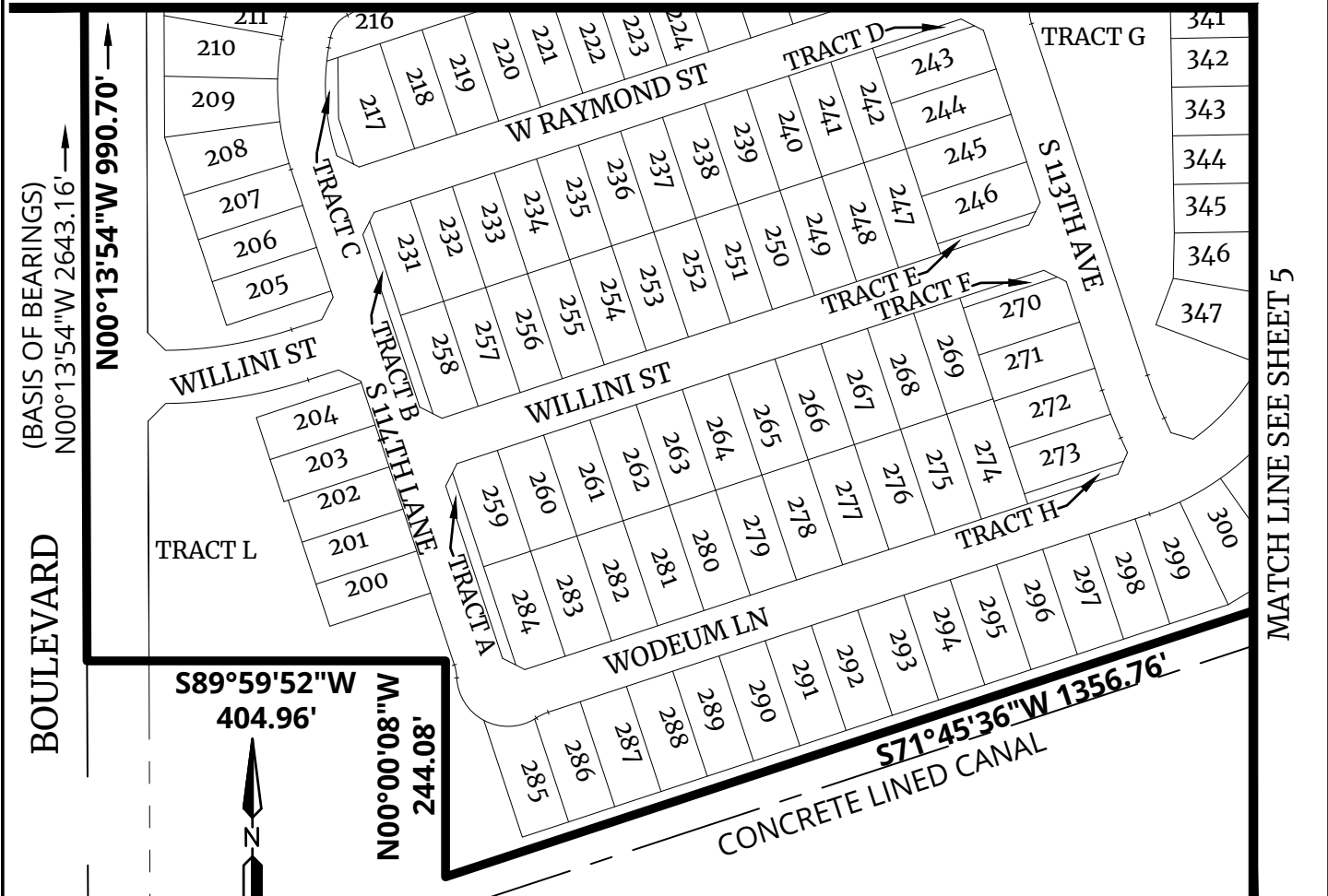
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

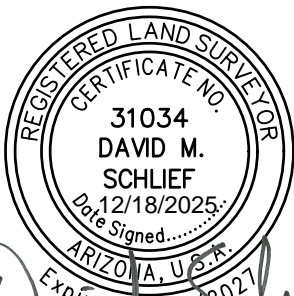
MATCH LINE SEE SHEET 2



BOULEVARD

AVONDALE

SOUTHWEST CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND 3-INCH BRASS CAP IN HAND HOLE



David M. Schlieff

SHEET 4 OF 15

Formerly **HILGARTWILSON**

PROJ. NO.:	2297
DATE:	AUG 2025
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SHADOW RIDGE

AVONDALE, AZ

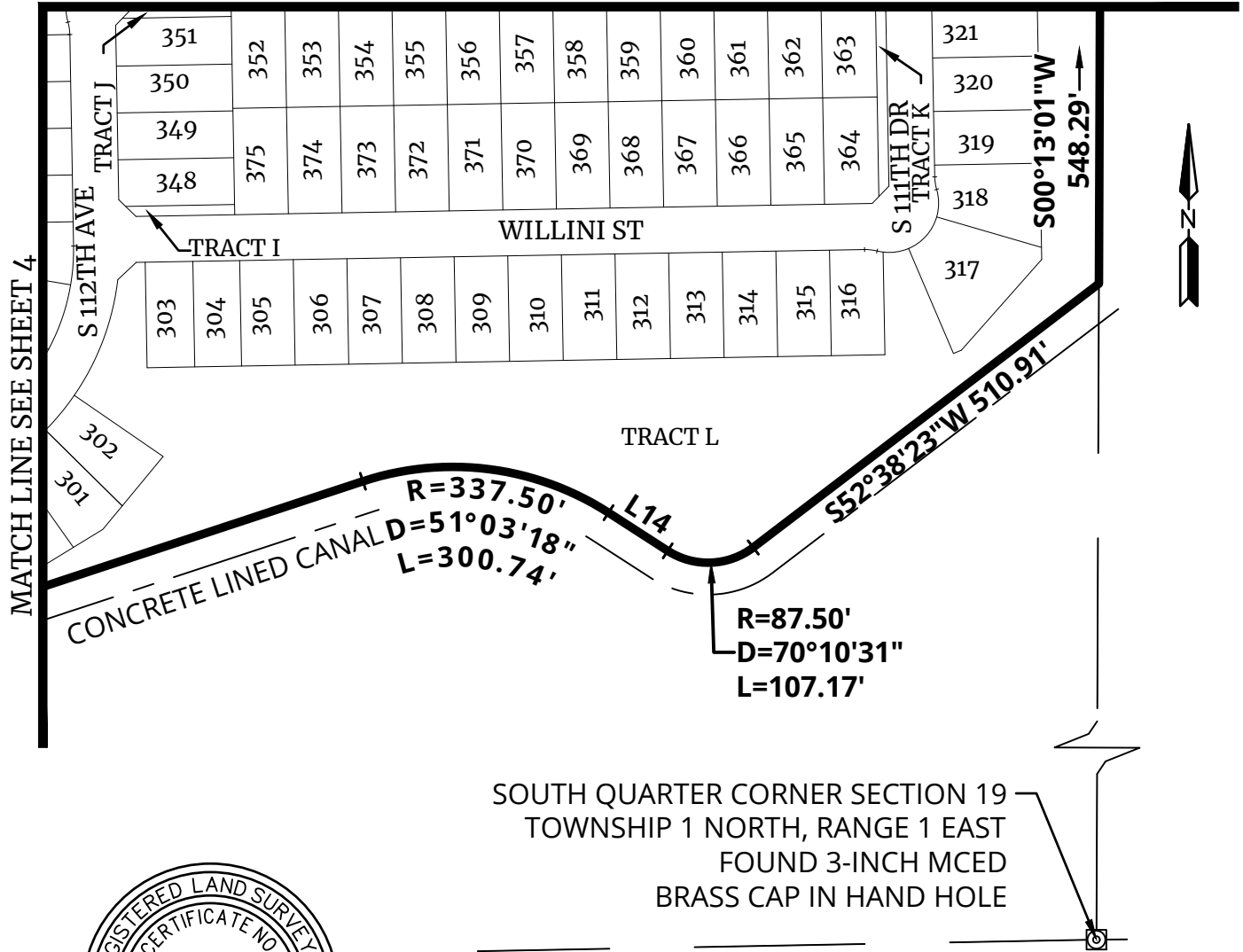
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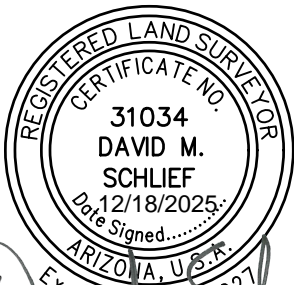
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

MATCH LINE SEE SHEET 3



SOUTH QUARTER CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 1 EAST
FOUND 3-INCH MCED
BRASS CAP IN HAND HOLE



David M. Schlieff

SHEET 5 OF 15

Formerly **HILGARTWILSON**

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
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SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



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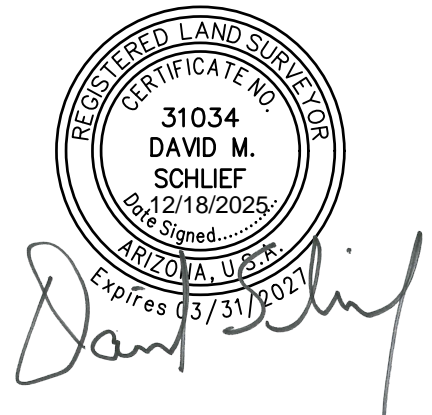
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°15'47"W	82.47'
L2	N62°13'48"E	62.08'
L3	N88°59'26"E	69.57'
L4	N01°00'34"W	5.00'
L5	N88°51'06"E	54.00'
L6	S01°00'34"E	100.00'
L7	N01°00'34"W	174.00'
L8	S88°59'26"W	8.95'
L9	N01°00'34"W	130.00'
L10	S44°36'13"W	28.59'
L11	S00°13'01"W	54.01'
L12	S45°23'47"E	27.98'
L13	S00°13'01"W	203.29'
L14	N57°11'06"W	82.73'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	510.00'	1°00'35"	8.99'



SHEET 6 OF 15

Formerly **HILGARTWILSON**

PROJ.NO.: 2297 DATE: AUG 2025 SCALE: 1" = 200' DRAWN BY: WB CHECKED BY: DS	SHADOW RIDGE AVONDALE, AZ MAP EXHIBIT	<div style="text-align: center;"> </div> <p style="text-align: center;"> 4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436 </p>
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 254	6250	0.1435	LOT 215	6231	0.1430
LOT : 362	7560	0.1736	LOT 216	10046	0.2306
LOT 200	6000	0.1377	LOT 217	8161	0.1874
LOT 201	6000	0.1377	LOT 218	6250	0.1435
LOT 202	6000	0.1377	LOT 219	6250	0.1435
LOT 203	6250	0.1435	LOT 220	6250	0.1435
LOT 204	6250	0.1435	LOT 221	6250	0.1435
LOT 205	6461	0.1483	LOT 222	6250	0.1435
LOT 206	6212	0.1426	LOT 223	6250	0.1435
LOT 207	6366	0.1461	LOT 224	6250	0.1435
LOT 208	7429	0.1706	LOT 225	6250	0.1435
LOT 209	7556	0.1735	LOT 226	6250	0.1435
LOT 210	7613	0.1748	LOT 227	6250	0.1435
LOT 211	6926	0.1590	LOT 228	6250	0.1435
LOT 212	6486	0.1489	LOT 229	6250	0.1435
LOT 213	7242	0.1663	LOT 230	6198	0.1423
LOT 214	6652	0.1527	LOT 231	6088	0.1398



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SHEET 7 OF 15

PROJ.NO.:	2297
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SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 232	6000	0.1377	LOT 249	6250	0.1435
LOT 233	6000	0.1377	LOT 250	6250	0.1435
LOT 234	6000	0.1377	LOT 251	6250	0.1435
LOT 235	6000	0.1377	LOT 252	6250	0.1435
LOT 236	6000	0.1377	LOT 253	6250	0.1435
LOT 237	6000	0.1377	LOT 255	6250	0.1435
LOT 238	6000	0.1377	LOT 256	6250	0.1435
LOT 239	6000	0.1377	LOT 257	6250	0.1435
LOT 240	6000	0.1377	LOT 258	6343	0.1456
LOT 241	6000	0.1377	LOT 259	6688	0.1535
LOT 242	6000	0.1377	LOT 260	6600	0.1515
LOT 243	6718	0.1542	LOT 261	6600	0.1515
LOT 244	6750	0.1550	LOT 262	6600	0.1515
LOT 245	7062	0.1621	LOT 263	6600	0.1515
LOT 246	7030	0.1614	LOT 264	6600	0.1515
LOT 247	6250	0.1435	LOT 265	6600	0.1515
LOT 248	6250	0.1435	LOT 266	6600	0.1515




 Formerly **HILGARTWILSON**

SHEET 8 OF 15

PROJ.NO.:	2297
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SHADOW RIDGE

AVONDALE, AZ

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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 267	6600	0.1515	LOT 284	6968	0.1600
LOT 268	6600	0.1515	LOT 285	6895	0.1583
LOT 269	6600	0.1515	LOT 286	6860	0.1575
LOT 270	6688	0.1535	LOT 287	6875	0.1578
LOT 271	6600	0.1515	LOT 288	6875	0.1578
LOT 272	6607	0.1517	LOT 289	6875	0.1578
LOT 273	6742	0.1548	LOT 290	6875	0.1578
LOT 274	6875	0.1578	LOT 291	6875	0.1578
LOT 275	6875	0.1578	LOT 292	6875	0.1578
LOT 276	6875	0.1578	LOT 293	6875	0.1578
LOT 277	6875	0.1578	LOT 294	6875	0.1578
LOT 278	6875	0.1578	LOT 295	6875	0.1578
LOT 279	6875	0.1578	LOT 296	6875	0.1578
LOT 280	6875	0.1578	LOT 297	6875	0.1578
LOT 281	6875	0.1578	LOT 298	6875	0.1578
LOT 282	6875	0.1578	LOT 299	7764	0.1782
LOT 283	6875	0.1578	LOT 300	8116	0.1863



David M. Schlieff

Formerly **HILGARTWILSON**

SHEET 9 OF 15

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SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



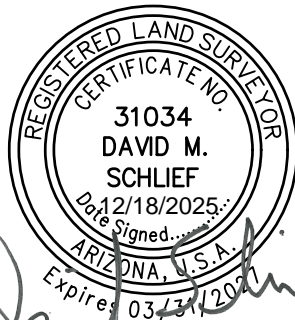
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 301	8295	0.1904	LOT 318	9772	0.2243
LOT 302	8058	0.1850	LOT 319	7812	0.1793
LOT 303	6944	0.1594	LOT 320	7812	0.1793
LOT 304	6820	0.1566	LOT 321	7812	0.1793
LOT 305	7812	0.1793	LOT 322	7812	0.1793
LOT 306	7812	0.1793	LOT 323	7812	0.1793
LOT 307	7812	0.1793	LOT 324	7812	0.1793
LOT 308	7812	0.1793	LOT 325	7904	0.1815
LOT 309	7812	0.1793	LOT 326	7812	0.1793
LOT 310	7812	0.1793	LOT 327	7812	0.1793
LOT 311	7812	0.1793	LOT 328	7812	0.1793
LOT 312	7812	0.1793	LOT 329	7812	0.1793
LOT 313	7812	0.1793	LOT 330	7812	0.1793
LOT 314	7812	0.1793	LOT 331	7812	0.1793
LOT 315	7812	0.1793	LOT 332	6820	0.1566
LOT 316	7783	0.1787	LOT 333	6820	0.1566
LOT 317	13416	0.3080	LOT 334	6820	0.1566



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SHEET 10 OF 15

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SHADOW RIDGE

AVONDALE, AZ

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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 335	6820	0.1566	LOT 352	7560	0.1736
LOT 336	7192	0.1651	LOT 353	7560	0.1736
LOT 337	6820	0.1566	LOT 354	7560	0.1736
LOT 338	6820	0.1566	LOT 355	7560	0.1736
LOT 339	8686	0.1994	LOT 356	7560	0.1736
LOT 340	12048	0.2766	LOT 357	7560	0.1736
LOT 341	10681	0.2452	LOT 358	7560	0.1736
LOT 342	6875	0.1578	LOT 359	7560	0.1736
LOT 343	6875	0.1578	LOT 360	7560	0.1736
LOT 344	6875	0.1578	LOT 361	7560	0.1736
LOT 345	6875	0.1578	LOT 363	7648	0.1756
LOT 346	7891	0.1812	LOT 364	7968	0.1829
LOT 347	8601	0.1974	LOT 365	7875	0.1808
LOT 348	7448	0.1710	LOT 366	7875	0.1808
LOT 349	7480	0.1717	LOT 367	7875	0.1808
LOT 350	7480	0.1717	LOT 368	7875	0.1808
LOT 351	7584	0.1741	LOT 369	7875	0.1808



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SHEET 11 OF 15

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SHADOW RIDGE

AVONDALE, AZ

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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 370	7875	0.1808	LOT 387	6250	0.1435
LOT 371	7875	0.1808	LOT 388	6250	0.1435
LOT 372	7875	0.1808	LOT 389	6250	0.1435
LOT 373	7875	0.1808	LOT 390	6250	0.1435
LOT 374	7875	0.1808	LOT 391	6250	0.1435
LOT 375	7875	0.1808	LOT 392	6250	0.1435
LOT 376	6208	0.1425	LOT 393	6250	0.1435
LOT 377	6181	0.1419	LOT 394	6343	0.1456
LOT 378	6250	0.1435	LOT 395	6088	0.1398
LOT 379	6250	0.1435	LOT 396	6000	0.1377
LOT 380	8241	0.1892	LOT 397	6000	0.1377
LOT 381	6343	0.1456	LOT 398	6000	0.1377
LOT 382	6250	0.1435	LOT 399	6000	0.1377
LOT 383	6250	0.1435	LOT 400	6000	0.1377
LOT 384	6250	0.1435	LOT 401	6000	0.1377
LOT 385	6250	0.1435	LOT 402	6250	0.1435
LOT 386	6250	0.1435	LOT 403	6250	0.1435




