



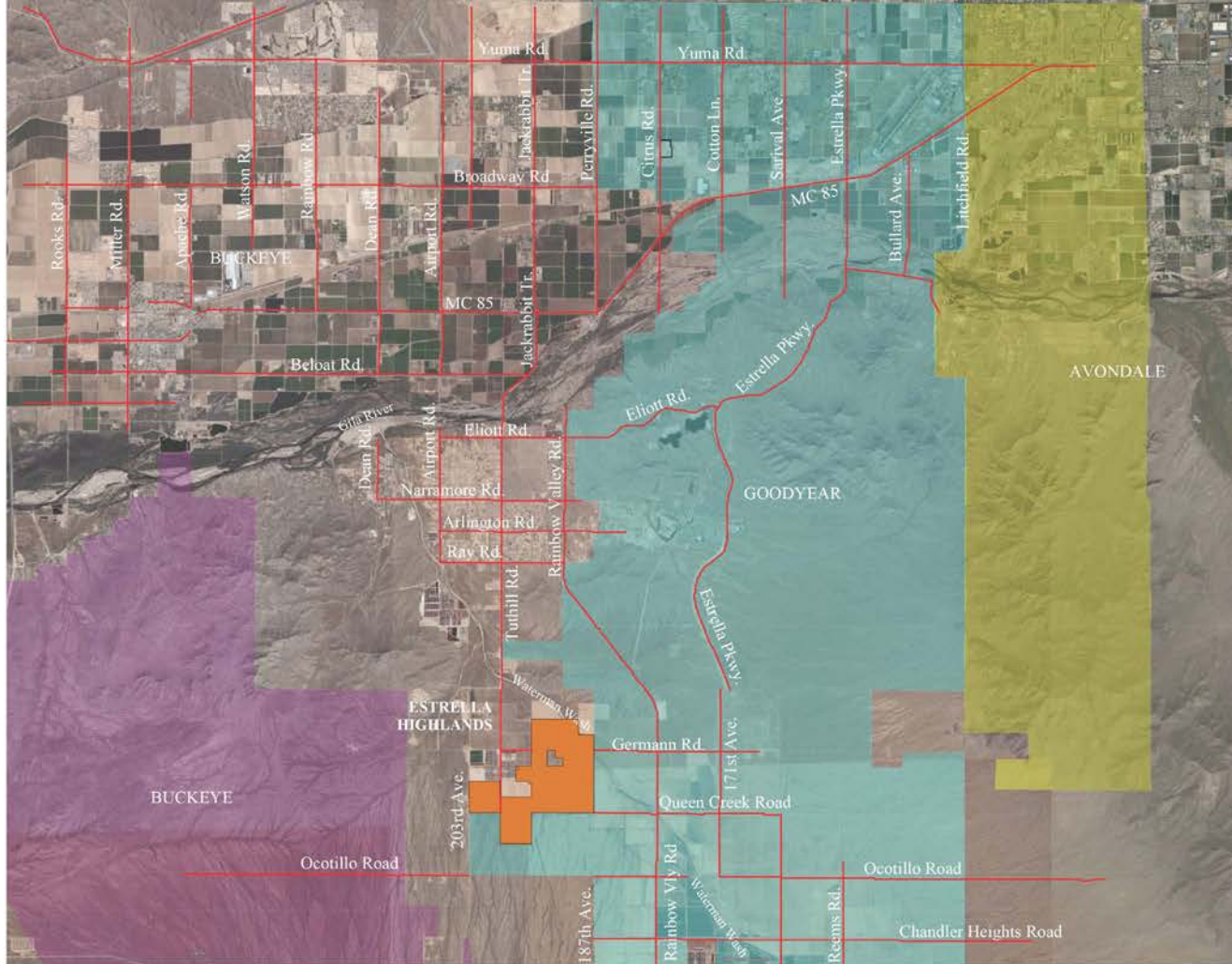
Estrella Highlands Annexation

Annexation Process



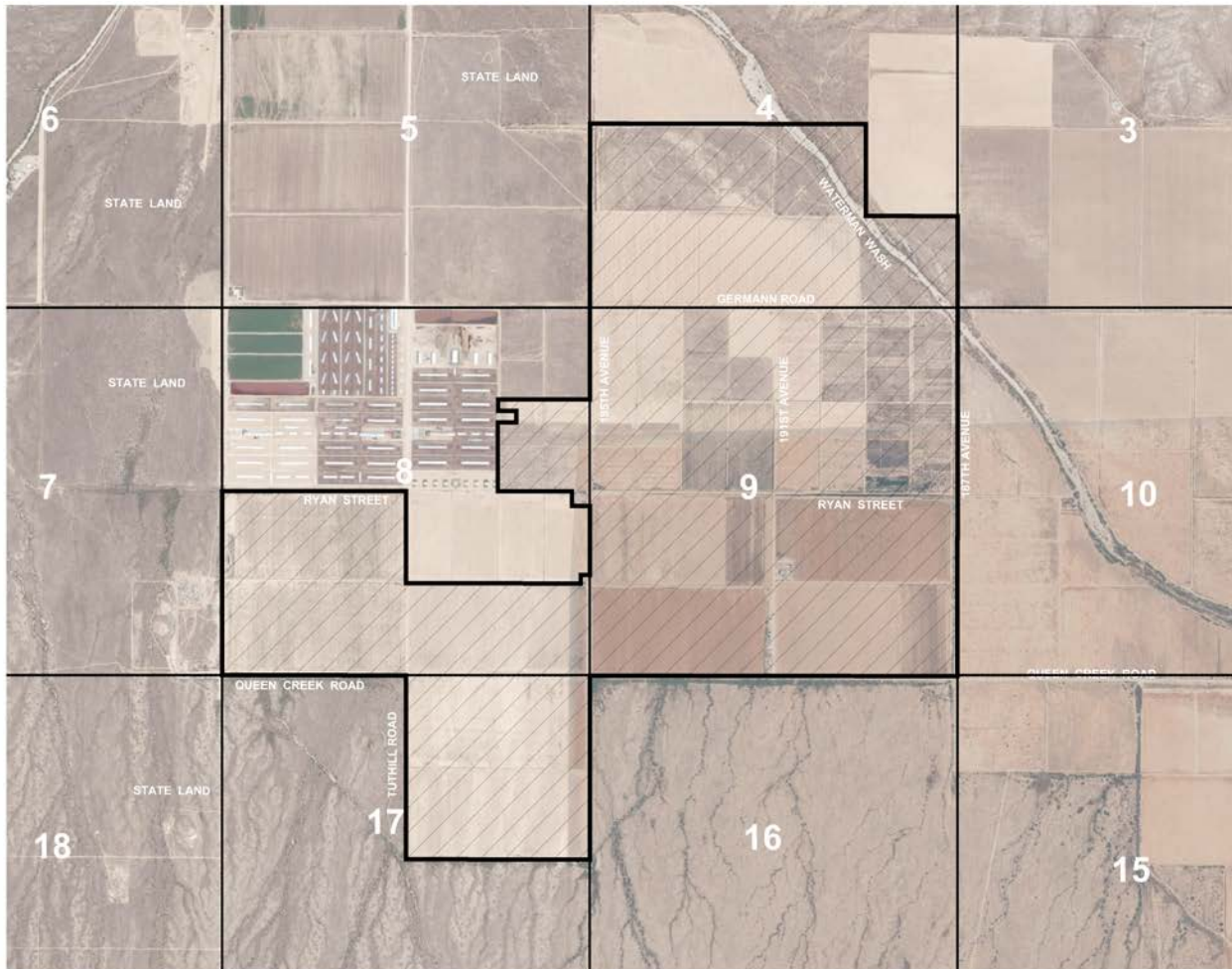
1ST STEP – COUNCIL AUTHORIZATION

- Council authorizes staff to move forward with annexation process
- Opportunity for Council identify questions & concerns



- CITY OF BUCKEYE
- CITY OF GOODYEAR
- CITY OF AVONDALE
- ESTRELLA HIGHLANDS PROJECT SITE
- ROADS

Exhibit 1
Regional Vicinity Map



LEGEND

- 3** SECTION NUMBERS
- SECTION BOUNDARY
- PROJECT BOUNDARY
- PROJECT AREA

NOTES:

PROJECT ACREAGE: 1,250.00 AC.

LEGAL DESCRIPTION

The South Half of Section 4, Township 2 South, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona;

EXCEPT therefrom the Northeast Quarter of the Southeast Quarter of said Section 4;

The Southeast Quarter of the Northeast Quarter, the South Half of the Southeast Quarter, The South 112.00 feet of the East 122.00 feet of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter, the North 207.00 feet of the East 238.00 feet of the Northeast Quarter of the Southeast Quarter, and the Southwest Quarter of Section 8, Township 2 South, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona;

EXCEPT therefrom the West 264.38 feet of the South Half of the North Half of the North Half of the Southeast Quarter of the Northeast Quarter of said Section 8;

All of Section 9, Township 2 South, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona;

EXCEPT therefrom the Northwest Quarter of the Northeast Quarter of the Northwest Quarter and the South Half of the Northeast Quarter of the Northwest Quarter of said Section 9;

The Northeast Quarter of Section 17, Township 2 South, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

Legal Map

Council Annexation Policy



EVALUATION CRITERIA

- **Ability of the City to provide basic services in a timely manner and with an acceptable revenue to cost ratio.**
- Long term desirability for community development and economic growth.
- Likelihood of area proposed to be annexed being developed in the County and never wishing to be annexed by any other city.
- Ability to control the quality of land use types, appearance, and standards for constructing infrastructure.
- Compatibility with the General Plan, infrastructure needs, and timing of development.

