

RESOLUTION NO. 2024-55

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, 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 PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1284, ALORAVITA SOUTH PARCEL 3; PROVIDING THAT THE COST OF THE MAINTENANCE OF THE LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, SHALL BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, THAT:

SECTION 1. The public interest or convenience require and it is the intention of the Mayor and Council of the City of Peoria, Arizona to order the maintenance of landscaping within the proposed district and that the cost of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be assessed upon a certain improvement district to be known as Peoria Maintenance Improvement District No. 1284.

The estimate of the cost and expenses for the maintenance of the landscaping on file with the Superintendent of Streets and the City Clerk is approved and adopted by the Mayor and Council of the City.

SECTION 2. The maintenance of the landscaping, therefore, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit, and are of special benefit to the respective lots, pieces and parcels

of land within the real property described herein. The Mayor and Council of the City make and order that the cost and expense for the maintenance of the landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be chargeable upon a district to be known and designated as the City of Peoria Maintenance Improvement District No. 1284 and as described and bounded as set forth on Exhibits A and B attached, and declare that the district in the City benefited by the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures to be assessed, to pay the costs and expenses thereof in proportion to the benefits derived therefrom.

The City shall not assess the costs and expenses for the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures, which are for the general public benefit against the respective lots, pieces and parcels of land located within the boundaries of the City of Peoria Maintenance Improvement District No. 1284 and if a portion of the costs and expenses for the maintenance of landscaping is for the general public benefit, the City shall assess the boundaries of the City of Peoria Maintenance Improvement District No. 1284 only that portion of such costs and expenses which benefits the lots, pieces and parcels of land located within the boundaries of the City of Peoria Maintenance Improvement District No. 1284.

SECTION 3. The costs and expense for the maintenance of landscaping shall be made and all proceedings therein taken; that the Superintendent of Streets of the City shall post or cause to be posted notices thereof; that the City Clerk shall certify to the passage of this Resolution of Intention; that the Engineer shall prepare duplicate diagrams of the City of Peoria Maintenance Improvement District No. 1284 described in Section 2 of this Resolution 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 4. The majority of owners of all of the real property within the proposed district have executed a Petition for formation of a Maintenance Improvement District and the City Council has verified the ownership of the property. Publication and posting of the notice of the passage of the Resolution of Intention will be completed as prescribed by the State Statues.

SECTION 5. Any Resolutions or parts of Resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 6. 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 Mayor and Council of the

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MID 1284 Aloravita South Parcel 3  
June 18, 2024  
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City of Peoria, Arizona as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 18<sup>th</sup> day of June, 2024.

**CITY OF PEORIA**, an Arizona  
municipal corporation

\_\_\_\_\_  
Jason Beck, Mayor

\_\_\_\_\_  
Date Signed

ATTEST:

\_\_\_\_\_  
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Emily Jurmu, City Attorney

Effective Date: \_\_\_\_\_



## EXHIBIT A LEGAL DESCRIPTION

THAT PART OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF PEORIA ALUMINUM CAP FLUSH MARKING THE NORTHEAST CORNER OF SAID SECTION 2, FROM WHICH THE MARICOPA COUNTY ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°05'02" EAST, A DISTANCE OF 2549.27 FEET;

THENCE SOUTH 00°05'02" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 2512.35 FEET;

THENCE SOUTH 89°54'58" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 2572.02 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°59'56" EAST, A DISTANCE OF 111.53 FEET;  
THENCE SOUTH 89°00'04" WEST, A DISTANCE OF 80.00 FEET;  
THENCE NORTH 45°59'56" WEST, A DISTANCE OF 42.43 FEET;

THENCE SOUTH 89°00'04" WEST, A DISTANCE OF 531.24 FEET TO THE BEGINNING OF A TANGENT CURVE OF 985.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°28'38", A DISTANCE OF 214.50 FEET;

THENCE SOUTH 76°31'26" WEST, A DISTANCE OF 204.77 FEET;  
THENCE SOUTH 31°54'09" WEST, A DISTANCE OF 42.71 FEET;

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**Title: ALORAVITA SOUTH PARCEL 3  
MAINTENANCE IMPROVEMENT DISTRICT**

**Preparing Firm: COE & VAN LOO CONSULTANTS, INC.**

**Address: 4550 NORTH 12TH STREET, PHOENIX, AZ 85014**

**Phone: 602-264-6831**

**Fax: 602-264-0928**





## EXHIBIT A LEGAL DESCRIPTION

THENCE SOUTH 77°34'30" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON A 2900.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 77°34'16" WEST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'32", A DISTANCE OF 107.59 FEET;

THENCE NORTH 75°26'23" EAST, A DISTANCE OF 65.00 FEET;  
THENCE SOUTH 58°51'52" EAST, A DISTANCE OF 42.72 FEET;

THENCE NORTH 76°31'26" EAST, A DISTANCE OF 204.78 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1035.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°04'50", A DISTANCE OF 19.52 FEET;

THENCE NORTH 00°37'03" EAST, A DISTANCE OF 694.40 FEET;  
THENCE NORTH 12°50'26" WEST, A DISTANCE OF 575.26 FEET;  
THENCE NORTH 19°37'40" WEST, A DISTANCE OF 106.75 FEET;

THENCE NORTH 12°50'26" WEST, A DISTANCE OF 103.42 FEET TO A POINT ON A 815.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 19°25'03" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'18", A DISTANCE OF 267.01 FEET;

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## EXHIBIT A LEGAL DESCRIPTION

THENCE SOUTH 51°48'40" WEST, A DISTANCE OF 437.62 FEET;  
THENCE SOUTH 07°11'01" WEST, A DISTANCE OF 42.70 FEET;

THENCE SOUTH 52°50'46" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON A  
2900.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH  
52°50'46" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE  
OF 00°51'57", A DISTANCE OF 43.83 FEET;

THENCE NORTH 51°48'40" EAST, A DISTANCE OF 532.53 FEET TO THE BEGINNING  
OF A TANGENT CURVE OF 830.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  
98°20'28", A DISTANCE OF 1424.59 FEET;

THENCE SOUTH 29°50'53" EAST, A DISTANCE OF 626.44 FEET TO A POINT ON A  
555.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH  
29°50'53" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE  
OF 61°09'03", A DISTANCE OF 592.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1411728 SQUARE FEET OR 32.409 ACRES, MORE OR LESS.

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**EXHIBIT "B"**

**IS ON FILE IN THE**

**CITY OF PEORIA**  
**CITY CLERK'S OFFICE**  
**8401 W. MONROE STREET**  
**PEORIA, AZ 85345**