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SHEET 12 OF 15

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SHADOW RIDGE

AVONDALE, AZ

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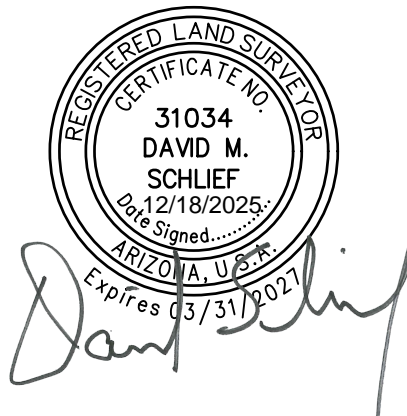
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 404	6250	0.1435
LOT 405	6250	0.1435
LOT 406	6250	0.1435
LOT 407	6250	0.1435
LOT 408	6159	0.1414
LOT 409	11241	0.2581
LOT 410	10501	0.2411
LOT 411	6399	0.1469
LOT 412	6218	0.1427
LOT 413	6088	0.1398
LOT 414	6000	0.1377
LOT 415	6000	0.1377
LOT 416	6000	0.1377



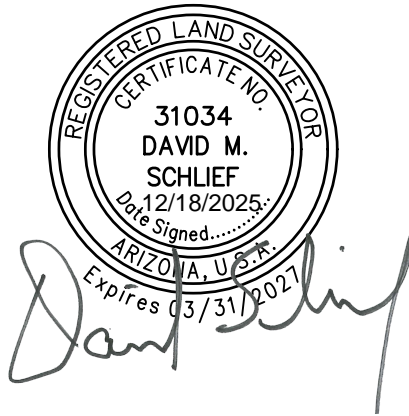

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SHEET 13 OF 15

PROJ.NO.: 2297 DATE: AUG 2025 SCALE: 1" = 200' DRAWN BY: WB CHECKED BY: DS	SHADOW RIDGE AVONDALE, AZ MAP EXHIBIT	<div style="text-align: right;">  Colliers Engineering & Design </div> <p style="text-align: right;"> 4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436 </p>
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

TRACT TABLE			
TRACT	AREA (SQ. FT)	AREA (ACRES)	USE
TRACT A	2604	0.0598	COMMON AREA
TRACT B	2604	0.0598	COMMON AREA
TRACT C	1614	0.0370	COMMON AREA
TRACT D	1332	0.0306	COMMON AREA
TRACT E	1332	0.0306	COMMON AREA
TRACT F	1272	0.0292	COMMON AREA
TRACT G	698903	16.0446	COMMON AREA, DRAINAGE, SEWER ESMT AND ELECTRICAL ESMT
TRACT H	1353	0.0311	COMMON AREA
TRACT I	1464	0.0336	COMMON AREA
TRACT J	1464	0.0336	COMMON AREA
TRACT K	2604	0.0598	COMMON AREA
TRACT L	362942	8.3320	COMMON AREA, DRAINAGE, SEWER ESMT AND ELECTRICAL ESMT
TRACT M	31198	0.7162	COMMON AREA, SEWER ESMT
TRACT N	2604	0.0598	COMMON AREA
TRACT O	1332	0.0306	COMMON AREA




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SHEET 14 OF 15

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SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



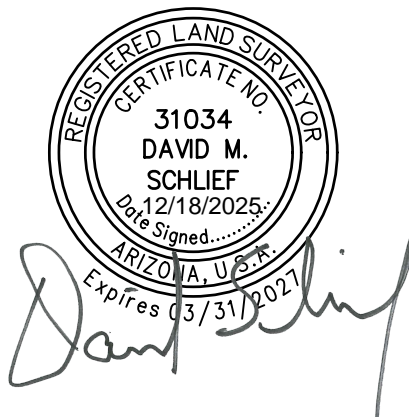
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

R.O.W. DEDICATION TABLE		
STREET CLASSIFICATION	SQ.FT.	ACRES
LOCAL	49,679.71	11.01
COLLECTOR	23,680.13	0.54
ARTERIAL	74,174.78	1.73



SHEET 15 OF 15


 Formerly **HILGARTWILSON**

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RESOLUTION 1015-0326

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. 46 – SHADOW RIDGE - PHASE I; 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 1014-0326 declaring its intent to form the City of Avondale Maintenance Improvement District No. 46 – Shadow Ridge - Phase I; 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 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, and that the cost of such activities, together with appurtenant structures, be assessed upon a certain improvement district to be known as Avondale Maintenance Improvement District No. 46 – Shadow Ridge - Phase I (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 operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the District, and 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 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, are of more than local or ordinary public benefit, and are 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 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, 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 operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the District, and related facilities together with appurtenant structures to be assessed, shall 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 operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the District, 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 operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the District 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 operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the District shall be made and all proceedings therein taken; that the Superintendent of Streets of the City (the City Engineer) 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,
March 2, 2026.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION 1015-0326

[Legal Description and Map of Assessment District]

See following pages.

**MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM
OF SHADOW RIDGE MID PHASE 1
LEGAL DESCRIPTION**

A parcel of land situate within a portion of the West Half of Section 19, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the West Quarter Corner of said Section 19 monumented by a 3-inch Maricopa County Department of Transportation Brass Cap in hand hole from which, the Southwest Corner of said Section 19 monumented by a 3-inch Maricopa County Department of Transportation Brass Cap in hand hole bears, as a basis of bearings, South 00°13'54" East, 2643.16 feet

Thence North 00°15'47" West along the westerly line of the Northwest Quarter of said Section 19, a distance of 82.47 feet;

Thence the following 13 courses along the southerly boundary of the proposed Final Plat for Shadow Ridge Phase 2:

Thence North 88°59'57" East, 342.89 feet;

Thence North 01°00'03" West, 3.01 feet;

Thence North 88°59'57" East, 1058.04 feet;

Thence North 01°00'34" West, 364.94 feet;

Thence North 62°13'48" East, 62.08 feet;

Thence North 88°59'26" East, 69.57 feet;

Thence North 01°00'34" West, 5.00 feet;

Thence North 88°51'06" East, 54.00 feet;

Thence South 01°00'34" East, 100.00 feet;

**MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM
OF SHADOW RIDGE MID PHASE 1**

Thence North 88°59'26" East, 363.00 feet;

Thence North 01°00'34" West, 174.00 feet;

Thence South 88°59'26" West, 8.95 feet;

Thence North 01°00'34" West, 130.00 feet;

Thence North 88°59'26" East, 613.06 feet to the beginning of a non-tangent curve, concave southwesterly, whose radius point bears South 89°12'26" West, 510.00 feet;

Thence along said curve to the right, through a central angle of 01°00'35", an arc length of 8.99 feet to a point of tangency;

Thence South 00°13'01" West, 264.97 feet;

Thence South 44°36'13" West, 28.59 feet;

Thence South 00°13'01" West, 54.01 feet;

Thence South 45°23'47" East, 27.98 feet;

Thence South 00°13'01" West, 203.29 feet to the beginning of a tangent curve concave southerly, having a radius of 590.00 feet;

Thence along said curve to the left, through a central angle of 18°48'25", an arc length of 193.66 feet to a point of non-tangency, also being a point on the easterly line of the Southwest Quarter of said Section 19;

Thence South 00°13'01" West along said North-South Mid-Section line, 548.29 feet;

Thence South 52°38'23" West 510.91 feet to the beginning of a tangent curve concave northerly, having a radius of 87.50 feet;

**MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM
OF SHADOW RIDGE MID PHASE 1**

Thence along said curve to the right, through a central angle of 70°10'31", an arc length of 107.17 feet to a point of tangency;

Thence North 57°11'06" West, 82.73 feet to the beginning of a tangent curve concave southerly, having a radius of 337.50 feet;

Thence along said curve to the left, through a central angle of 51°03'18", an arc length of 300.74 feet to a point of tangency;

Thence South 71°45'36" West, 1356.76 feet;

Thence North 00°00'08" West, 244.08 feet;

Thence South 89°59'52" West, 404.96 feet to a point on the westerly line of said Section 19;

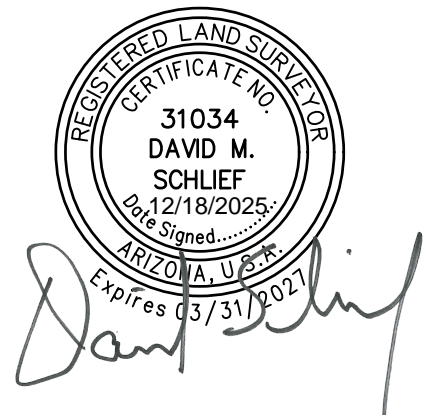
Thence North 00°13'54" West along said westerly line, 990.70 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 3,212,736 square feet (73.7543 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

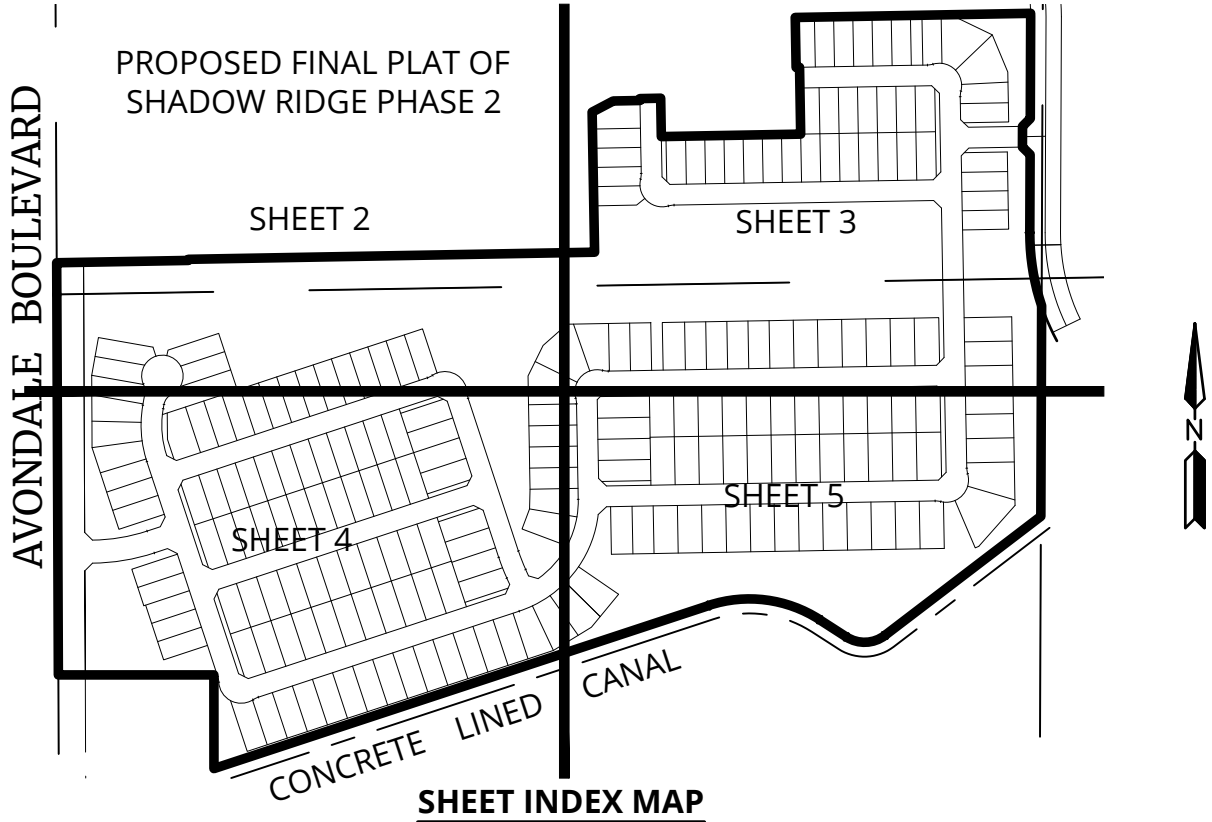
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: Colliers Engineering and Design
4742 North 24th Street, Suite 270
Phoenix, AZ 85016
Project No. 2297
Date August 25, 2025

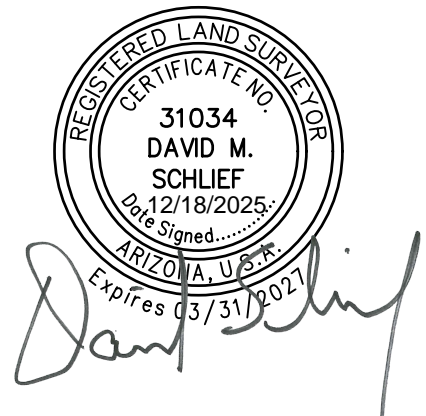
NOTE: This improvement district is formed for the express purpose of providing the maintenance and operation of the sidewalks, landscaping, landscaped drainage facilities, and related improvements adjacent to and along the public roadways and parkways within the district.



MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1



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 ROADWAYS AND PARKWAYS WITHIN THE DISTRICT.



SHEET 1 OF 15

Formerly **HILGARTWILSON**

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 500'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

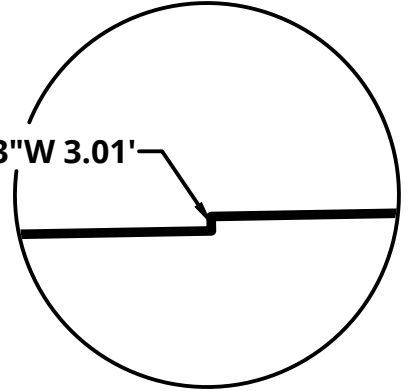
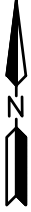
AVONDALE, AZ

MAP EXHIBIT

Engineering & Design

4742 N 24th Street, Suite 270
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1



N01°00'03"W 3.01'

DETAIL "A"

WEST QUARTER CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 1 EAST
FOUND 3-INCH MCDOT BRASS CAP IN HAND HOLE
POINT OF BEGINNING

PROPOSED FINAL PLAT FOR
SHADOW RIDGE PHASE 2

AVONDALE BOULEVARD

N88°59'57"E
342.89'

SEE DETAIL "A"
THIS SHEET

N88°59'57"E 1058.04'

MATCH LINE SEE SHEET 3

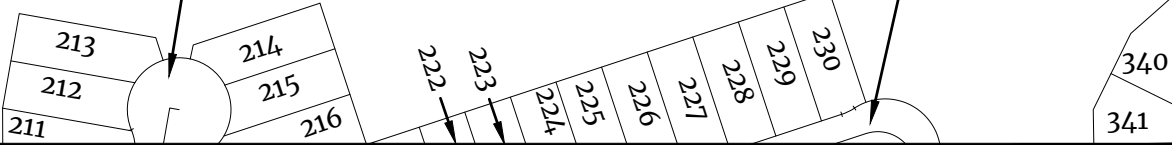
L1

TRACT G

N00°13'54"W
990.70'

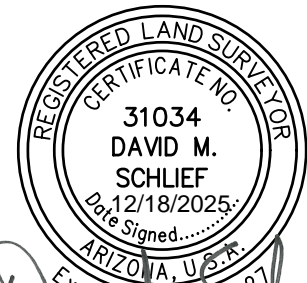
S 114TH LANE

W RAYMOND ST



MATCH LINE SEE SHEET 4

NOTE:
SEE SHEET 6 FOR LINE
AND CURVE TABLES



David M. Schlieff



Formerly **HILGARTWILSON**

SHEET 2 OF 15

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



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& Design

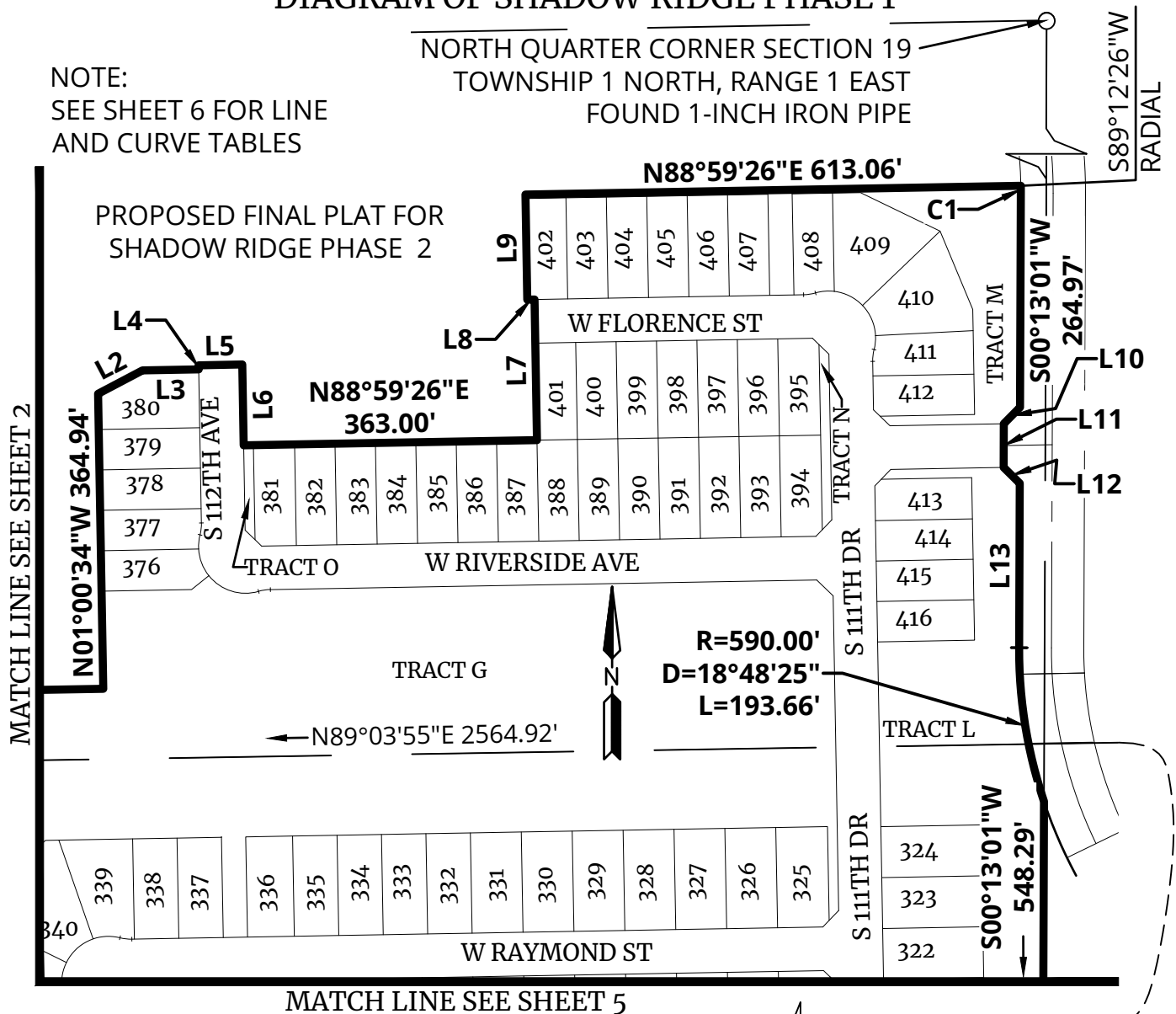
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