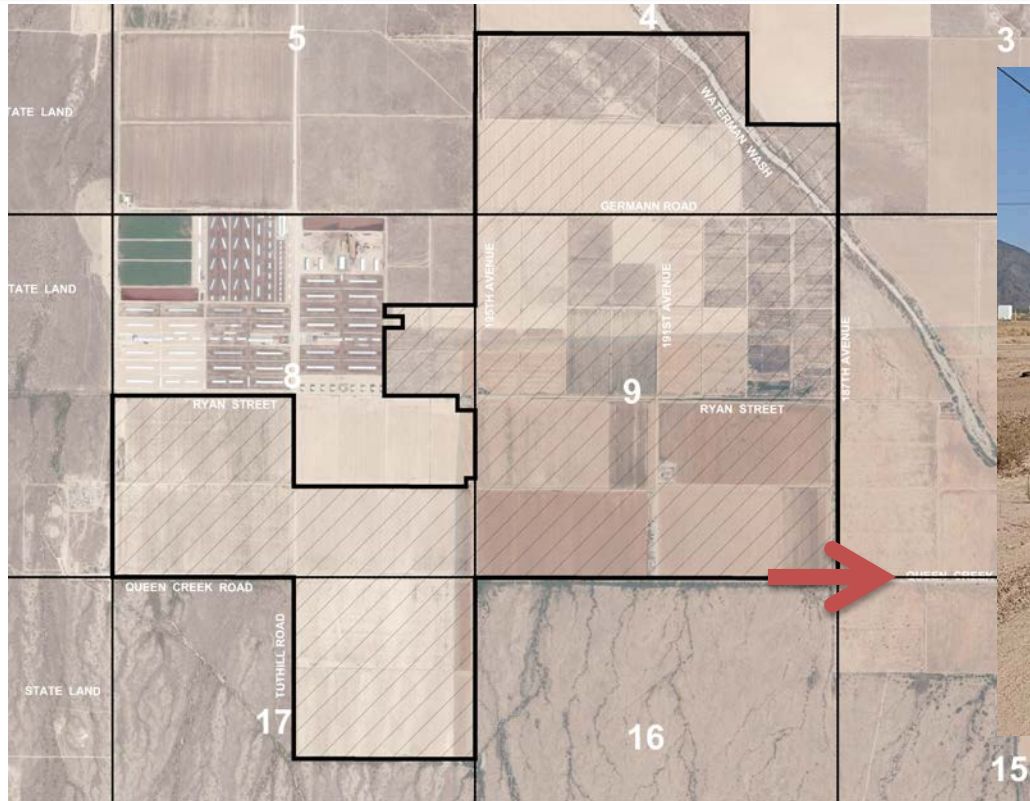
Council Annexation Policy



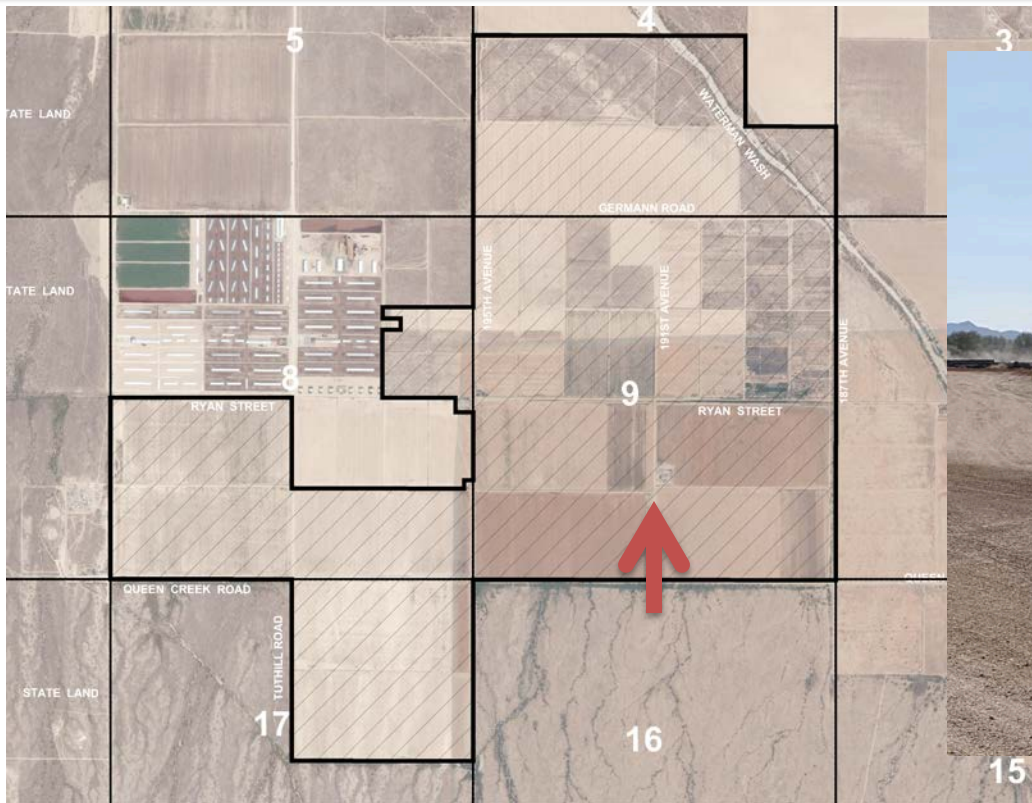
EVALUATION CRITERIA

- Ability of the City to provide basic services in a timely manner and with an acceptable revenue to cost ratio.
 - Streets and transportation
 - Emergency services
 - Water and wastewater
- Pre-Annexation Development Agreement to run with annexation case