NOTE:
SEE SHEET 6 FOR LINE
AND CURVE TABLES

NORTH QUARTER CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 1 EAST
FOUND 1-INCH IRON PIPE



EAST QUARTER CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 1 EAST
FOUND 3-INCH MCDOT
BRASS CAP FLUSH

SHEET 3 OF 15

Formerly **HILGARTWILSON**

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

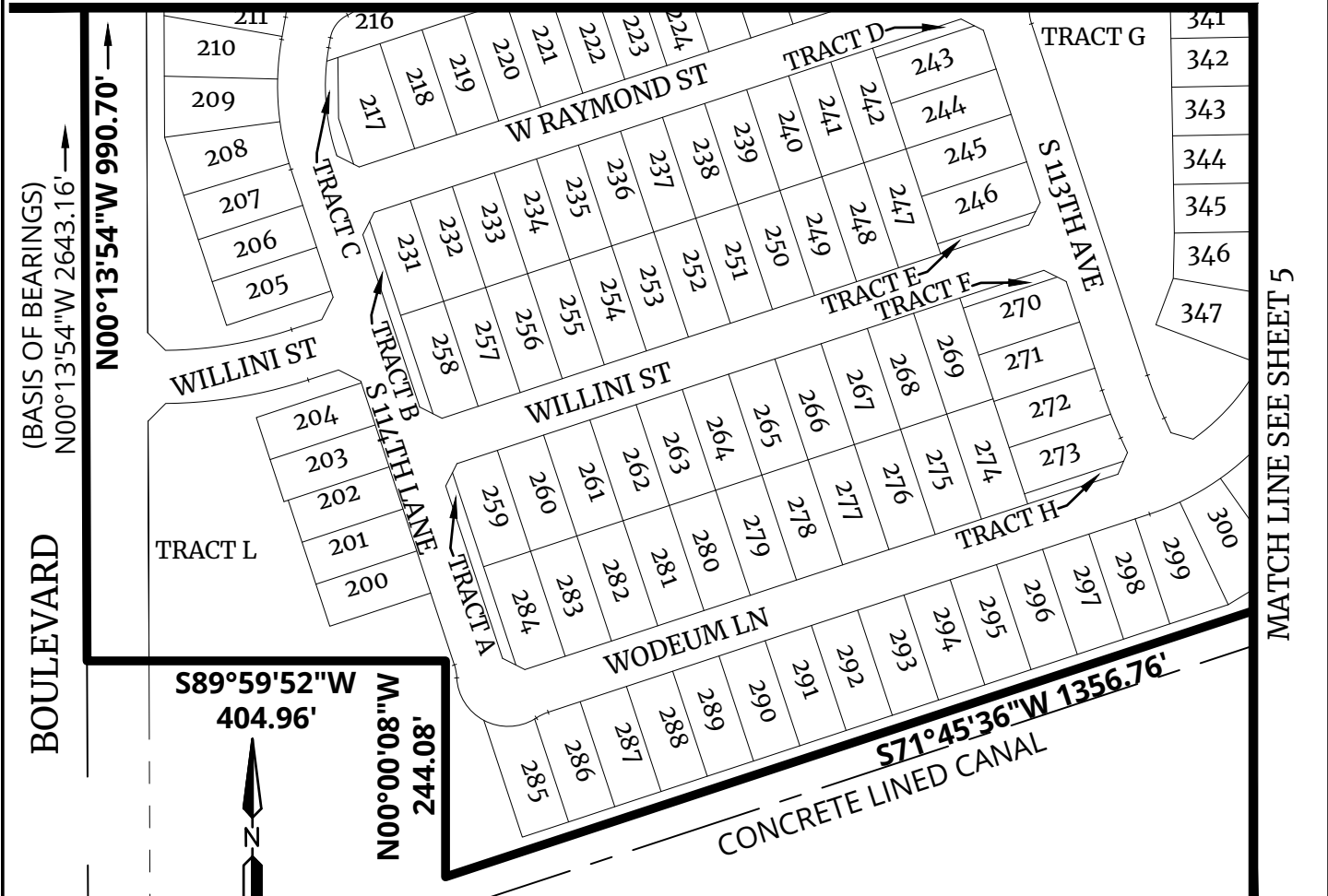
AVONDALE, AZ

MAP EXHIBIT

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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

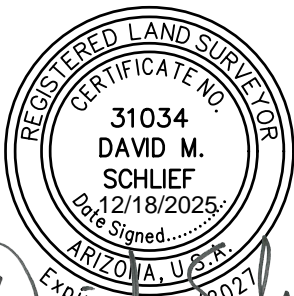
MATCH LINE SEE SHEET 2



BOULEVARD

AVONDALE

SOUTHWEST CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND 3-INCH BRASS CAP IN HAND HOLE



David M. Schlieff

SHEET 4 OF 15

Formerly **HILGARTWILSON**

PROJ. NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

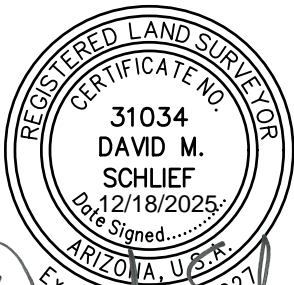
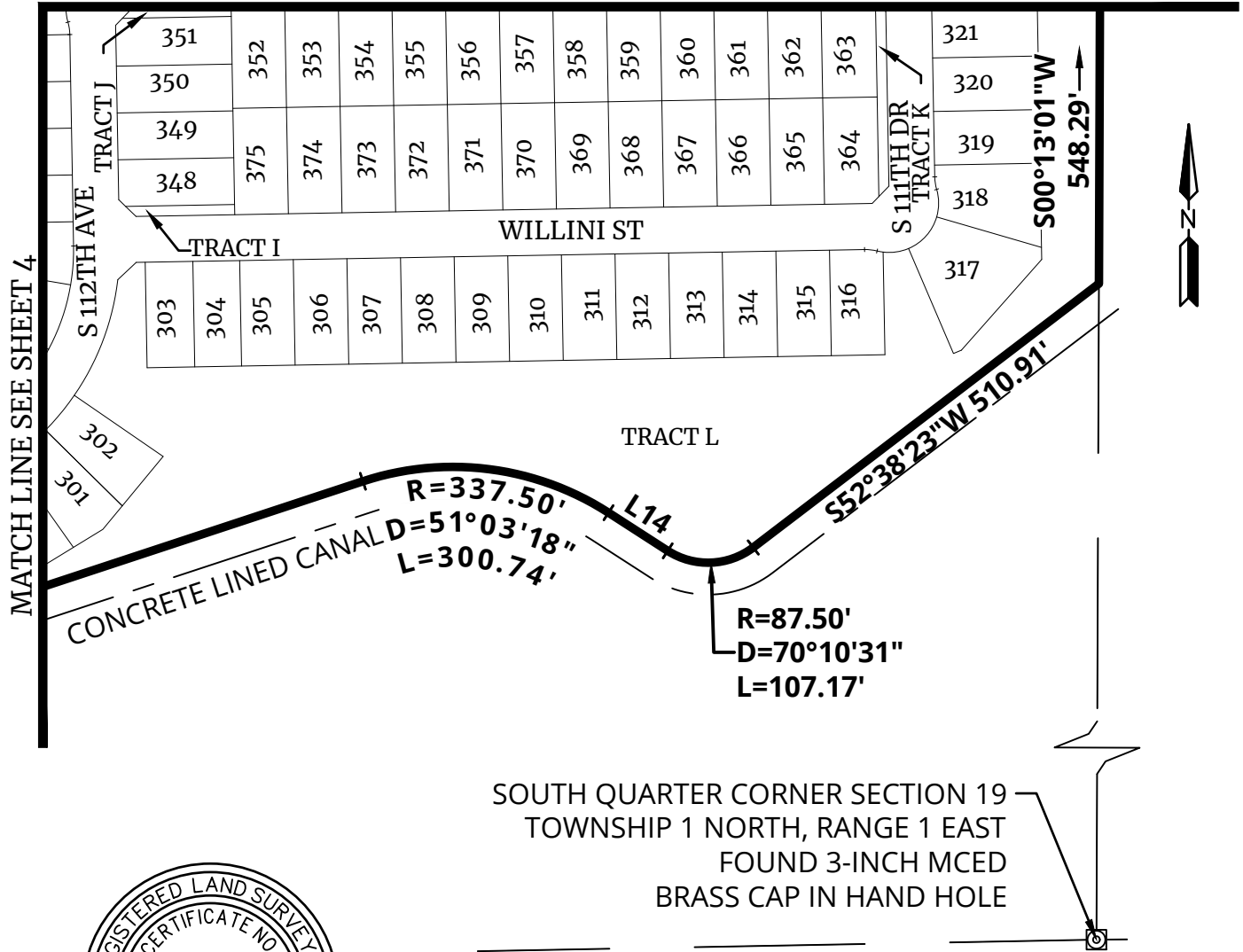
MAP EXHIBIT



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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

MATCH LINE SEE SHEET 3



David M. Schlieff
Expires 03/31/2027

SOUTH QUARTER CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 1 EAST
FOUND 3-INCH MCED
BRASS CAP IN HAND HOLE

SHEET 5 OF 15

Formerly **HILGARTWILSON**

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT

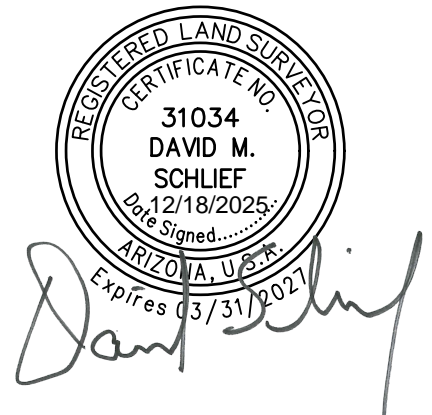
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°15'47"W	82.47'
L2	N62°13'48"E	62.08'
L3	N88°59'26"E	69.57'
L4	N01°00'34"W	5.00'
L5	N88°51'06"E	54.00'
L6	S01°00'34"E	100.00'
L7	N01°00'34"W	174.00'
L8	S88°59'26"W	8.95'
L9	N01°00'34"W	130.00'
L10	S44°36'13"W	28.59'
L11	S00°13'01"W	54.01'
L12	S45°23'47"E	27.98'
L13	S00°13'01"W	203.29'
L14	N57°11'06"W	82.73'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	510.00'	1°00'35"	8.99'



SHEET 6 OF 15

Formerly **HILGARTWILSON**

PROJ.NO.: 2297 DATE: AUG 2025 SCALE: 1" = 200' DRAWN BY: WB CHECKED BY: DS	SHADOW RIDGE AVONDALE, AZ MAP EXHIBIT	<div style="text-align: center;"> </div> <p style="text-align: center;"> 4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436 </p>
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 254	6250	0.1435	LOT 215	6231	0.1430
LOT : 362	7560	0.1736	LOT 216	10046	0.2306
LOT 200	6000	0.1377	LOT 217	8161	0.1874
LOT 201	6000	0.1377	LOT 218	6250	0.1435
LOT 202	6000	0.1377	LOT 219	6250	0.1435
LOT 203	6250	0.1435	LOT 220	6250	0.1435
LOT 204	6250	0.1435	LOT 221	6250	0.1435
LOT 205	6461	0.1483	LOT 222	6250	0.1435
LOT 206	6212	0.1426	LOT 223	6250	0.1435
LOT 207	6366	0.1461	LOT 224	6250	0.1435
LOT 208	7429	0.1706	LOT 225	6250	0.1435
LOT 209	7556	0.1735	LOT 226	6250	0.1435
LOT 210	7613	0.1748	LOT 227	6250	0.1435
LOT 211	6926	0.1590	LOT 228	6250	0.1435
LOT 212	6486	0.1489	LOT 229	6250	0.1435
LOT 213	7242	0.1663	LOT 230	6198	0.1423
LOT 214	6652	0.1527	LOT 231	6088	0.1398



David M. Schlieff



Formerly **HILGARTWILSON**

SHEET 7 OF 15

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 232	6000	0.1377	LOT 249	6250	0.1435
LOT 233	6000	0.1377	LOT 250	6250	0.1435
LOT 234	6000	0.1377	LOT 251	6250	0.1435
LOT 235	6000	0.1377	LOT 252	6250	0.1435
LOT 236	6000	0.1377	LOT 253	6250	0.1435
LOT 237	6000	0.1377	LOT 255	6250	0.1435
LOT 238	6000	0.1377	LOT 256	6250	0.1435
LOT 239	6000	0.1377	LOT 257	6250	0.1435
LOT 240	6000	0.1377	LOT 258	6343	0.1456
LOT 241	6000	0.1377	LOT 259	6688	0.1535
LOT 242	6000	0.1377	LOT 260	6600	0.1515
LOT 243	6718	0.1542	LOT 261	6600	0.1515
LOT 244	6750	0.1550	LOT 262	6600	0.1515
LOT 245	7062	0.1621	LOT 263	6600	0.1515
LOT 246	7030	0.1614	LOT 264	6600	0.1515
LOT 247	6250	0.1435	LOT 265	6600	0.1515
LOT 248	6250	0.1435	LOT 266	6600	0.1515




 Formerly **HILGARTWILSON**

SHEET 8 OF 15

PROJ.NO.:	2297
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SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 267	6600	0.1515	LOT 284	6968	0.1600
LOT 268	6600	0.1515	LOT 285	6895	0.1583
LOT 269	6600	0.1515	LOT 286	6860	0.1575
LOT 270	6688	0.1535	LOT 287	6875	0.1578
LOT 271	6600	0.1515	LOT 288	6875	0.1578
LOT 272	6607	0.1517	LOT 289	6875	0.1578
LOT 273	6742	0.1548	LOT 290	6875	0.1578
LOT 274	6875	0.1578	LOT 291	6875	0.1578
LOT 275	6875	0.1578	LOT 292	6875	0.1578
LOT 276	6875	0.1578	LOT 293	6875	0.1578
LOT 277	6875	0.1578	LOT 294	6875	0.1578
LOT 278	6875	0.1578	LOT 295	6875	0.1578
LOT 279	6875	0.1578	LOT 296	6875	0.1578
LOT 280	6875	0.1578	LOT 297	6875	0.1578
LOT 281	6875	0.1578	LOT 298	6875	0.1578
LOT 282	6875	0.1578	LOT 299	7764	0.1782
LOT 283	6875	0.1578	LOT 300	8116	0.1863




 Formerly **HILGARTWILSON**

SHEET 9 OF 15

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



Engineering
& Design

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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 301	8295	0.1904	LOT 318	9772	0.2243
LOT 302	8058	0.1850	LOT 319	7812	0.1793
LOT 303	6944	0.1594	LOT 320	7812	0.1793
LOT 304	6820	0.1566	LOT 321	7812	0.1793
LOT 305	7812	0.1793	LOT 322	7812	0.1793
LOT 306	7812	0.1793	LOT 323	7812	0.1793
LOT 307	7812	0.1793	LOT 324	7812	0.1793
LOT 308	7812	0.1793	LOT 325	7904	0.1815
LOT 309	7812	0.1793	LOT 326	7812	0.1793
LOT 310	7812	0.1793	LOT 327	7812	0.1793
LOT 311	7812	0.1793	LOT 328	7812	0.1793
LOT 312	7812	0.1793	LOT 329	7812	0.1793
LOT 313	7812	0.1793	LOT 330	7812	0.1793
LOT 314	7812	0.1793	LOT 331	7812	0.1793
LOT 315	7812	0.1793	LOT 332	6820	0.1566
LOT 316	7783	0.1787	LOT 333	6820	0.1566
LOT 317	13416	0.3080	LOT 334	6820	0.1566



David M. Schlieff



Formerly **HILGARTWILSON**

SHEET 10 OF 15

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



Engineering & Design

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PHOENIX, AZ 85016

P: 602.490.0535 / F: 602.368.2436

MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 335	6820	0.1566	LOT 352	7560	0.1736
LOT 336	7192	0.1651	LOT 353	7560	0.1736
LOT 337	6820	0.1566	LOT 354	7560	0.1736
LOT 338	6820	0.1566	LOT 355	7560	0.1736
LOT 339	8686	0.1994	LOT 356	7560	0.1736
LOT 340	12048	0.2766	LOT 357	7560	0.1736
LOT 341	10681	0.2452	LOT 358	7560	0.1736
LOT 342	6875	0.1578	LOT 359	7560	0.1736
LOT 343	6875	0.1578	LOT 360	7560	0.1736
LOT 344	6875	0.1578	LOT 361	7560	0.1736
LOT 345	6875	0.1578	LOT 363	7648	0.1756
LOT 346	7891	0.1812	LOT 364	7968	0.1829
LOT 347	8601	0.1974	LOT 365	7875	0.1808
LOT 348	7448	0.1710	LOT 366	7875	0.1808
LOT 349	7480	0.1717	LOT 367	7875	0.1808
LOT 350	7480	0.1717	LOT 368	7875	0.1808
LOT 351	7584	0.1741	LOT 369	7875	0.1808



David M. Schlieff

Formerly **HILGARTWILSON**

SHEET 11 OF 15

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



Engineering
& Design

4742 N 24th Street, Suite 270
PHOENIX, AZ 85016

P: 602.490.0535 / F: 602.368.2436

MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 370	7875	0.1808	LOT 387	6250	0.1435
LOT 371	7875	0.1808	LOT 388	6250	0.1435
LOT 372	7875	0.1808	LOT 389	6250	0.1435
LOT 373	7875	0.1808	LOT 390	6250	0.1435
LOT 374	7875	0.1808	LOT 391	6250	0.1435
LOT 375	7875	0.1808	LOT 392	6250	0.1435
LOT 376	6208	0.1425	LOT 393	6250	0.1435
LOT 377	6181	0.1419	LOT 394	6343	0.1456
LOT 378	6250	0.1435	LOT 395	6088	0.1398
LOT 379	6250	0.1435	LOT 396	6000	0.1377
LOT 380	8241	0.1892	LOT 397	6000	0.1377
LOT 381	6343	0.1456	LOT 398	6000	0.1377
LOT 382	6250	0.1435	LOT 399	6000	0.1377
LOT 383	6250	0.1435	LOT 400	6000	0.1377
LOT 384	6250	0.1435	LOT 401	6000	0.1377
LOT 385	6250	0.1435	LOT 402	6250	0.1435
LOT 386	6250	0.1435	LOT 403	6250	0.1435




 Formerly **HILGARTWILSON**

SHEET 12 OF 15

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
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SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



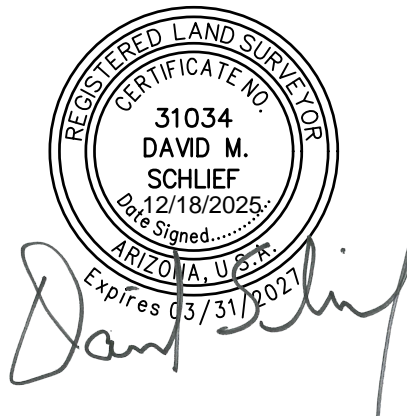
Engineering
& Design

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P: 602.490.0535 / F: 602.368.2436

MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 404	6250	0.1435
LOT 405	6250	0.1435
LOT 406	6250	0.1435
LOT 407	6250	0.1435
LOT 408	6159	0.1414
LOT 409	11241	0.2581
LOT 410	10501	0.2411
LOT 411	6399	0.1469
LOT 412	6218	0.1427
LOT 413	6088	0.1398
LOT 414	6000	0.1377
LOT 415	6000	0.1377
LOT 416	6000	0.1377




 Formerly **HILGARTWILSON**

SHEET 13 OF 15

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
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SHADOW RIDGE

AVONDALE, AZ

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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

TRACT TABLE			
TRACT	AREA (SQ. FT)	AREA (ACRES)	USE
TRACT A	2604	0.0598	COMMON AREA
TRACT B	2604	0.0598	COMMON AREA
TRACT C	1614	0.0370	COMMON AREA
TRACT D	1332	0.0306	COMMON AREA
TRACT E	1332	0.0306	COMMON AREA
TRACT F	1272	0.0292	COMMON AREA
TRACT G	698903	16.0446	COMMON AREA, DRAINAGE, SEWER ESMT AND ELECTRICAL ESMT
TRACT H	1353	0.0311	COMMON AREA
TRACT I	1464	0.0336	COMMON AREA
TRACT J	1464	0.0336	COMMON AREA
TRACT K	2604	0.0598	COMMON AREA
TRACT L	362942	8.3320	COMMON AREA, DRAINAGE, SEWER ESMT AND ELECTRICAL ESMT
TRACT M	31198	0.7162	COMMON AREA, SEWER ESMT
TRACT N	2604	0.0598	COMMON AREA
TRACT O	1332	0.0306	COMMON AREA

Formerly **HILGARTWILSON**

SHEET 14 OF 15

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



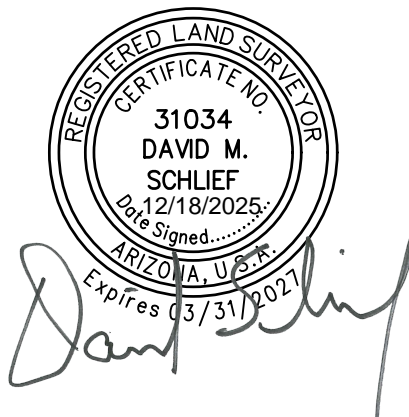
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& Design

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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 1

R.O.W. DEDICATION TABLE		
STREET CLASSIFICATION	SQ.FT.	ACRES
LOCAL	49,679.71	11.01
COLLECTOR	23,680.13	0.54
ARTERIAL	74,174.78	1.73



SHEET 15 OF 15


 Formerly **HILGARTWILSON**

PROJ.NO.: 2297 DATE: AUG 2025 SCALE: 1" = 200' DRAWN BY: WB CHECKED BY: DS	SHADOW RIDGE AVONDALE, AZ MAP EXHIBIT	<div style="text-align: right;">  Colliers Engineering & Design </div> 4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
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ITEM NUMBER: 4.b.

SUBJECT: Resolution 1016-0326 and 1017-0326 – Maintenance Improvement District No. 47 - Shadow Ridge Phase II

MEETING DATE: 3/2/2026

TO: Mayor and Council

FROM: Kimberly Moon, Director, Engineering Department

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Resilient Infrastructure & Transportation**

Avondale invests in safe and sustainable infrastructure, including water, roads, and utilities, and actively participates in regional planning and development.

PURPOSE:

City Council will consider a request to: (a) approve the Petition for Formation; (b) adopt Resolution 1016-0326 declaring its intention to form the City of Avondale Maintenance Improvement District No. 47, Shadow Ridge Phase II, providing for the assessment; (c) adopt Resolution 1017-0326, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency; and (d) authorize the Mayor, City Attorney and City Clerk to execute the necessary documents. 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. 47, Shadow Ridge Phase II, located at the southeast corner of Avondale Boulevard and Miami Avenue, is attached. In the case in which all 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.

DISCUSSION:

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 by the Engineering 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.

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.

BUDGET IMPACT:

There is no direct budgetary impact to the City approving 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. 47, Shadow Ridge Phase 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 the City Engineer 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.

Staff recommends Council authorize the Mayor, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Yulonda Moore

RESOLUTION 1016-0326

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO OPERATE, MAINTAIN AND REPAIR LANDSCAPING, IRRIGATION, DRAINAGE AND RETENTION FACILITIES AND HARDSCAPE ADJACENT TO DESIGNATED PUBLIC ROADWAYS WITHIN THE PROPOSED DISTRICT AND RELATED FACILITIES 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. 47 – SHADOW RIDGE - PHASE 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 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. 47 – Shadow Ridge - Phase 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 a part of Exhibit A and incorporated herein by reference; and

WHEREAS, the City Council declares that 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 and related facilities in the Assessment District to be of more than local or ordinary public benefit, and further that the cost of said activities shall be assessed on the Assessment District; and

WHEREAS, the City Council declares that 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 and related facilities in the Assessment District are incidental to the maintenance and preservation of the public roadways and 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 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 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 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 tend to preserve the structural integrity of the public streets and parkway and mitigate flooding of adjacent areas by draining water to and from the public streets and parkway in furtherance of the health, safety and welfare of those citizens of the City living within the Assessment District.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City of Avondale, Arizona, to order the following work (hereinafter the “Work”) to be performed: The 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 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. 47 – Shadow ridge - Phase 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. 47 – Shadow Ridge - Phase 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 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.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
March 2, 2026.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION 1016-0326

[Legal Description of Assessment District and Assessment Diagram]

See following pages.

**MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM
OF SHADOW RIDGE MID PHASE 2
LEGAL DESCRIPTION**

A parcel of land situate within a portion of the Northwest Quarter of Section 19, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West Quarter Corner of said Section 19 monumented by a 3-inch Maricopa County Department of Transportation Brass Cap in hand hole from which, the Southwest Corner of said Section 19 monumented by a 3-inch Maricopa County Department of Transportation Brass Cap in hand hole bears, as a basis of bearings, South 00°13'54" East, 2643.16 feet;

Thence North 00°15'47" West along the westerly line of the Northwest Quarter of said Section 19, a distance of 82.47 feet to the **POINT OF BEGINNING**;

Thence continuing North 00°15'47" West, 1206.77 feet to a point on a line parallel with and 33.00 feet southerly of the southerly line of the North Half of the Northwest Quarter of said Section 19;

Thence North 88°59'26" East along said southerly line, 1475.70 feet to a point on the boundary of the Littleton Elementary School District property described in Document 2019-0209048 in the office of the Maricopa County Recorder's Office, Maricopa County, Arizona;

Thence South 00°13'01" West along the westerly boundary line of said property, 601.99 feet;

Thence North 88°59'26" East along the southerly boundary line of said property, 455.44 feet;

Thence the following 13 courses along the northerly boundary of the proposed Final Plat for Shadow Ridge Phase 1:

**MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM
OF SHADOW RIDGE MID PHASE 2**

Thence leaving said southerly boundary, South 01°00'34" East, 130.00 feet;

Thence North 88°59'26" East, 8.95 feet;

Thence South 01°00'34" East, 174.00 feet;

Thence South 88°59'26" West, 363.00 feet;

Thence North 01°00'34" West, 100.00 feet;

Thence South 88°51'06" West, 54.00 feet;

Thence South 01°00'34" East, 5.00 feet;

Thence South 88°59'26" West, 69.57 feet;

Thence South 62°13'48" West, 62.08 feet;

Thence South 01°00'34" East, 364.94 feet;

Thence South 88°59'57" West, 1058.04 feet;

Thence South 01°00'03" East, 3.01 feet;

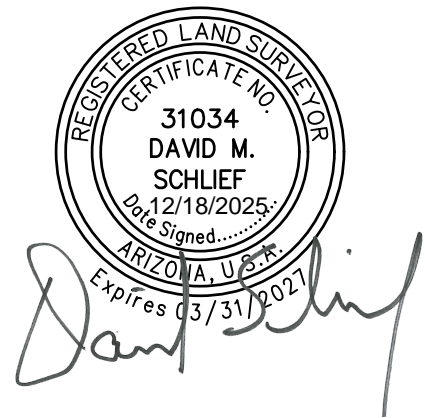
Thence South 88°59'57" West, 342.89 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,875,651 square feet (43.0590 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

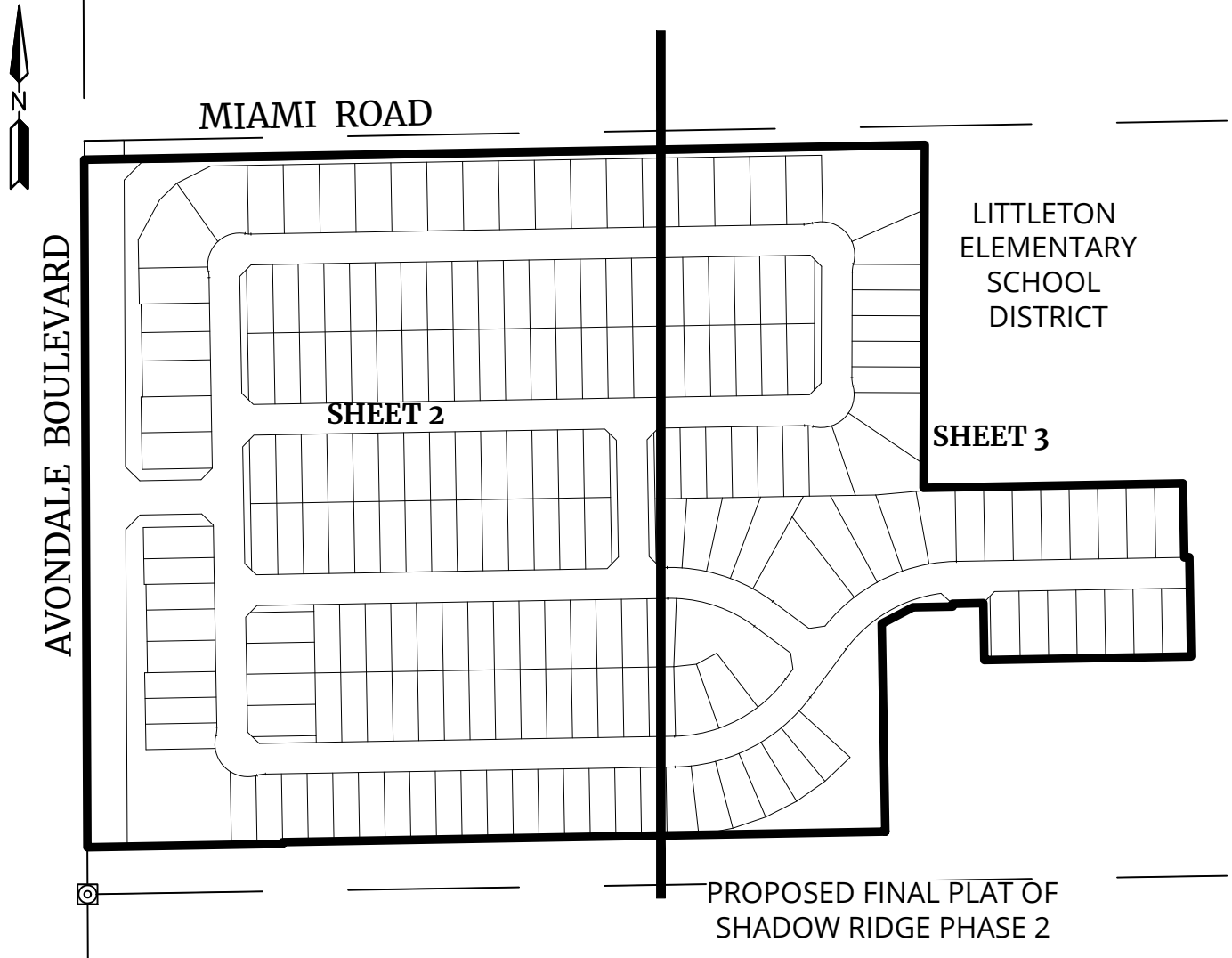
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: Colliers Engineering and Design
4742 North 24th Street, Suite 270
Phoenix, AZ 85016
Project No. 2297
Date August 26, 2025

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 roadways and parkways within the district.

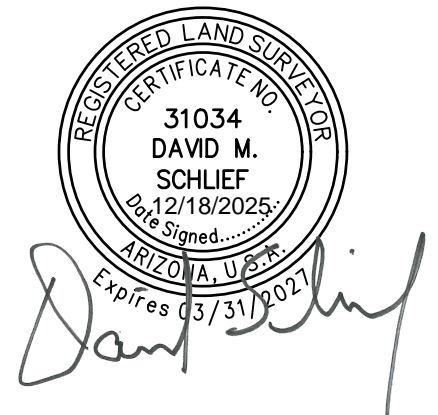


MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2



SHEET INDEX MAP

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 ROADWAYS AND PARKWAYS WITHIN THE DISTRICT.



Formerly **HILGARTWILSON**

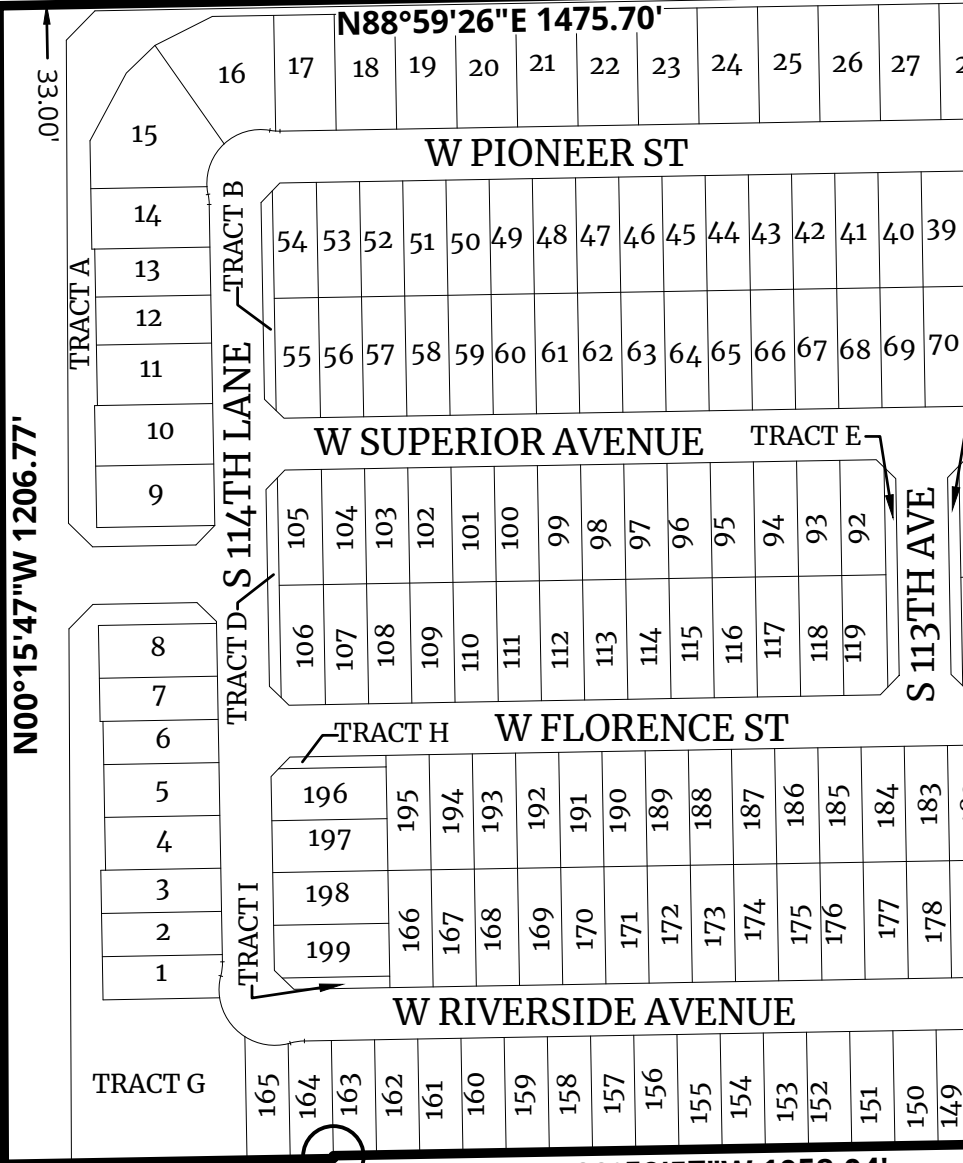
SHEET 1 OF 11

PROJ.NO.: 2297 DATE: AUG 2025 SCALE: 1" = 200' DRAWN BY: WB/JK CHECKED BY: DS	SHADOW RIDGE AVONDALE, AZ MAP EXHIBIT	Colliers Engineering & Design 4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