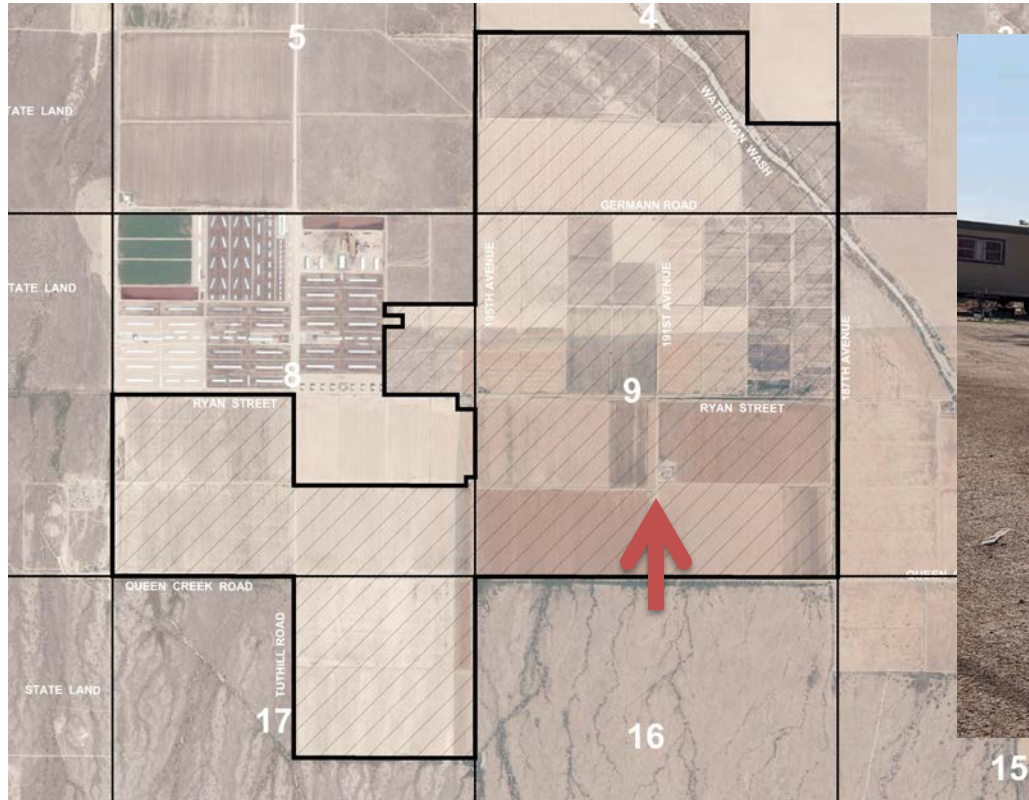
Streets and Transportation



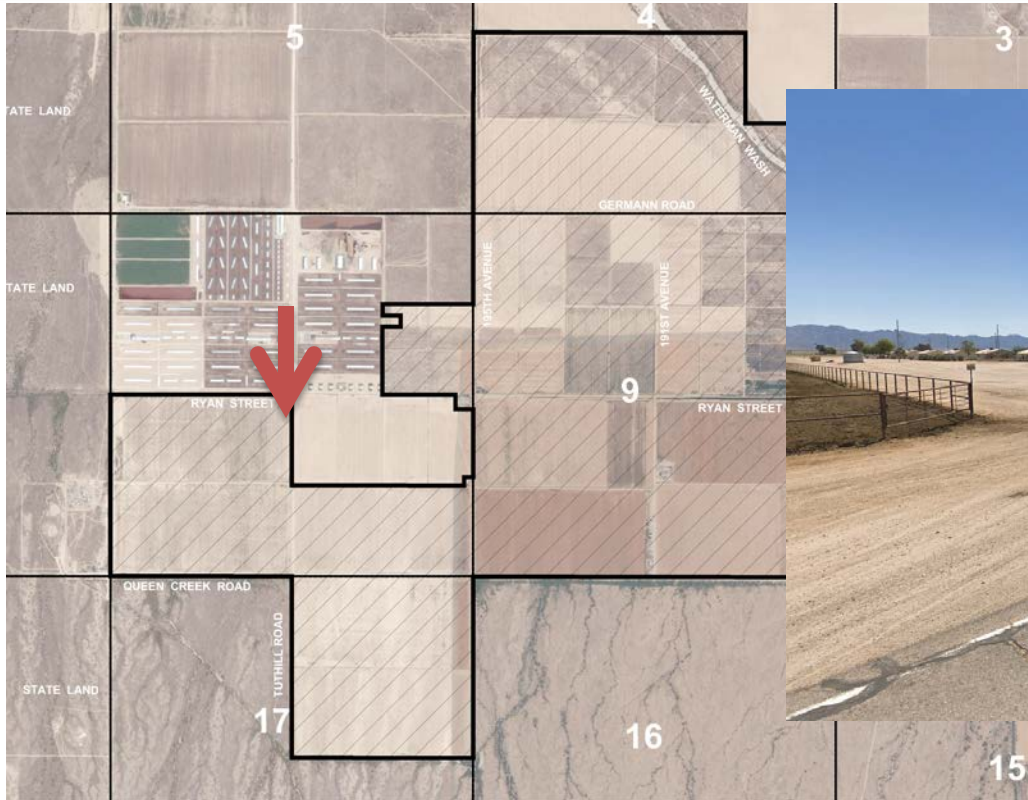
Streets and Transportation



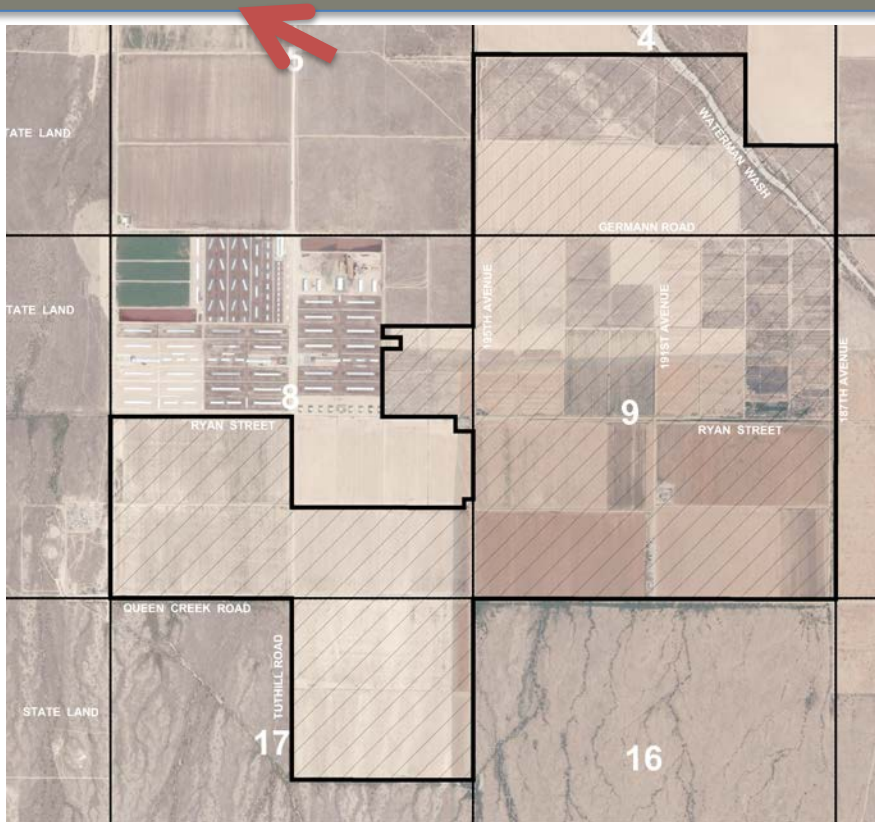
Streets and Transportation



Streets and Transportation



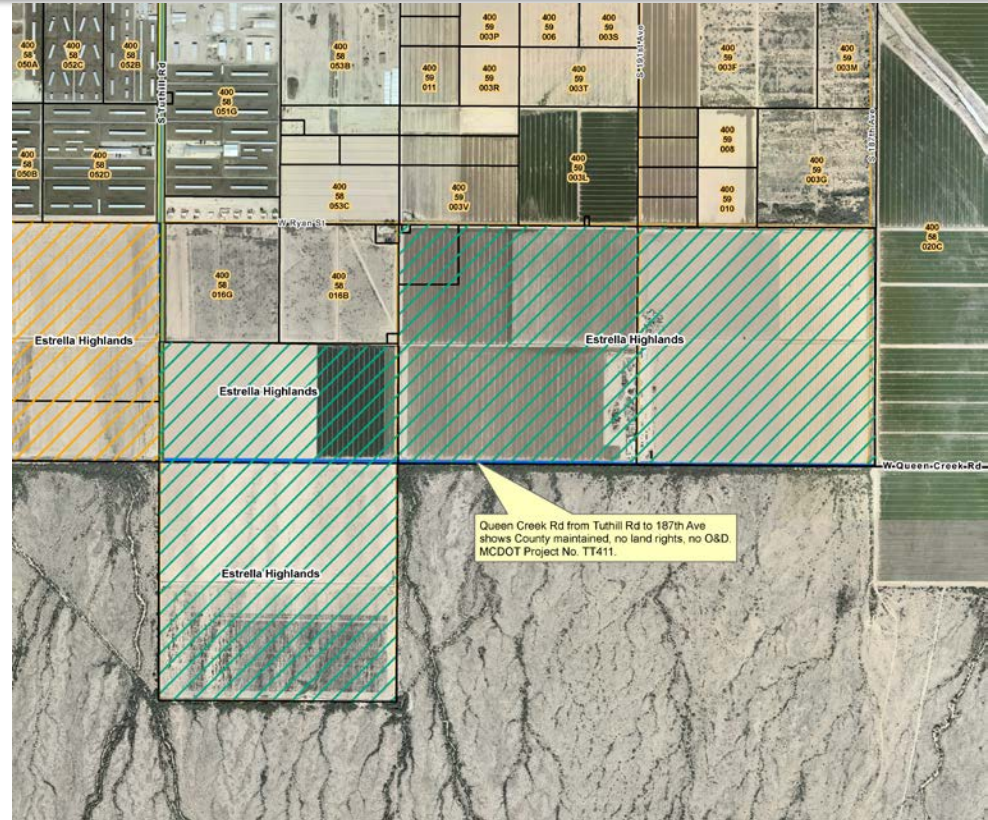
Streets and Transportation