SOUTHERLY LINE OF THE NORTH HALF OF
THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 1 EAST

AVONDALE BOULEVARD

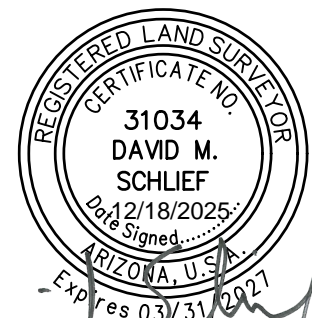


MATCH LINE SEE SHEET 3

DETAIL "A"



NOTE:
FOR LINE TABLE
SEE SHEET 4



David M. Schlieff

SHEET 2 OF 11
Formerly **HILGARTWILSON**

(BASIS OF
BEARINGS)
S0°13'54"E
2643.16'

WEST QUARTER CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 1 EAST
FOUND MCDOT BRASS CAP IN HAND HOLE
POINT OF COMMENCEMENT

SOUTHWEST CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 1 WEST
FOUND BRASS CAP IN HAND HOLE

PROJ.NO.:	2297
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SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



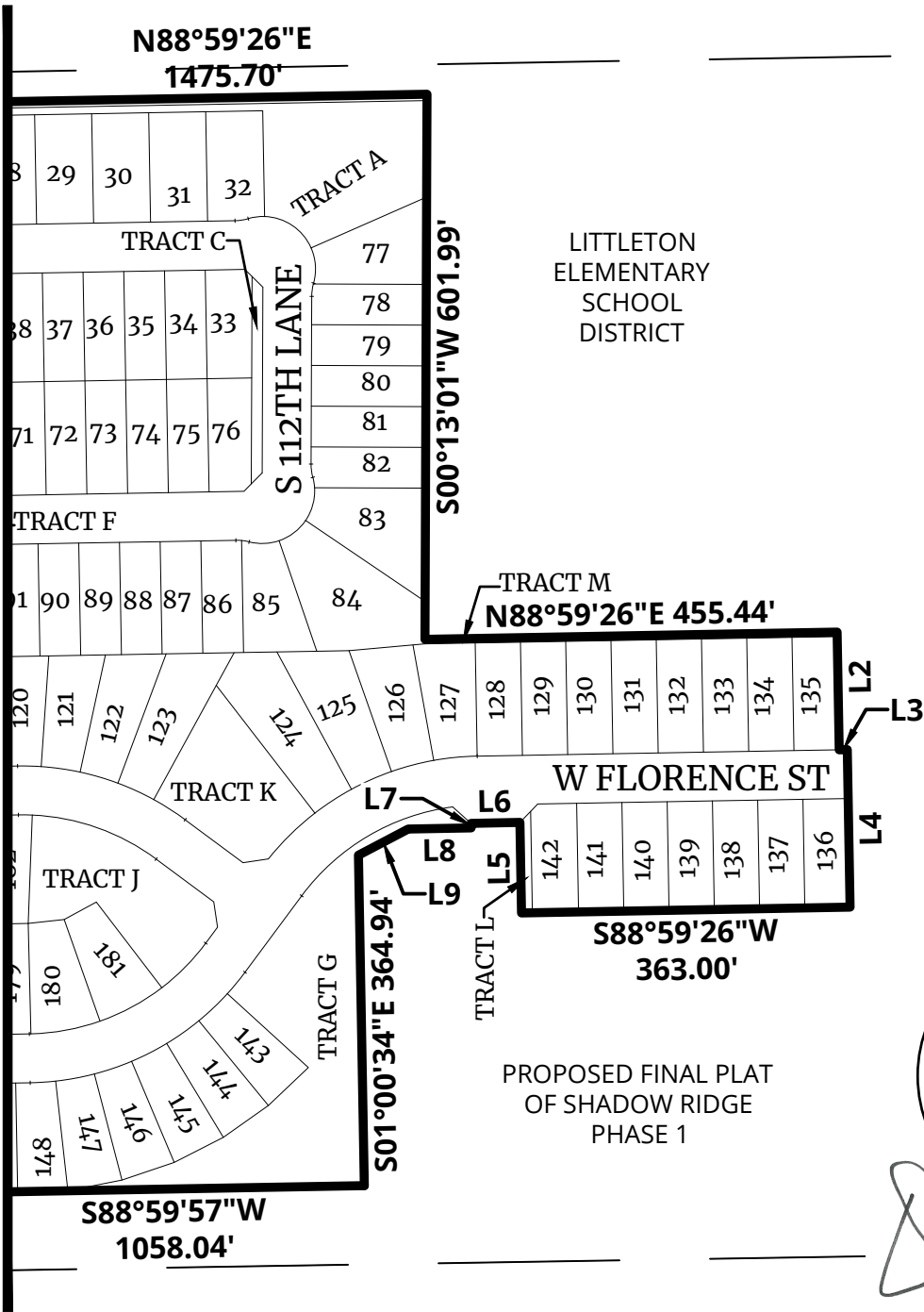
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

MATCH LINE SEE SHEET 2



David M. Schlieff

SHEET 3 OF 11

Formerly **HILGARTWILSON**

PROJ.NO.:	2297
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SHADOW RIDGE

AVONDALE, AZ

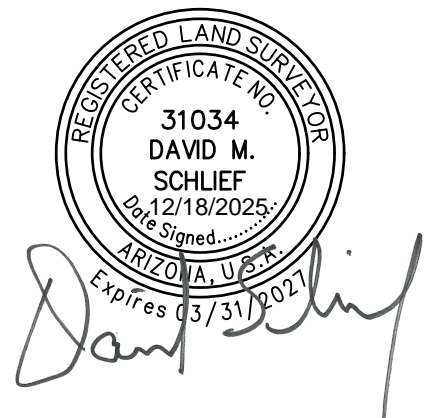
MAP EXHIBIT

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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°15'47"W	82.47'
L2	S01°00'34"E	130.00'
L3	N88°59'26"E	8.95'
L4	S01°00'34"E	174.00'
L5	N01°00'34"W	100.00'
L6	S88°51'06"W	54.00'
L7	S01°00'34"E	5.00'
L8	S88°59'26"W	69.57'
L9	S62°13'48"W	62.08'



SHEET 4 OF 11

Formerly **HILGARTWILSON**

PROJ.NO.: 2297 DATE: AUG 2025 SCALE: 1" = 200' DRAWN BY: WB CHECKED BY: DS	SHADOW RIDGE AVONDALE, AZ MAP EXHIBIT	<div style="text-align: center;"> </div> <p style="text-align: center;"> Colliers Engineering & Design 4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436 </p>
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 1	5536	0.1271	LOT 18	7605	0.1746
LOT 2	5625	0.1291	LOT 19	7606	0.1746
LOT 3	5625	0.1291	LOT 20	7607	0.1746
LOT 4	6600	0.1515	LOT 21	7607	0.1746
LOT 5	6600	0.1515	LOT 22	7608	0.1747
LOT 6	5400	0.1240	LOT 23	7608	0.1747
LOT 7	5535	0.1271	LOT 24	7609	0.1747
LOT 8	6765	0.1553	LOT 25	7610	0.1747
LOT 9	7876	0.1808	LOT 26	7610	0.1747
LOT 10	7749	0.1779	LOT 27	7611	0.1747
LOT 11	7560	0.1736	LOT 28	7612	0.1747
LOT 12	6000	0.1377	LOT 29	7612	0.1748
LOT 13	6000	0.1377	LOT 30	7613	0.1748
LOT 14	7733	0.1775	LOT 31	7613	0.1748
LOT 15	13545	0.3110	LOT 32	7543	0.1732
LOT 16	11391	0.2615	LOT 33	6028	0.1384
LOT 17	7605	0.1746	LOT 34	5400	0.1240



David Schlieff

Formerly HILGARTWILSON

SHEET 5 OF 11

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



Engineering & Design

4742 N 24th Street, Suite 270

PHOENIX, AZ 85016

P: 602.490.0535 / F: 602.368.2436

MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 35	5400	0.1240	LOT 52	5400	0.1240
LOT 36	5400	0.1240	LOT 53	5400	0.1240
LOT 37	5400	0.1240	LOT 54	5488	0.1260
LOT 38	5400	0.1240	LOT 55	5718	0.1313
LOT 39	5400	0.1240	LOT 56	5625	0.1291
LOT 40	5400	0.1240	LOT 57	5625	0.1291
LOT 41	5400	0.1240	LOT 58	5625	0.1291
LOT 42	5400	0.1240	LOT 59	5625	0.1291
LOT 43	5400	0.1240	LOT 60	5625	0.1291
LOT 44	5400	0.1240	LOT 61	5625	0.1291
LOT 45	5400	0.1240	LOT 62	5625	0.1291
LOT 46	5400	0.1240	LOT 63	5625	0.1291
LOT 47	5400	0.1240	LOT 64	5625	0.1291
LOT 48	5400	0.1240	LOT 65	5625	0.1291
LOT 49	5400	0.1240	LOT 66	5625	0.1291
LOT 50	5400	0.1240	LOT 67	5625	0.1291
LOT 51	5400	0.1240	LOT 68	5625	0.1291



David Schlieff

SHEET 6 OF 11

Formerly HILGARTWILSON

PROJ.NO.:	2297
DATE:	AUG 2025
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CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT

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 PHOENIX, AZ 85016
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 69	5625	0.1291	LOT 87	5580	0.1281
LOT 70	5625	0.1291	LOT 88	5580	0.1281
LOT 71	5625	0.1291	LOT 89	5580	0.1281
LOT 72	5625	0.1291	LOT 90	5580	0.1281
LOT 73	5625	0.1291	LOT 91	5672	0.1302
LOT 74	5625	0.1291	LOT 92	5488	0.1260
LOT 75	5625	0.1291	LOT 93	5400	0.1240
LOT 76	5955	0.1367	LOT 94	5400	0.1240
LOT 77	8533	0.1959	LOT 95	5400	0.1240
LOT 78	5685	0.1305	LOT 96	5400	0.1240
LOT 79	5692	0.1307	LOT 97	5400	0.1240
LOT 80	5692	0.1307	LOT 98	5400	0.1240
LOT 81	5692	0.1307	LOT 99	5400	0.1240
LOT 82	5647	0.1296	LOT 100	5400	0.1240
LOT 83	10422	0.2393	LOT 101	5400	0.1240
LOT 84	14064	0.3229	LOT 102	5400	0.1240
LOT 85	7439	0.1708	LOT 103	5400	0.1240



David Schlieff

SHEET 7 OF 11

Formerly HILGARTWILSON

PROJ.NO.:	2297
DATE:	AUG 2025
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DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 104	5400	0.1240	LOT 121	6672	0.1532
LOT 105	5488	0.1260	LOT 122	7605	0.1746
LOT 106	5718	0.1313	LOT 123	9320	0.2139
LOT 107	5625	0.1291	LOT 124	11710	0.2688
LOT 108	5625	0.1291	LOT 125	9473	0.2175
LOT 109	5625	0.1291	LOT 126	7951	0.1825
LOT 110	5625	0.1291	LOT 127	7410	0.1701
LOT 111	5625	0.1291	LOT 128	6250	0.1435
LOT 112	5625	0.1291	LOT 129	6250	0.1435
LOT 113	5625	0.1291	LOT 130	6250	0.1435
LOT 114	5625	0.1291	LOT 131	6250	0.1435
LOT 115	5625	0.1291	LOT 132	6250	0.1435
LOT 116	5625	0.1291	LOT 133	6250	0.1435
LOT 117	5625	0.1291	LOT 134	6250	0.1435
LOT 118	5625	0.1291	LOT 135	6250	0.1435
LOT 119	5718	0.1313	LOT 136	6000	0.1377
LOT 120	6096	0.1400	LOT 137	6000	0.1377



David Schlieff

SHEET 8 OF 11

Formerly HILGARTWILSON

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 138	6000	0.1377	LOT 155	5400	0.1240
LOT 139	6000	0.1377	LOT 156	5400	0.1240
LOT 140	6000	0.1377	LOT 157	5400	0.1240
LOT 141	6000	0.1377	LOT 158	5400	0.1240
LOT 142	6088	0.1398	LOT 159	5400	0.1240
LOT 143	6280	0.1442	LOT 160	5400	0.1240
LOT 144	6280	0.1442	LOT 161	5400	0.1240
LOT 145	6280	0.1442	LOT 162	5400	0.1240
LOT 146	6280	0.1442	LOT 163	5400	0.1240
LOT 147	6303	0.1447	LOT 164	5521	0.1267
LOT 148	6001	0.1378	LOT 165	5461	0.1254
LOT 149	5400	0.1240	LOT 166	5490	0.1260
LOT 150	5400	0.1240	LOT 167	5490	0.1260
LOT 151	5400	0.1240	LOT 168	5490	0.1260
LOT 152	5400	0.1240	LOT 169	5490	0.1260
LOT 153	5400	0.1240	LOT 170	5490	0.1260
LOT 154	5400	0.1240	LOT 171	5490	0.1260



David Schlieff



Formerly **HILGARTWILSON**

SHEET 9 OF 11

PROJ.NO.:	2297
DATE:	AUG 2025
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CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 172	5490	0.1260	LOT 189	5400	0.1240
LOT 173	5490	0.1260	LOT 190	5400	0.1240
LOT 174	5490	0.1260	LOT 191	5400	0.1240
LOT 175	5490	0.1260	LOT 192	5400	0.1240
LOT 176	5490	0.1260	LOT 193	5400	0.1240
LOT 177	5490	0.1260	LOT 194	5400	0.1240
LOT 178	5490	0.1260	LOT 195	5400	0.1240
LOT 179	5528	0.1269	LOT 196	6448	0.1480
LOT 180	7156	0.1643	LOT 197	6480	0.1488
LOT 181	7097	0.1629	LOT 198	6600	0.1515
LOT 182	5780	0.1327	LOT 199	6568	0.1508
LOT 183	5400	0.1240			
LOT 184	5400	0.1240			
LOT 185	5400	0.1240			
LOT 186	5400	0.1240			
LOT 187	5400	0.1240			
LOT 188	5400	0.1240			



David Schlieff

Formerly HILGARTWILSON

SHEET 10 OF 11

PROJ.NO.:	2297
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SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

STREET CLASSIFICATION	ROW DEDICATION	
	SQUARE FEET	ACRES
LOCAL	454,758	8.2132
COLLECTOR	10,205	0.2343
ARTERIAL	86,784	1.9923

TRACT TABLE			
TRACT	AREA (SQ. FT)	AREA (ACRES)	USE
TRACT A	56085	1.2875	COMMON AREA, ACCESS EASEMENT, WATER EASEMENT, AND DRAINAGE EASEMENT
TRACT B	2604	0.0598	COMMON AREA
TRACT C	2605	0.0598	COMMON AREA
TRACT D	2604	0.0598	COMMON AREA
TRACT E	2604	0.0598	COMMON AREA
TRACT F	2604	0.0598	COMMON AREA
TRACT G	46130	1.0590	COMMON AREA, DRAINAGE EASEMENT, SEWER EASEMENT, AND ELECTRICAL EASEMENT
TRACT J	21091	0.4842	COMMON AREA
TRACT K	17580	0.4036	COMMON AREA
TRACT L	1272	0.0292	COMMON AREA
TRACT M	2277	0.0523	COMMON AREA, SEWER EASEMENT
TRACT N	44186	1.0144	COMMON AREA



David Schlieff

Formerly **HILGARTWILSON**

SHEET 11 OF 11

PROJ.NO.:	2297
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SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT

Engineering
& Design

4742 N 24th Street, Suite 270
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

RESOLUTION 1017-0326

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. 47 – SHADOW RIDGE - PHASE 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 1016-0326 declaring its intent to form the City of Avondale Maintenance Improvement District No. 47 – Shadow Ridge - Phase II; 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 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, and that the cost of such activities, together with appurtenant structures, be assessed upon a certain improvement district to be known as Avondale Maintenance Improvement District No. 47 – Shadow Ridge - Phase 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 operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the District, and 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 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, are of more than local or ordinary public benefit, and are 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 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, 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 operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the District, and related facilities together with appurtenant structures to be assessed, shall 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 operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the District, 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 operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the District 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 operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the District shall be made and all proceedings therein taken; that the Superintendent of Streets of the City (the City Engineer) 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,
March 2, 2026.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION 1017-0326

[Legal Description and Map of Assessment District]

See following pages.

**MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM
OF SHADOW RIDGE MID PHASE 2
LEGAL DESCRIPTION**

A parcel of land situate within a portion of the Northwest Quarter of Section 19, Township 1 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West Quarter Corner of said Section 19 monumented by a 3-inch Maricopa County Department of Transportation Brass Cap in hand hole from which, the Southwest Corner of said Section 19 monumented by a 3-inch Maricopa County Department of Transportation Brass Cap in hand hole bears, as a basis of bearings, South 00°13'54" East, 2643.16 feet;

Thence North 00°15'47" West along the westerly line of the Northwest Quarter of said Section 19, a distance of 82.47 feet to the **POINT OF BEGINNING**;

Thence continuing North 00°15'47" West, 1206.77 feet to a point on a line parallel with and 33.00 feet southerly of the southerly line of the North Half of the Northwest Quarter of said Section 19;

Thence North 88°59'26" East along said southerly line, 1475.70 feet to a point on the boundary of the Littleton Elementary School District property described in Document 2019-0209048 in the office of the Maricopa County Recorder's Office, Maricopa County, Arizona;

Thence South 00°13'01" West along the westerly boundary line of said property, 601.99 feet;

Thence North 88°59'26" East along the southerly boundary line of said property, 455.44 feet;

Thence the following 13 courses along the northerly boundary of the proposed Final Plat for Shadow Ridge Phase 1:

**MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM
OF SHADOW RIDGE MID PHASE 2**

Thence leaving said southerly boundary, South 01°00'34" East, 130.00 feet;

Thence North 88°59'26" East, 8.95 feet;

Thence South 01°00'34" East, 174.00 feet;

Thence South 88°59'26" West, 363.00 feet;

Thence North 01°00'34" West, 100.00 feet;

Thence South 88°51'06" West, 54.00 feet;

Thence South 01°00'34" East, 5.00 feet;

Thence South 88°59'26" West, 69.57 feet;

Thence South 62°13'48" West, 62.08 feet;

Thence South 01°00'34" East, 364.94 feet;

Thence South 88°59'57" West, 1058.04 feet;

Thence South 01°00'03" East, 3.01 feet;

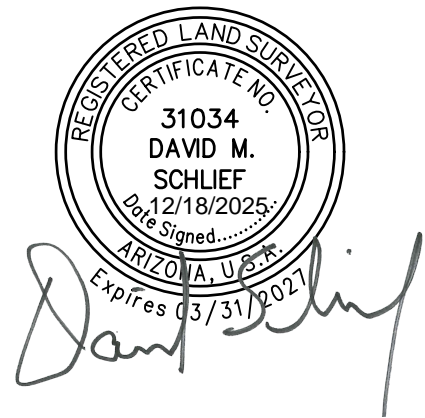
Thence South 88°59'57" West, 342.89 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,875,651 square feet (43.0590 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

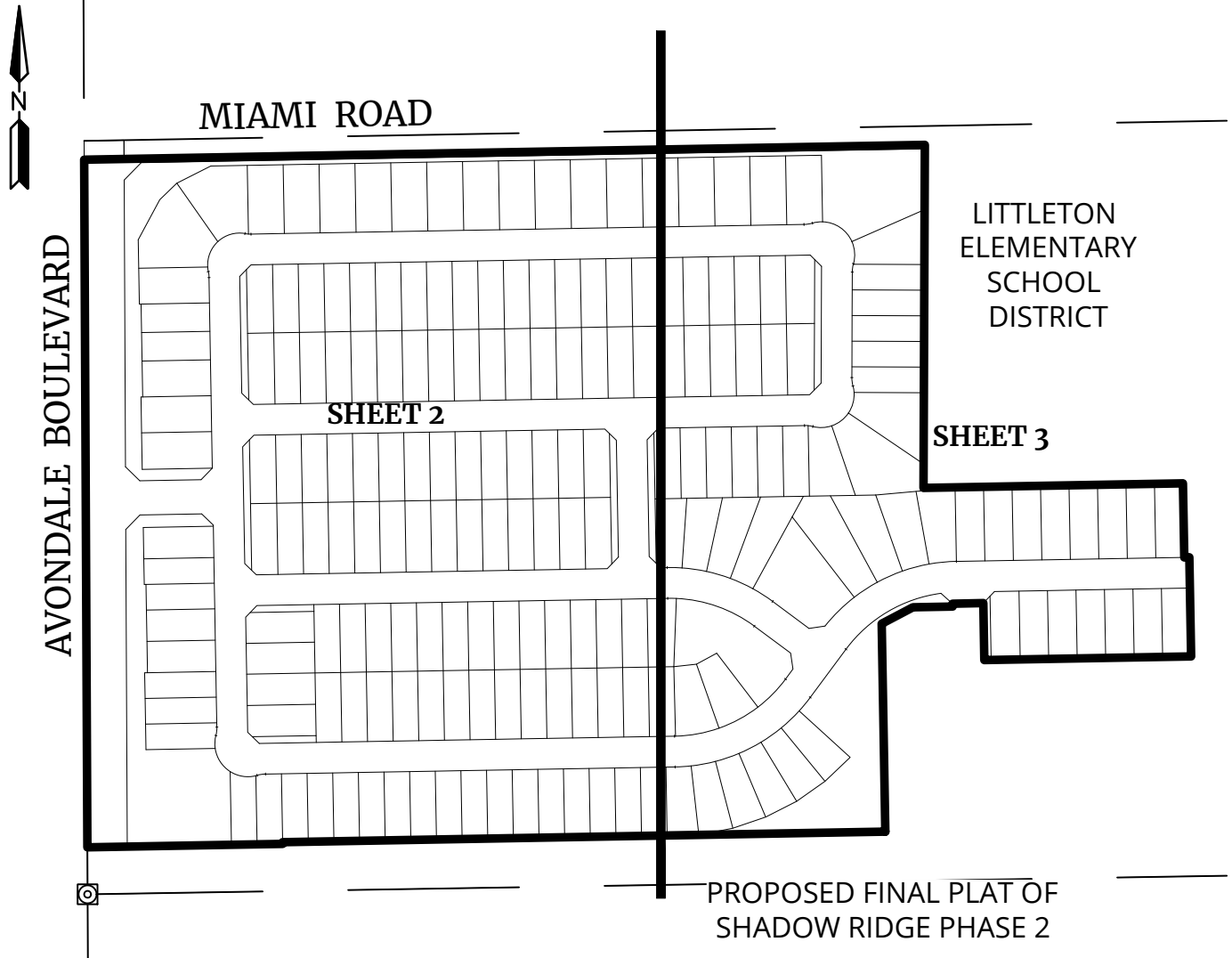
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: Colliers Engineering and Design
4742 North 24th Street, Suite 270
Phoenix, AZ 85016
Project No. 2297
Date August 26, 2025

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 roadways and parkways within the district.

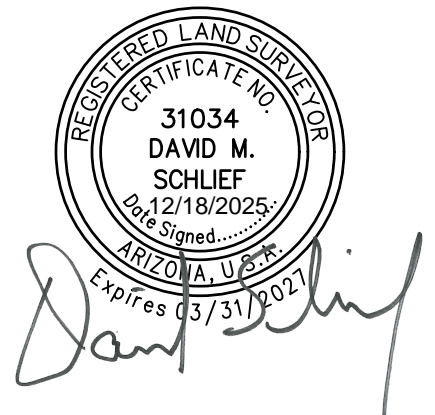


MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2



SHEET INDEX MAP

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 ROADWAYS AND PARKWAYS WITHIN THE DISTRICT.



Formerly **HILGARTWILSON**

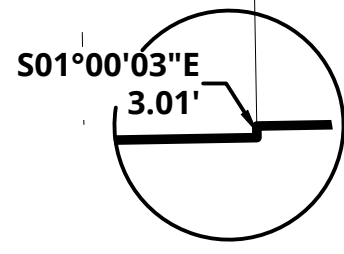
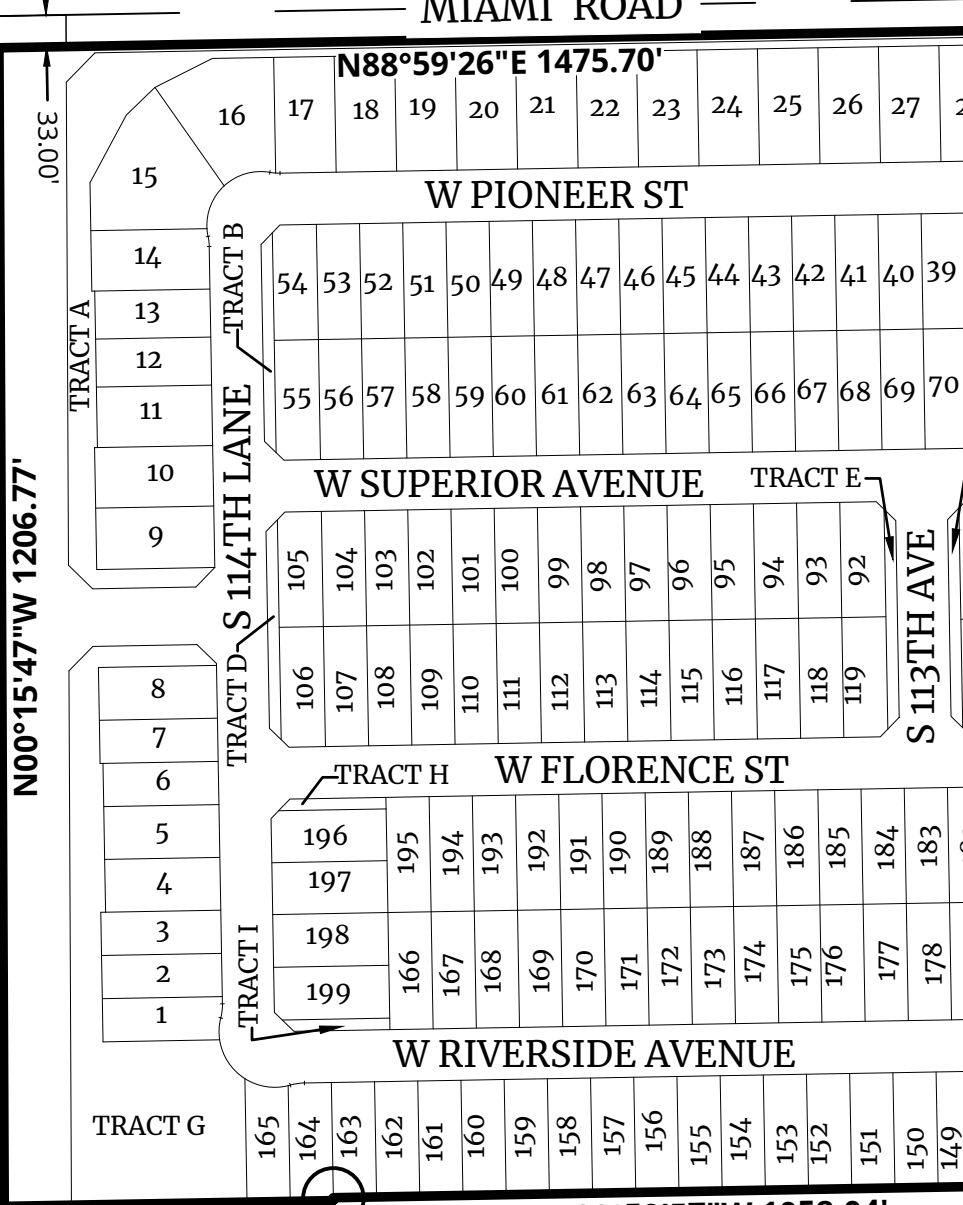
SHEET 1 OF 11

PROJ.NO.: 2297 DATE: AUG 2025 SCALE: 1" = 200' DRAWN BY: WB/JK CHECKED BY: DS	SHADOW RIDGE AVONDALE, AZ MAP EXHIBIT	Colliers Engineering & Design 4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
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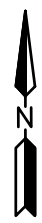
MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

SOUTHERLY LINE OF THE NORTH HALF OF
THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 1 EAST

AVONDALE BOULEVARD



DETAIL "A"



MATCH LINE SEE SHEET 3

NOTE:
FOR LINE TABLE
SEE SHEET 4



David M. Schlieff

SHEET 2 OF 11 Formerly **HILGARTWILSON**

(BASIS OF
BEARINGS)
S0°13'54"E
2643.16'

WEST QUARTER CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 1 EAST
FOUND MCDOT BRASS CAP IN HAND HOLE
POINT OF COMMENCEMENT

SOUTHWEST CORNER SECTION 19
TOWNSHIP 1 NORTH, RANGE 1 WEST
FOUND BRASS CAP IN HAND HOLE

PROJ. NO.:	2297
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SHADOW RIDGE

AVONDALE, AZ

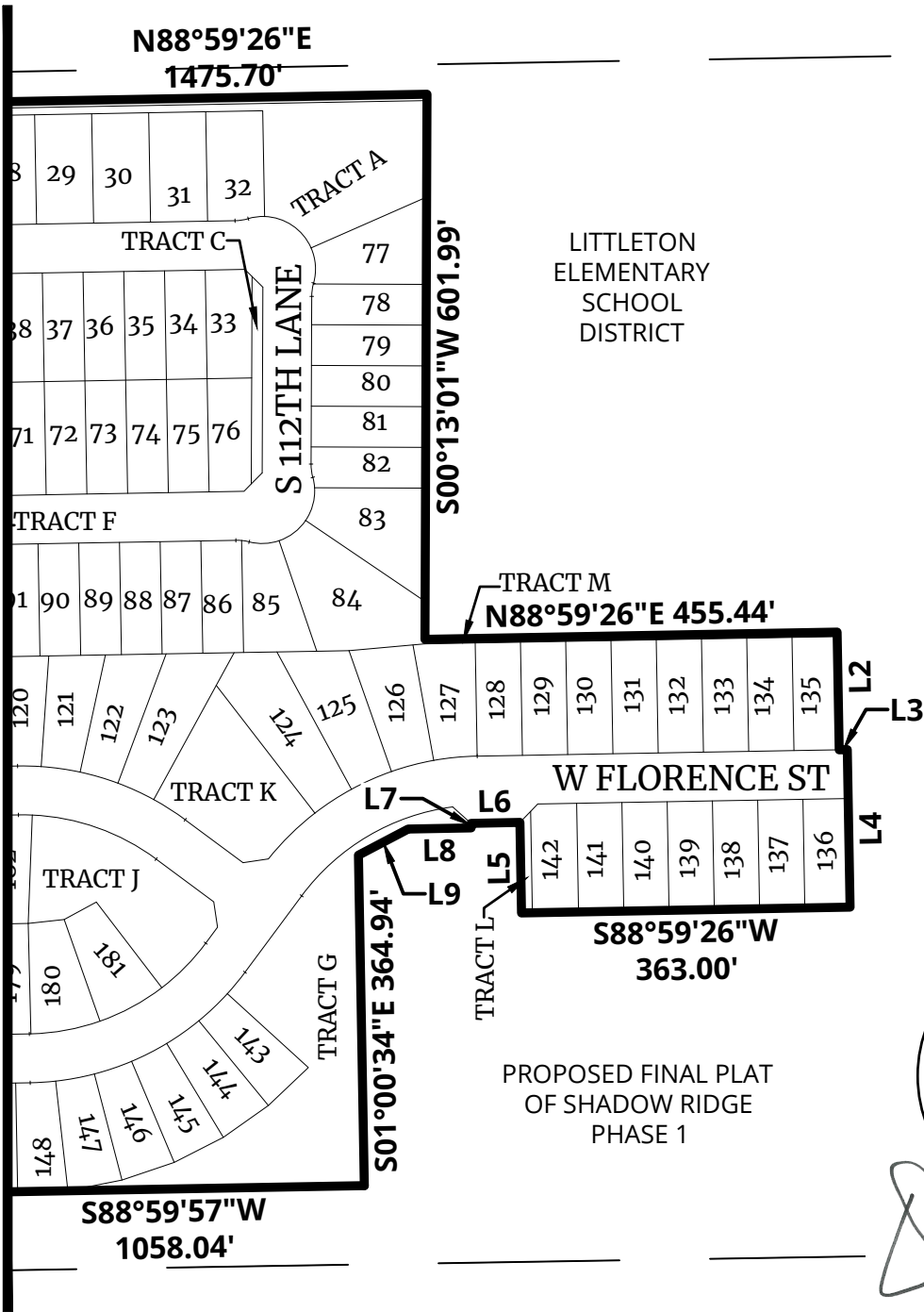
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

MATCH LINE SEE SHEET 2



David M. Schlieff

SHEET 3 OF 11

Formerly **HILGARTWILSON**

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
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SHADOW RIDGE

AVONDALE, AZ

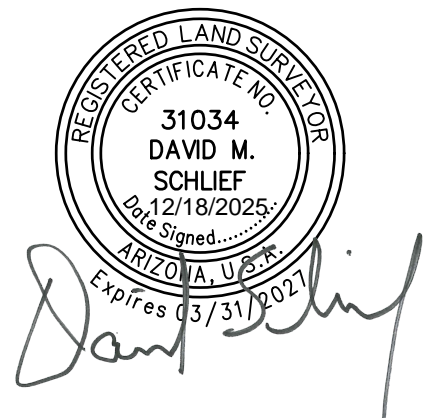
MAP EXHIBIT



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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°15'47"W	82.47'
L2	S01°00'34"E	130.00'
L3	N88°59'26"E	8.95'
L4	S01°00'34"E	174.00'
L5	N01°00'34"W	100.00'
L6	S88°51'06"W	54.00'
L7	S01°00'34"E	5.00'
L8	S88°59'26"W	69.57'
L9	S62°13'48"W	62.08'



SHEET 4 OF 11


 Formerly **HILGARTWILSON**

PROJ.NO.: 2297 DATE: AUG 2025 SCALE: 1" = 200' DRAWN BY: WB CHECKED BY: DS	SHADOW RIDGE AVONDALE, AZ MAP EXHIBIT	 Engineering & Design 4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 1	5536	0.1271	LOT 18	7605	0.1746
LOT 2	5625	0.1291	LOT 19	7606	0.1746
LOT 3	5625	0.1291	LOT 20	7607	0.1746
LOT 4	6600	0.1515	LOT 21	7607	0.1746
LOT 5	6600	0.1515	LOT 22	7608	0.1747
LOT 6	5400	0.1240	LOT 23	7608	0.1747
LOT 7	5535	0.1271	LOT 24	7609	0.1747
LOT 8	6765	0.1553	LOT 25	7610	0.1747
LOT 9	7876	0.1808	LOT 26	7610	0.1747
LOT 10	7749	0.1779	LOT 27	7611	0.1747
LOT 11	7560	0.1736	LOT 28	7612	0.1747
LOT 12	6000	0.1377	LOT 29	7612	0.1748
LOT 13	6000	0.1377	LOT 30	7613	0.1748
LOT 14	7733	0.1775	LOT 31	7613	0.1748
LOT 15	13545	0.3110	LOT 32	7543	0.1732
LOT 16	11391	0.2615	LOT 33	6028	0.1384
LOT 17	7605	0.1746	LOT 34	5400	0.1240



David Schlieff

Formerly HILGARTWILSON

SHEET 5 OF 11

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT

Colliers Engineering & Design
 4742 N 24th Street, Suite 270
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 35	5400	0.1240	LOT 52	5400	0.1240
LOT 36	5400	0.1240	LOT 53	5400	0.1240
LOT 37	5400	0.1240	LOT 54	5488	0.1260
LOT 38	5400	0.1240	LOT 55	5718	0.1313
LOT 39	5400	0.1240	LOT 56	5625	0.1291
LOT 40	5400	0.1240	LOT 57	5625	0.1291
LOT 41	5400	0.1240	LOT 58	5625	0.1291
LOT 42	5400	0.1240	LOT 59	5625	0.1291
LOT 43	5400	0.1240	LOT 60	5625	0.1291
LOT 44	5400	0.1240	LOT 61	5625	0.1291
LOT 45	5400	0.1240	LOT 62	5625	0.1291
LOT 46	5400	0.1240	LOT 63	5625	0.1291
LOT 47	5400	0.1240	LOT 64	5625	0.1291
LOT 48	5400	0.1240	LOT 65	5625	0.1291
LOT 49	5400	0.1240	LOT 66	5625	0.1291
LOT 50	5400	0.1240	LOT 67	5625	0.1291
LOT 51	5400	0.1240	LOT 68	5625	0.1291



David Schlieff

Formerly HILGARTWILSON

SHEET 6 OF 11

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT

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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 69	5625	0.1291	LOT 87	5580	0.1281
LOT 70	5625	0.1291	LOT 88	5580	0.1281
LOT 71	5625	0.1291	LOT 89	5580	0.1281
LOT 72	5625	0.1291	LOT 90	5580	0.1281
LOT 73	5625	0.1291	LOT 91	5672	0.1302
LOT 74	5625	0.1291	LOT 92	5488	0.1260
LOT 75	5625	0.1291	LOT 93	5400	0.1240
LOT 76	5955	0.1367	LOT 94	5400	0.1240
LOT 77	8533	0.1959	LOT 95	5400	0.1240
LOT 78	5685	0.1305	LOT 96	5400	0.1240
LOT 79	5692	0.1307	LOT 97	5400	0.1240
LOT 80	5692	0.1307	LOT 98	5400	0.1240
LOT 81	5692	0.1307	LOT 99	5400	0.1240
LOT 82	5647	0.1296	LOT 100	5400	0.1240
LOT 83	10422	0.2393	LOT 101	5400	0.1240
LOT 84	14064	0.3229	LOT 102	5400	0.1240
LOT 85	7439	0.1708	LOT 103	5400	0.1240



David Schlieff

SHEET 7 OF 11

Formerly HILGARTWILSON

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT

Colliers Engineering & Design
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 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 104	5400	0.1240	LOT 121	6672	0.1532
LOT 105	5488	0.1260	LOT 122	7605	0.1746
LOT 106	5718	0.1313	LOT 123	9320	0.2139
LOT 107	5625	0.1291	LOT 124	11710	0.2688
LOT 108	5625	0.1291	LOT 125	9473	0.2175
LOT 109	5625	0.1291	LOT 126	7951	0.1825
LOT 110	5625	0.1291	LOT 127	7410	0.1701
LOT 111	5625	0.1291	LOT 128	6250	0.1435
LOT 112	5625	0.1291	LOT 129	6250	0.1435
LOT 113	5625	0.1291	LOT 130	6250	0.1435
LOT 114	5625	0.1291	LOT 131	6250	0.1435
LOT 115	5625	0.1291	LOT 132	6250	0.1435
LOT 116	5625	0.1291	LOT 133	6250	0.1435
LOT 117	5625	0.1291	LOT 134	6250	0.1435
LOT 118	5625	0.1291	LOT 135	6250	0.1435
LOT 119	5718	0.1313	LOT 136	6000	0.1377
LOT 120	6096	0.1400	LOT 137	6000	0.1377



David Schlieff

SHEET 8 OF 11

Formerly HILGARTWILSON

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



Engineering
& Design

4742 N 24th Street, Suite 270

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P: 602.490.0535 / F: 602.368.2436

MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 138	6000	0.1377	LOT 155	5400	0.1240
LOT 139	6000	0.1377	LOT 156	5400	0.1240
LOT 140	6000	0.1377	LOT 157	5400	0.1240
LOT 141	6000	0.1377	LOT 158	5400	0.1240
LOT 142	6088	0.1398	LOT 159	5400	0.1240
LOT 143	6280	0.1442	LOT 160	5400	0.1240
LOT 144	6280	0.1442	LOT 161	5400	0.1240
LOT 145	6280	0.1442	LOT 162	5400	0.1240
LOT 146	6280	0.1442	LOT 163	5400	0.1240
LOT 147	6303	0.1447	LOT 164	5521	0.1267
LOT 148	6001	0.1378	LOT 165	5461	0.1254
LOT 149	5400	0.1240	LOT 166	5490	0.1260
LOT 150	5400	0.1240	LOT 167	5490	0.1260
LOT 151	5400	0.1240	LOT 168	5490	0.1260
LOT 152	5400	0.1240	LOT 169	5490	0.1260
LOT 153	5400	0.1240	LOT 170	5490	0.1260
LOT 154	5400	0.1240	LOT 171	5490	0.1260



David Schlieff



Formerly **HILGARTWILSON**

SHEET 9 OF 11

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



Engineering
& Design

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MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 172	5490	0.1260	LOT 189	5400	0.1240
LOT 173	5490	0.1260	LOT 190	5400	0.1240
LOT 174	5490	0.1260	LOT 191	5400	0.1240
LOT 175	5490	0.1260	LOT 192	5400	0.1240
LOT 176	5490	0.1260	LOT 193	5400	0.1240
LOT 177	5490	0.1260	LOT 194	5400	0.1240
LOT 178	5490	0.1260	LOT 195	5400	0.1240
LOT 179	5528	0.1269	LOT 196	6448	0.1480
LOT 180	7156	0.1643	LOT 197	6480	0.1488
LOT 181	7097	0.1629	LOT 198	6600	0.1515
LOT 182	5780	0.1327	LOT 199	6568	0.1508
LOT 183	5400	0.1240			
LOT 184	5400	0.1240			
LOT 185	5400	0.1240			
LOT 186	5400	0.1240			
LOT 187	5400	0.1240			
LOT 188	5400	0.1240			



David Schlieff

Formerly HILGARTWILSON

SHEET 10 OF 11

PROJ.NO.:	2297
DATE:	AUG 2025
SCALE:	1" = 200'
DRAWN BY:	WB
CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT



4742 N 24th Street, Suite 270
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM OF SHADOW RIDGE PHASE 2

STREET CLASSIFICATION	ROW DEDICATION	
	SQUARE FEET	ACRES
LOCAL	454,758	8.2132
COLLECTOR	10,205	0.2343
ARTERIAL	86,784	1.9923

TRACT TABLE			
TRACT	AREA (SQ. FT)	AREA (ACRES)	USE
TRACT A	56085	1.2875	COMMON AREA, ACCESS EASEMENT, WATER EASEMENT, AND DRAINAGE EASEMENT
TRACT B	2604	0.0598	COMMON AREA
TRACT C	2605	0.0598	COMMON AREA
TRACT D	2604	0.0598	COMMON AREA
TRACT E	2604	0.0598	COMMON AREA
TRACT F	2604	0.0598	COMMON AREA
TRACT G	46130	1.0590	COMMON AREA, DRAINAGE EASEMENT, SEWER EASEMENT, AND ELECTRICAL EASEMENT
TRACT J	21091	0.4842	COMMON AREA
TRACT K	17580	0.4036	COMMON AREA
TRACT L	1272	0.0292	COMMON AREA
TRACT M	2277	0.0523	COMMON AREA, SEWER EASEMENT
TRACT N	44186	1.0144	COMMON AREA



David Schlieff

Formerly HILGARTWILSON

SHEET 11 OF 11

PROJ.NO.:	2297
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CHECKED BY:	DS

SHADOW RIDGE

AVONDALE, AZ

MAP EXHIBIT

Colliers Engineering & Design
 4742 N 24th Street, Suite 270
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

ITEM NUMBER: 4.c.

SUBJECT: Ordinance 2005-0326 – Abandonment of a Public Alley Right-of-Way

MEETING DATE: 3/2/2026

TO: Mayor and Council

FROM: Kimberly Moon, Director, Engineering Department

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

PURPOSE:

City Council will consider a request to adopt Ordinance 2005-0326 authorizing the abandonment of a public alley right-of-way generally located south of Belmont Drive and west of 6th Street, reserving a public utility easement thereon, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

A plat titled "Avondale, a Subdivision of East Avondale" was recorded in Book of Maps 21, Page 34, with the Maricopa County Recorder's Office. This plat created a 15-foot-wide alley located within Block 6 as shown on the plat.

DISCUSSION:

The City has completed construction of Fire Station 171 located on 6th Street. The City owns a total of eight parcels (8) that house the fire station and amenities. Staff is planning to prepare a replat to combine all parcels into one lot.

A portion of Belmont Drive was previously abandoned by City Council via Ordinance 2028-0924 in preparation for the replat and a portion of the existing alley must also be abandoned. Staff wishes to abandon a 200' x 15' portion of the public alley right-of-way, reserving a 15-foot-wide public utility easement (PUE) that will contain city sewer and other utilities. The abandoned alley will be incorporated into the existing City parcels that will be part of the replat once the abandonment is finalized.

The City-owned parcels are identified by the following Assessor's Parcel Numbers (APN):

500-43-061A
500-43-062A
500-43-063
500-43-064
500-43-065

500-43-066

500-43-067

500-43-068

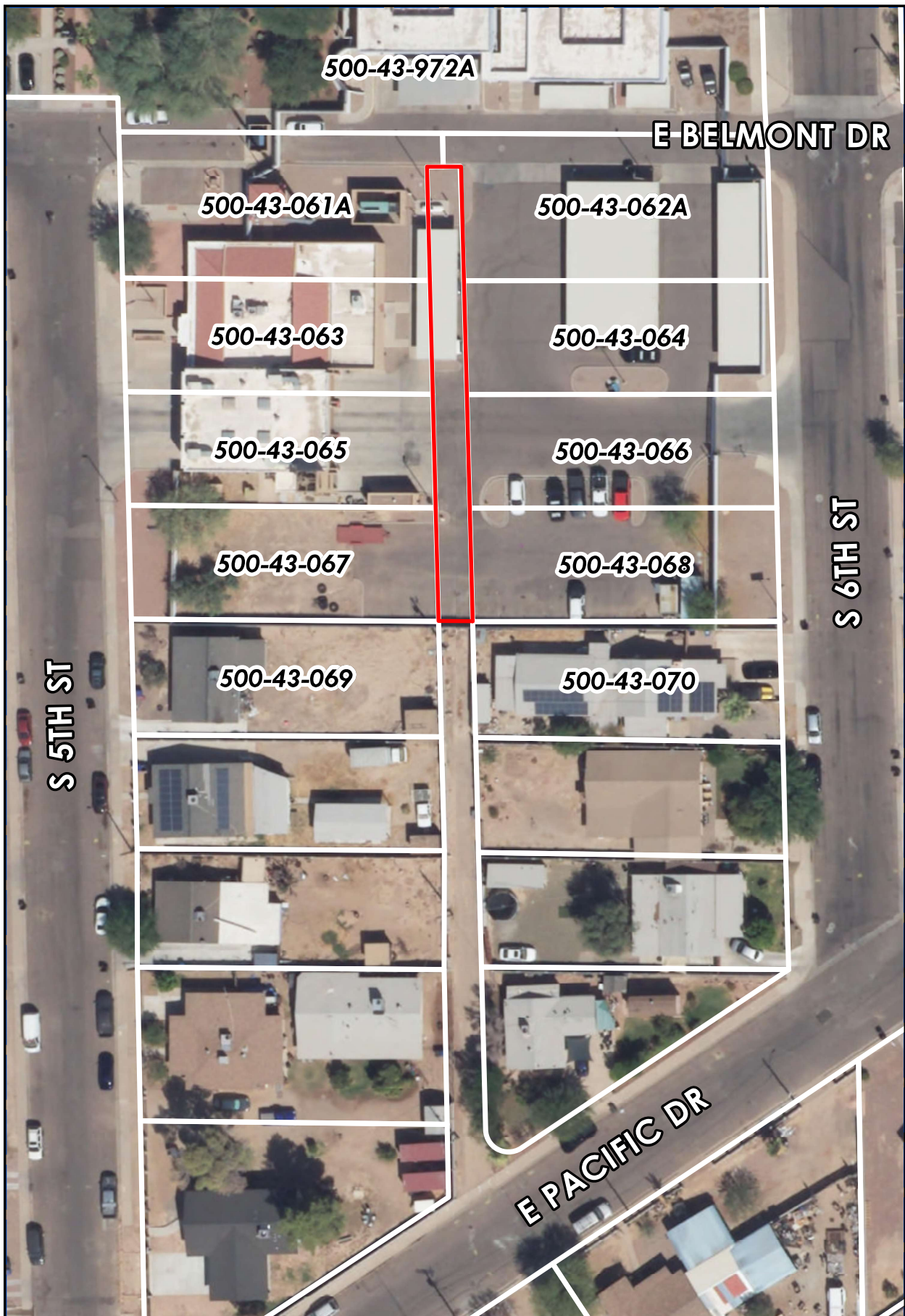
BUDGET IMPACT:

There is no impact to the budget for this action.

RECOMMENDATION:

Staff recommends City Council adopt Ordinance 2005-0326 authorizing the abandonment of a public alley right-of-way generally located south of Belmont Drive and west of 6th Street, reserving a public utility easement thereon, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Yulonda Moore



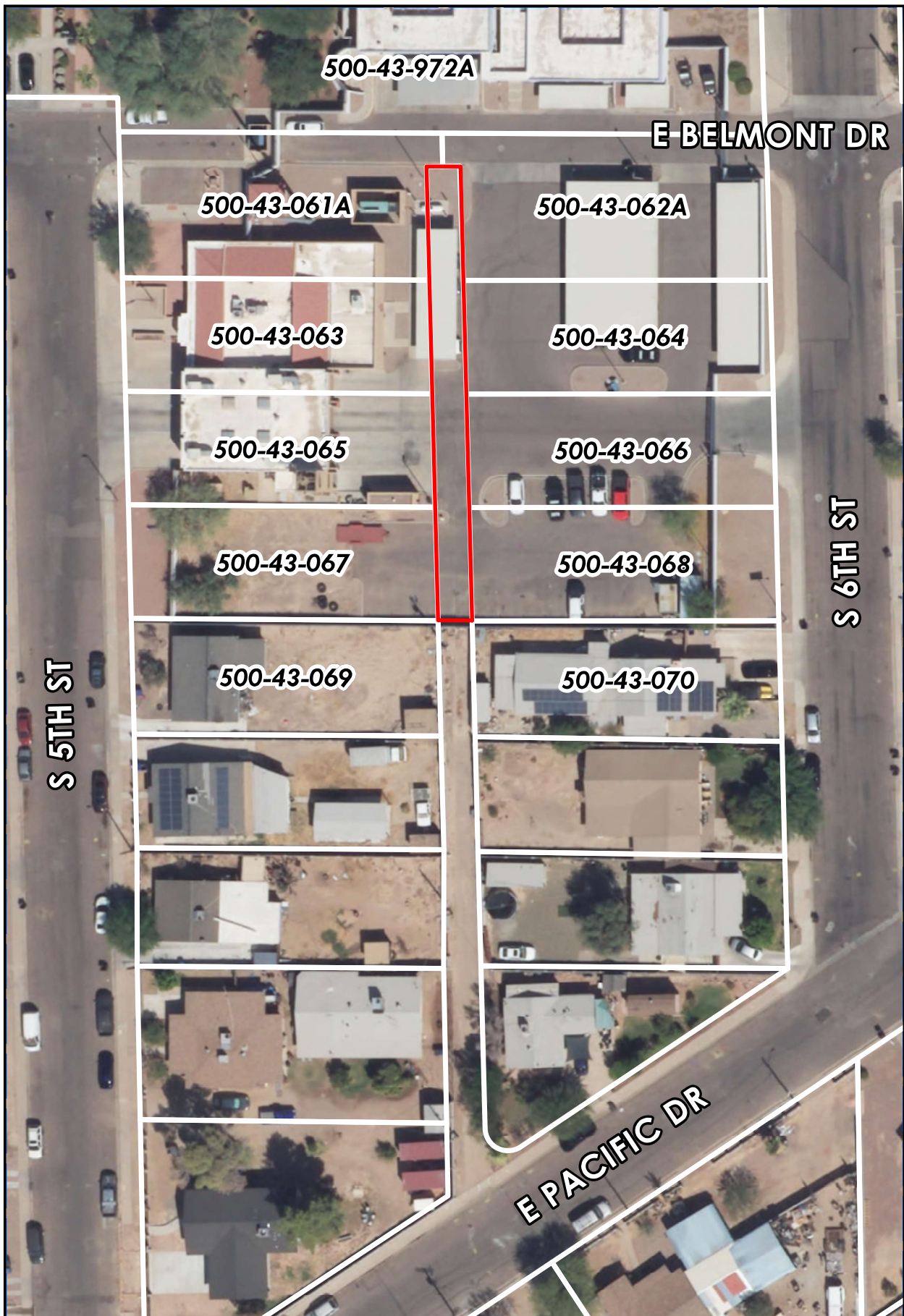
Abandonment of Alleyway



— Portion of Alley
to be Abandoned

Not to Scale





500-43-972A

E BELMONT DR

500-43-061A

500-43-062A

500-43-063

500-43-064

500-43-065

500-43-066

500-43-067

500-43-068

500-43-069

500-43-070

S 5TH ST

S 6TH ST

E PACIFIC DR

Reservation of PUE



— Proposed Reservation of PUE

Not to Scale



ORDINANCE NO. 2005-0326

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, PROVIDING FOR THE ABANDONMENT AS A RIGHT-OF-WAY A PORTION OF CITY ALLEYWAY GENERALLY LOCATED SOUTH OF WESTERN AVENUE BETWEEN 5TH AND 6TH STREET, IN AVONDALE, ARIZONA.