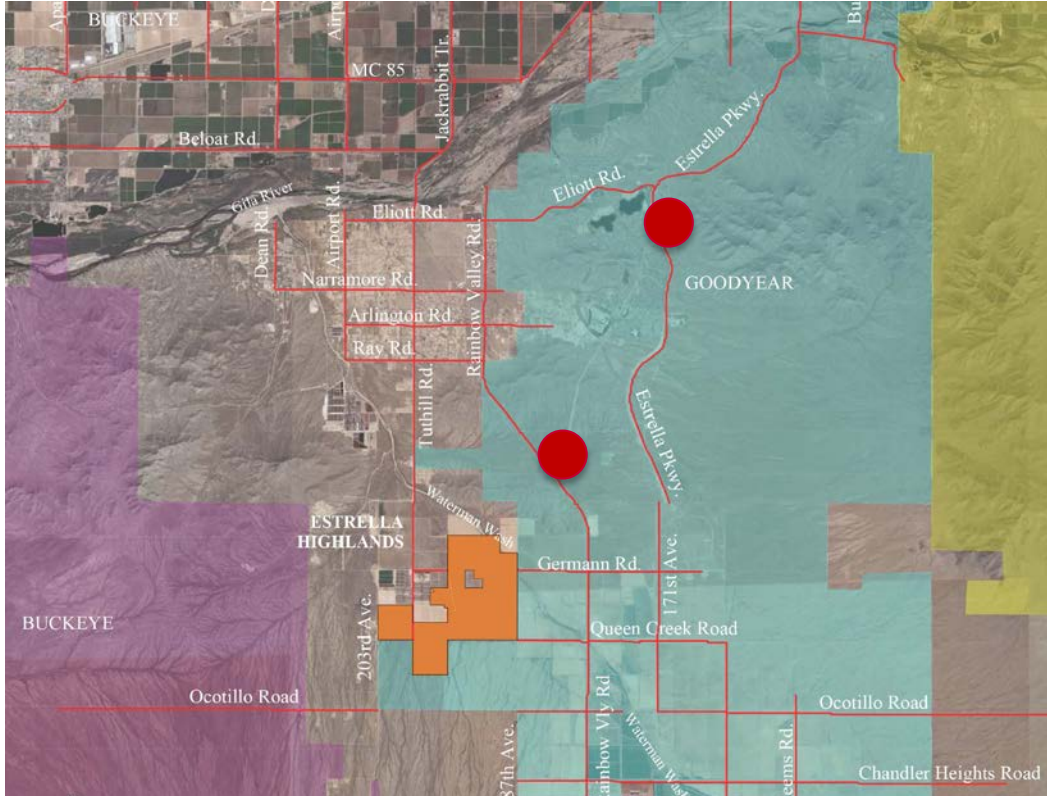
Streets and Transportation



- ¼ Mile of Tuthill would be annexed & maintained
- No ROW along Queen Creek



Emergency Services



- FS 186 – 3 Miles
- FS 182 – 12 Miles

Water and Wastewater



TOPICS TO BE RESOLVED

- Extension of an Analysis of Assured Water Supply dated May 13, 2019
- Available physical groundwater
- Quality unknown
- Replenishment or recharge is unknown

Staff Recommendation



- Authorize staff to move forward with annexation process
- Council Identify any questions that staff should work to address during the process

LEGEND

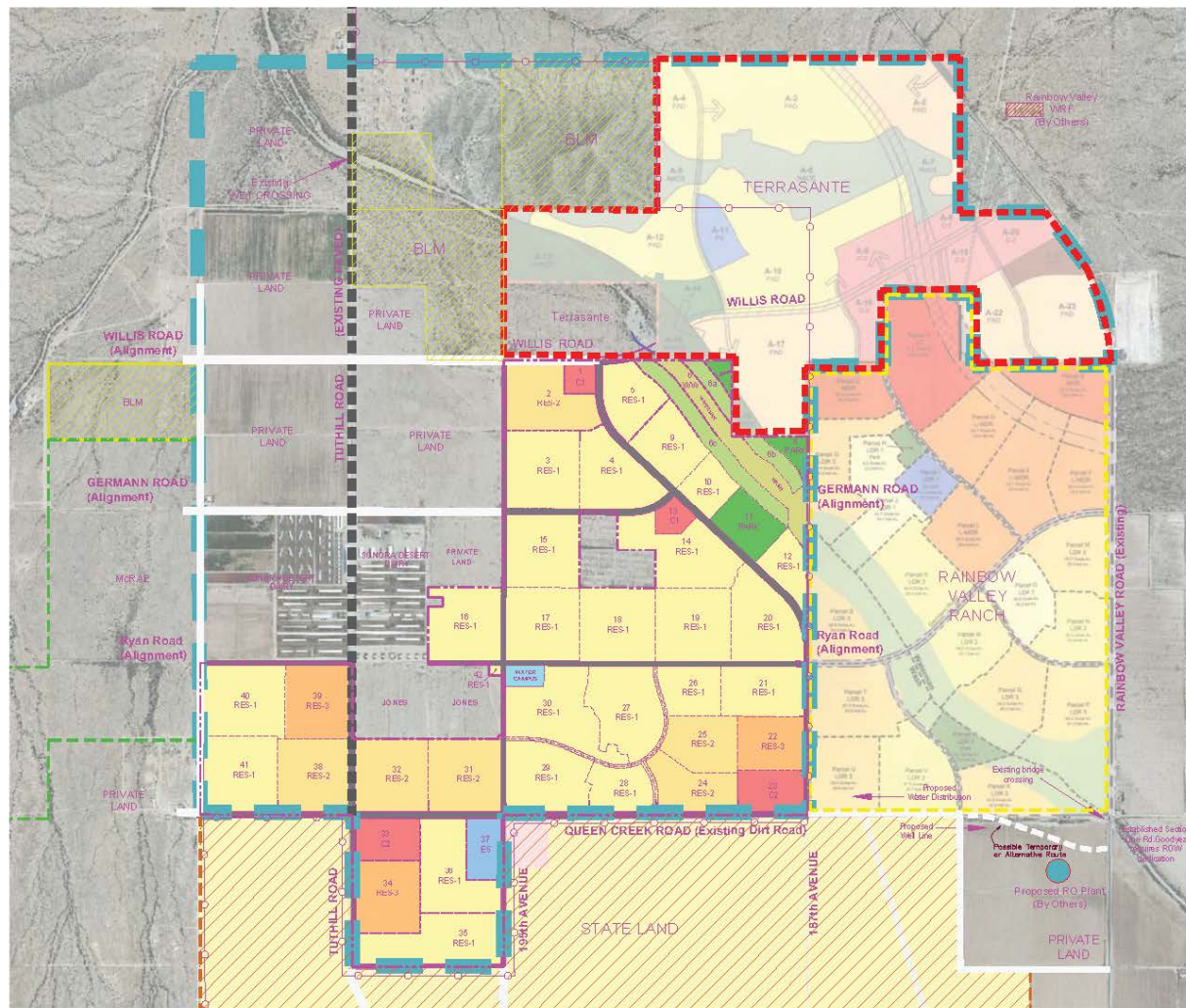
Surrounding Properties

-  Bureau of Land Management
-  State Land
-  Goodyear city limits
-  McRae
-  Rainbow Valley
-  Terrasante/William Lyon
-  Existing Pavement
-  Off-Site Road Alignments
-  Rainbow Ranch GPA

Exhibit 2 Community Context



Scale: N.T.S.
January 2021



PHASE 4

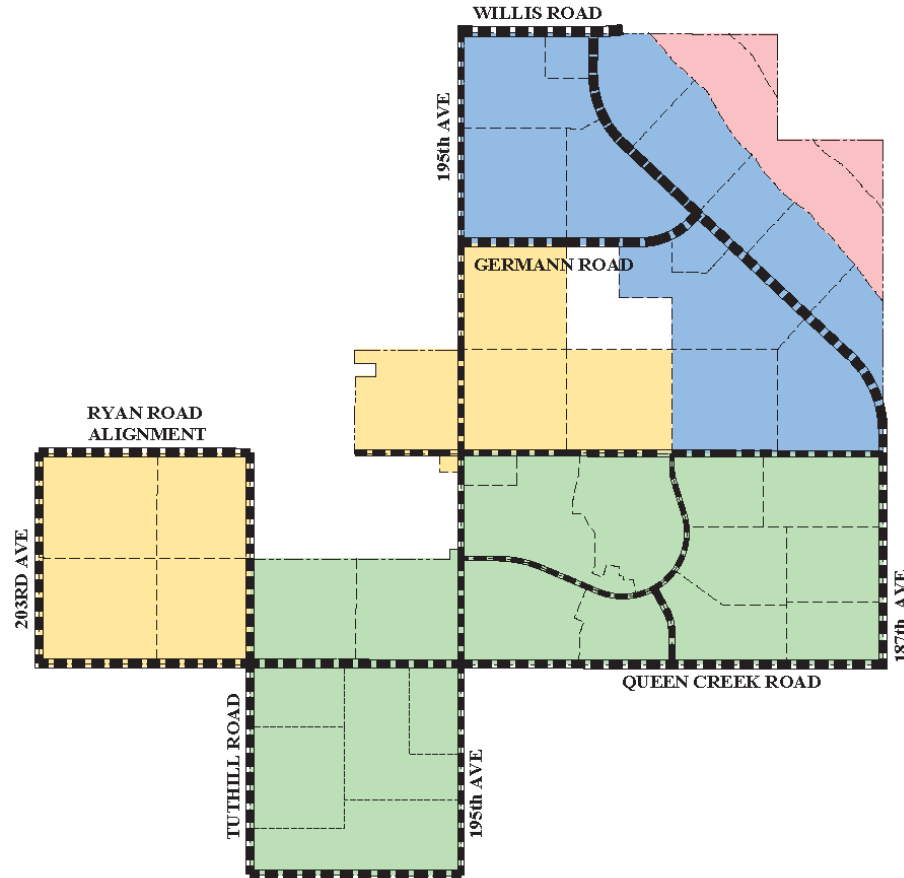


Exhibit 21a
Street Improvements



Scale: 1400'
January 2021



CONSULTANTS 0202040400 for L&L E&E Alpha member companies by 2015 Group
CELEBRATING 60 YEARS
4030 N. 12th St. #1, Phoenix, AZ 85014 • phone 800.204.0400 • fax 800.204.0400 • www.alpha.com
Civil/Engineering, Water/Sewer, Water-Use Treatment, Low Flooding, Drains, Low Sways, Low-capacity/High-Head
Construction Management

OWNERSHIP

A	QUEEK CREEK & TUTTLE LLC 400-58-017A
B	ALL OTHER PROPERTY LLC 400-58-010A 400-58-054 400-58-027A 400-59-003M 400-59-009B 400-59-003Z 400-59-003V 400-58-053C 400-58-053G 400-58-053E 400-58-017B
C	QUEEN CREEK & TUTTLE FARMS 80 LLC 400-58-018A
D	THOMAS WADDELL 400-62-001
E	ASPEN INVESTORS LLC 400-58-010B
F	SELLA RONDA DUE LLC 400-58-011A
G	TURTLES ESTRELLA INVESTMENTS LLC 400-58-011B
H	LINES BROTHERS FARMS LLC 400-59-001A 400-59-001B
I	QUEEN CREEK FARMS 260 LLC 400-59-003F 400-59-003G 400-59-004
J	LO VIENTO BLANCO LLC 400-59-007B
K	WADDELL RANCH LLC 400-59-007A
L	JEWELLAND LLC 400-59-009A
M	NATIONWIDE ASSETS LLC 400-59-006 400-59-003T
N	ESTRELLA 131 LLC 400-59-003Q 400-59-012 400-59-011 400-59-003P 400-59-003R 400-59-003S 400-58-053M 400-59-003L 400-59-008 400-59-010 400-58-016D 400-59-013
O	DAVID G. WHITE, PLLC Defined Benefit Plan / WADDELL RANCH LLC ETAL 400-59-003W 400-59-002 400-58-016E

Parcel Data Table

Parcel Number	Legal Description
400-58-017A	THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
400-58-010A	THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
400-58-054	THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
400-58-027A	THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
400-59-003M	THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
400-59-009B	THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
400-59-003Z	THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
400-59-003V	THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
400-58-053C	THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
400-58-053G	THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
400-58-053E	THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
400-58-017B	THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

RYAN ROAD ALIGNMENT

203RD AVE

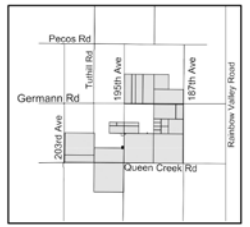
TUTTLE ROAD

195TH AVE

QUEEN CREEK ROAD

Estrella HIGHLANDS

City of Goodyear, Arizona Ownership Plan



VICINITY MAP

Annexation Area = 1250.0 Ac.

Roadway R.O.W.
Willis Rd. = 1,160' L.F.
Germann Rd. = 5,290' L.F.
Ryan Rd. = 9,260' L.F.
Queen Creek Rd. = 10,573' L.F.
Tutthill Rd. = 5,280' L.F.
195th Ave. = 10,563' L.F.
187th Ave. = 6,600' L.F.

Distances to Fire Stations
F.S. 186 = 2.9 Miles
F.S. 182 = 12.0 Miles

Exhibit 3
Annexation Map



CVL
CONSULTING
CALCULATING 60 YEARS

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