WHEREAS, Article I, Section 3 of the Avondale City Charter authorizes the City of Avondale (the “City”) to dispose of its acquired property as the City’s interests may require; and

WHEREAS, the City is authorized to vacate and abandon rights-of-way pursuant to ARIZ. REV. STAT. § 9-240(B)(3)(e) and ARIZ. REV. STAT. § 28-7205; and

WHEREAS, the City is the owner of certain right-of-way situated within Maricopa County, Arizona, currently designated as an alleyway, generally located south of Western Avenue between South 5th Street and South 6th Street in Avondale (the “Alleyway”); and

WHEREAS, the Alleyway was platted and dedicated for public use in February 1929 per the map titled AVONDALE A SUBDIVISION OF EAST - AVONDALE, recorded with the Maricopa County Recorder’s Office in Book of Maps 21, page 34; and

WHEREAS, in connection with the completion of Fire Station 171, the Council of the City of Avondale has determined it is necessary and appropriate to abandon, as a right-of-way, a portion of the Alleyway to allow the City to combine all parcels into one lot; and

WHEREAS, the City desires to reserve and except from the abandonment a public utility easement (the “Easement”) through, over, under and across a portion of the Alleyway, as convenient or necessary for use and operation by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The portion of the Alleyway, approximately \pm 0.07 acres, as more particularly described and depicted in Exhibit A (the “Abandoned Portion”), attached hereto and incorporated herein by reference, is hereby abandoned and declared to be no longer necessary for public use as an alleyway by the City.

SECTION 3. The Easement, as more particularly described and depicted in Exhibit B, attached hereto and incorporated herein by reference, is hereby reserved by the City.

SECTION 4. Upon recordation of this Ordinance in the office of the Maricopa County Recorder, designation of the Abandoned Portion as an alleyway shall be forever extinguished, and all right and title to the real property described therein shall vest in the City as the owner of the adjacent properties.

SECTION 5. The Mayor, the City Manager, the City Attorney and the City Clerk are hereby authorized and directed to take all steps and execute all documents necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Avondale, March 2, 2026.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 2005-0326

[Legal Description and Map of Abandoned Alleyway]

See following pages.

EXHIBIT "A"
Abandonment of Alleyway
IN MARICOPA COUNTY, STATE OF ARIZONA

A Parcel of Land in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Fifteen (15), Township One (1) North, Range One (1) West, of the Gila & Salt River Meridian, Maricopa County, Arizona and being more particularly described as follows:

Commencing at a found brass cap in hand hole at the intersection of Dysart and Western Avenue also being the Northeast Corner (NE) of section 15 from which a found Brass cap in Hand Hole at the North Quarter Corner (N1/4) of said Section 15, at the intersection of Central Avenue and Western Avenue, bears North 89°44'19" West, a distance of 2,634.02 feet based on the Amended Results of Survey, Street Monument Inventory drawing recorded in book 1145, Page 18 of the Maricopa County Recorder's Office;

THENCE along said section line, North 89 degrees 44 minutes 19 seconds West, a distance of 940.89 feet to a point along the centerline of Western Avenue;

THENCE departing said centerline, South 00 degrees 15 minutes 41 seconds West, a distance of 203.38 feet to a point on the south Right of way line of Belmont Drive and the East edge of an alleyway also being the **point of Beginning**;

THENCE South 01 degrees 27 minutes 32 seconds East a distance of 200.00 feet along the East edge of the alleyway;

THENCE North 89 degrees 44 minutes 06 seconds West a distance of 15.00 feet to a point on the west edge of the alleyway;

THENCE along Said Alleyway, North 01 degrees 27 minutes 32 seconds West a distance of 200.00 feet to the South Right of Way line of Belmont Drive;

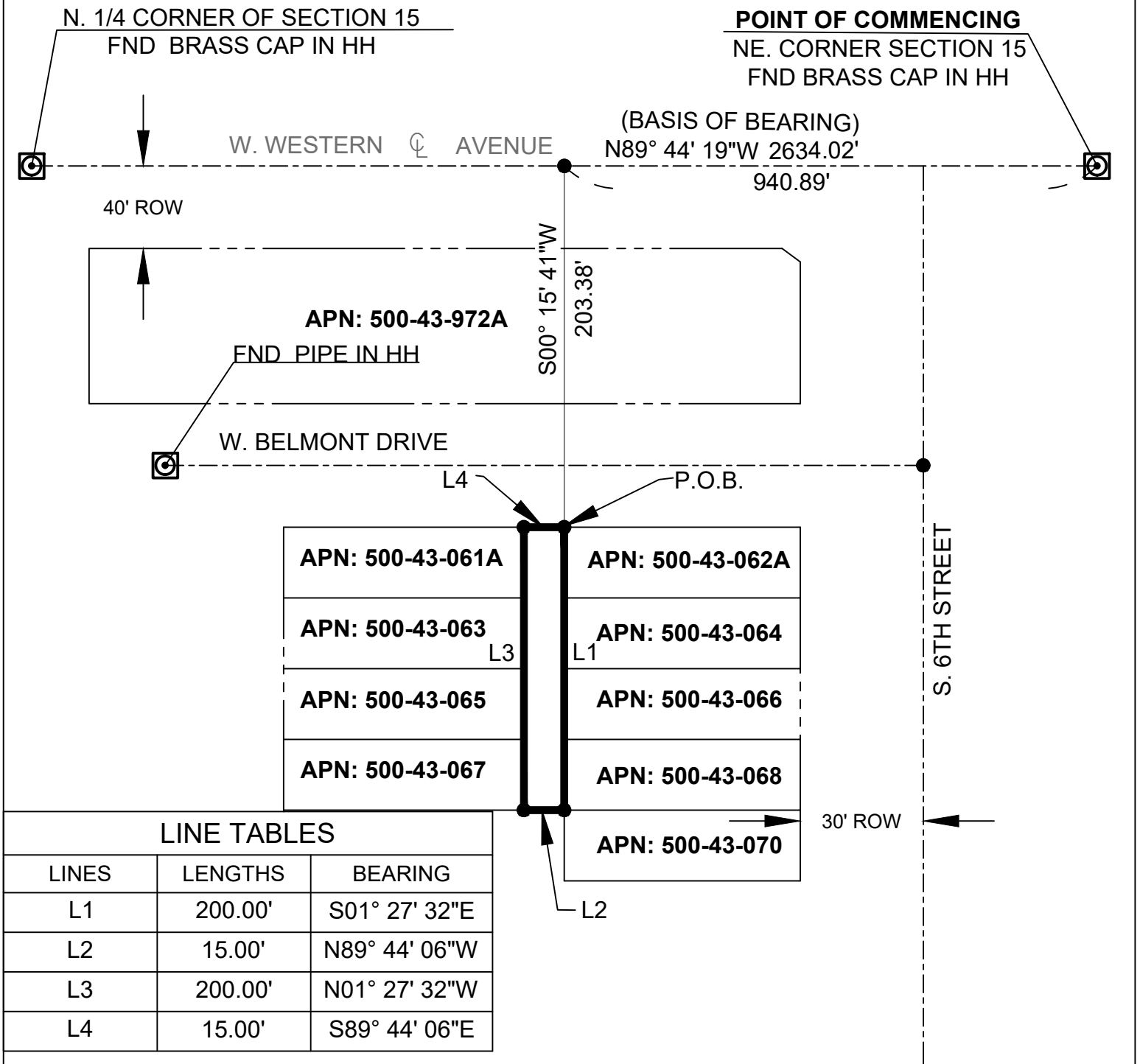
THENCE along said Right of Way South 89 degrees 44 minutes 06 seconds East a distance of 15.00 feet to the **Point of Beginning**;

Containing 2998.6 sqft or 0.07 acres more or less

Prepared by:
Thomas Lavalette, RLS.
AZ # 37258
Engineering Alliance, Inc.
1423 S. Higley Rd., Suite 121, Building 9
Mesa, Arizona 85206
Phone: (602) 757-6032
Email: tlavalette@eaincglobal.com

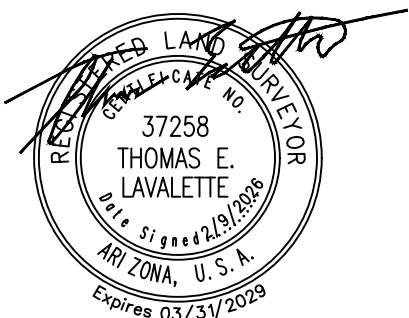


EXHIBIT "A"



LINE TABLES

LINES	LENGTHS	BEARING
L1	200.00'	S01° 27' 32"E
L2	15.00'	N89° 44' 06"W
L3	200.00'	N01° 27' 32"W
L4	15.00'	S89° 44' 06"E



SCALE:
NTS
T1N R1W



ENGINEERING ALLIANCE
INC

PROJECT: 2022-M-094	
DATE: 2-9-2026	CHKD BY: TL
DRN BY: BL	SCALE: N.T.S.

TITLE:
ABANDONMENT OF ALLEYWAY

SHEET NO: 1 OF 1

EXHIBIT B
TO
ORDINANCE NO. 2005-0326

[Legal Description and Map of Reserved Easement]

See following pages.

EXHIBIT "A"
Reservation of PUE
IN MARICOPA COUNTY, STATE OF ARIZONA

A Parcel of Land in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Fifteen (15), Township One (1) North, Range One (1) West, of the Gila & Salt River Meridian, Maricopa County, Arizona and being more particularly described as follows:

Commencing at a found brass cap in hand hole at the intersection of Dysart and Western Avenue also being the Northeast Corner (NE) of section 15 from which a found Brass cap in Hand Hole at the North Quarter Corner (N1/4) of said Section 15, at the intersection of Central Avenue and Western Avenue, bears North 89°44'19" West, a distance of 2,634.02 feet based on the Amended Results of Survey, Street Monument Inventory drawing recorded in book 1145, Page 18 of the Maricopa County Recorder's Office;

THENCE along said section line, North 89 degrees 44 minutes 19 seconds West, a distance of 940.89 feet to a point along the centerline of Western Avenue;

THENCE departing said centerline, South 00 degrees 15 minutes 41 seconds West, a distance of 203.38 feet to a point on the south Right of way line of Belmont Drive and the East edge of an alleyway also being the **point of Beginning**;

THENCE South 01 degrees 27 minutes 32 seconds East a distance of 200.00 feet along the East edge of the alleyway;

THENCE North 89 degrees 44 minutes 06 seconds West a distance of 15.00 feet to a point on the west edge of the alleyway;

THENCE along Said Alleyway, North 01 degrees 27 minutes 32 seconds West a distance of 200.00 feet to the South Right of Way line of Belmont Drive;

THENCE along said Right of Way South 89 degrees 44 minutes 06 seconds East a distance of 15.00 feet to the **Point of Beginning**;

Containing 2998.6 sqft or 0.07 acres more or less

Prepared by:
Thomas Lavalette, RLS.
AZ # 37258
Engineering Alliance, Inc.
1423 S. Higley Rd., Suite 121, Building 9
Mesa, Arizona 85206
Phone: (602) 757-6032
Email: tlavalette@eaincglobal.com

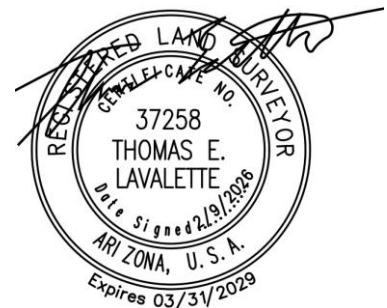
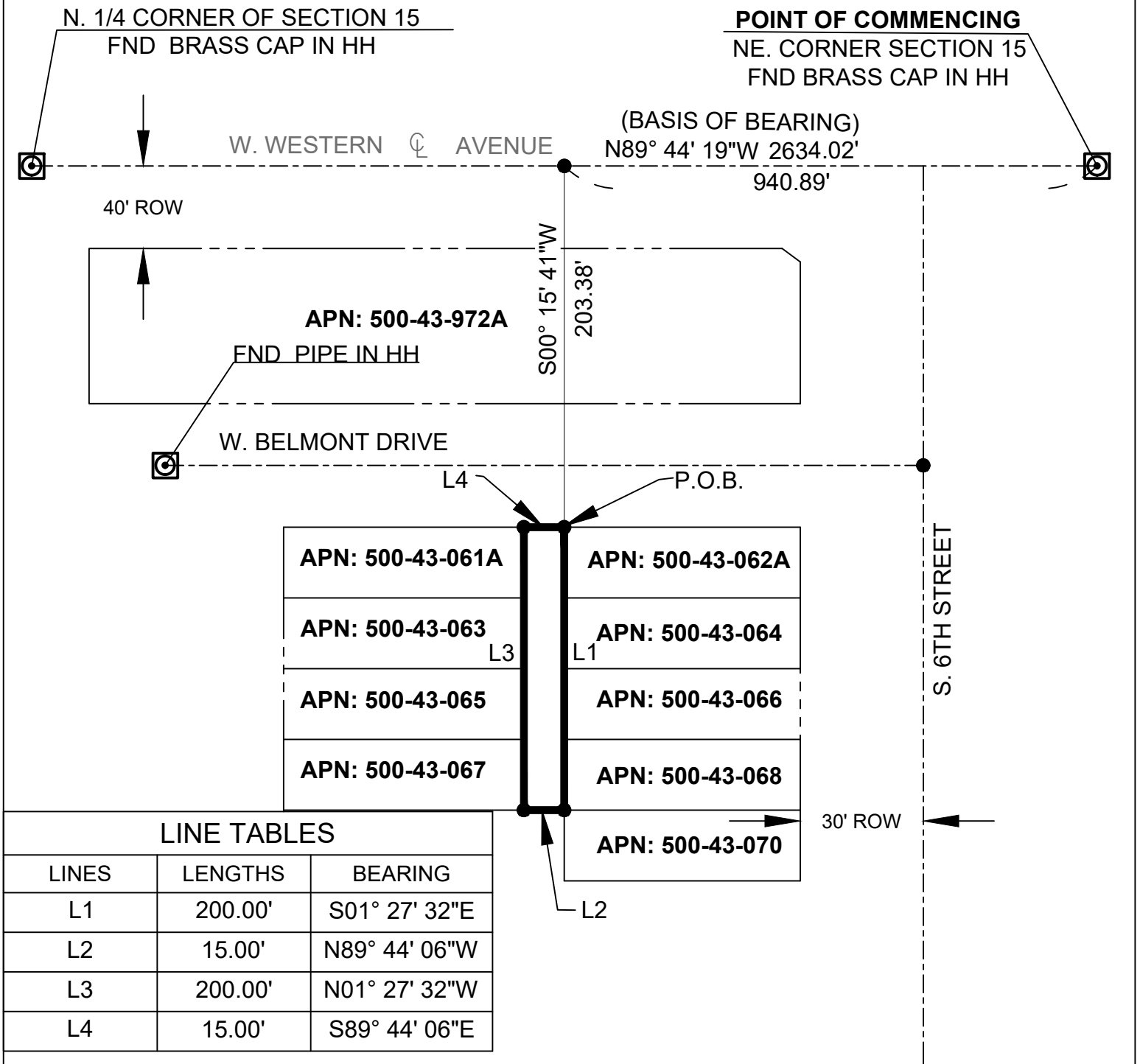
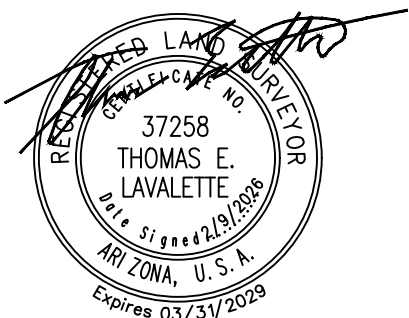


EXHIBIT "A"



LINE TABLES

LINES	LENGTHS	BEARING
L1	200.00'	S01° 27' 32"E
L2	15.00'	N89° 44' 06"W
L3	200.00'	N01° 27' 32"W
L4	15.00'	S89° 44' 06"E



SCALE:
NTS
T1N R1W



ENGINEERING ALLIANCE
INC

PROJECT: 2022-M-094	
DATE: 2-9-2026	CHKD BY: TL
DRN BY: BL	SCALE: N.T.S.

TITLE:

RESERVATION OF PUE

SHEET NO: 1 OF 1

ITEM NUMBER: 5.a.

SUBJECT: Police Department Update

MEETING DATE: 3/2/2026

TO: Mayor and Council

FROM: Memo Espinoza, Chief of Police

THROUGH: Dale Nannenga, Assistant City Manager, (623) 333-1017

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Community Well-Being**

Avondale is a city where all people feel safe, supported, and connected to resources that promote and enhance their well-being. The City prioritizes public safety, natural resources, healthcare, and wellness while promoting mental, physical, and emotional health for all to enjoy an enriching quality of life.

PURPOSE:

City Council will receive a presentation from the Police Department to include an overview of Calendar Year 2025 accomplishments, a review of 2025 crime statistics, and an outline of 2026 priorities and initiatives. This item is for discussion only.

BACKGROUND:

The Police Department had an active and productive year in 2025, marked by the implementation of new facilities, initiatives, and programs. The Department will provide City Council with an update on these initiatives, programs, and accomplishments, while also outlining new priorities and initiatives planned for the coming year.

DISCUSSION:

The Police Department will provide an overview of 2025, highlighting updates from the Dispatch Communications Center, the Police K-9 Training Center, and the Vitanya Brian Performance Program, as well as the Chaplain Program and mandatory leadership training initiatives. The presentation will also include updates on radio replacements, implementation of a partnership with the Glendale Police Department's Real-Time Crime Center, a mid-year compensation adjustment, newly added positions, hiring updates, and year-end 2025 crime statistics.

In addition, the Department will outline key priorities and initiatives planned for 2026. These include researching and completing a 60-day demonstration/assessment of an AI-assisted report writing program, implementing a Drone as First Responder (DFR) program, expanding the existing license plate reader camera program, and adding personnel and equipment to the Traffic Unit to address speeding and traffic collisions, with a goal of reducing accidents by 3 percent compared to the previous year, along with other strategic

priorities.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

This item is for information and discussion only.

Contact person for document distribution: