



Dear Property Owner and/or Elector,

Please read the following important notice regarding a proposal to create a special taxing district in your area:

**NOTICE OF PROPOSED SUN VIEW ESTATES I
IRRIGATION WATER DELIVERY DISTRICT
IN MARICOPA COUNTY
A.R.S. § 48-261, 48-263**

An Impact Statement has been submitted to the Maricopa County Board of Supervisors requesting the formation of the Sun View Estates I Irrigation Water Delivery District in the Sun View Estates subdivision community in Phoenix. A hearing to determine whether the creation of the proposed district will promote public health, comfort, convenience, necessity or welfare will be held:

**9:00 a.m., Wednesday, February 23, 2011
Board of Supervisors' Auditorium
205 W. Jefferson Street, Phoenix 85003**

At the hearing on February 23rd, the Board of Supervisors will hear those who appear for and against the proposed district and shall determine whether the creation of the district will promote public health, comfort, convenience, necessity or welfare. If the Board determines that the above criteria and related requirements outlined in the statutes are met, it shall authorize the persons proposing the district to circulate petitions.

All persons wishing to appear for or against the proposed district are directed to attend the hearing or file a statement in writing prior to the hearing with the Clerk of the Board of Supervisors, 301 W. Jefferson, 10th Floor, Phoenix, 85003.

The Impact Statement is on file in the Office of the Clerk of the Board and posted on the Clerk's website at www.maricopa.gov/Clk_board/SpecialDistricts.aspx.

For further information regarding the proposed Sun View Estates I Irrigation Water Delivery District please contact Diane Dick at (602) 246-6843.

For information regarding the public hearing contact the Office of the Clerk of the Board at (602) 506-2774.

JAN 27 2011

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**SPECIAL TAXING DISTRICT
AMENDED IMPACT STATEMENT
FOR
SUN VIEW ESTATES I IRRIGATION WATER DELIVERY DISTRICT**

CLERK
BOARD OF SUPERVISORS

Pursuant to the provisions of A.R.S. 48-261 and 48-263 the undersigned submit the following and enclosed as an impact statement for the proposed Sun View Estates I Irrigation Water Delivery District.

A. LEGAL DESCRIPTION OF BOUNDARIES OF PROPOSED DISTRICT:

Sun View Estates a subdivision of the NE1/4 NE1/4 Section 18 T2N R3E G&SR B&M according to the Plat of Record in the office of the County Recorder of Maricopa County Arizona, recorded in Book 37 of Maps, Page 22. Except Lot 1 of Block 1 of said Sun View Estates MCR #37-22

EXHIBIT A - The Sun View Estates I subdivision map – see attached.
The estimated total acreage of Sun View Estates I is 30.024735.

Pursuant to A.R.S. 48-3422, the location at which irrigation water will be obtained, the approximate distance and the means by which the water will be carried is also included in Exhibit A.

B. ESTIMATE ASSESSED VALUATION IN THE PROPOSED DISTRICT:

The estimated (2011) assessed valuation for the area within the boundaries of the proposed district is \$1,971,137.

C. ESTIMATED CHANGE IN TAX RATE IF THE DISTRICT IS FORMED:

The estimated change in the tax rate of the district if the district is formed is \$148.64 per acre.

PROPERTY TAX LIABILITY:

As a result of the proposed district, the change in the property tax liability of a typical resident is as follows

EXMAPLE: A typical resident at the proposed secondary tax rate of \$148.64 per acre would have an estimated property tax liability (based on 1/3 of an acre average, typical lot size) of \$49.54 as a result of the creation of the proposed district.

The estimated change in annual property tax would be \$49.54.

D. BENEFITS TO BE DERIVED FROM THE PROPOSED DISTRICT:

A water district is a legally tested structure that will insure a well-maintained system for the long-term future of Sun View Estates I irrigation delivery system. It will provide the following benefits to the residents of the district.

1. Organization and funding of a long-term maintenance plan for the existing irrigation system.
2. It will insure consistent monies are available for the rapid repair and maintenance of the irrigation delivery system.
3. A mechanism for funding necessary repairs to the existing irrigation system
4. Everyone will share equally in the maintenance and distribution of water.
5. It will insure open conduct of business by the Board of Directors.

E. INJURIES RESULTING FROM THE PROPOSED DISTRICT:

As a result of the proposed district, some of the injuries that will result are as follows:

1. A nominal increase in annual property tax of \$49.54, based on a typical property within the proposed district.

F. PROPOSED MEMBERS OF THE ORGANIZAING BOARD;

1. Diane K. Dick
5920 N. 10th Avenue,
Phoenix, AZ 85013
Registered Nurse

2. Charles B. Sessions
833 W. Rancho Drive
Phoenix, AZ. 85013
IT Supervisor

3. Rick Rosepiler
5809 N. 10th Avenue
Phoenix, AZ. 85013
General Construction Superintendent

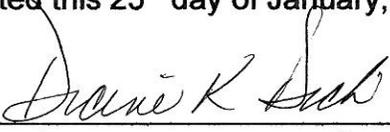
G. SCOPE OF SERVICES

A description of the scope of services to be provided by the district during the first five years of operation:

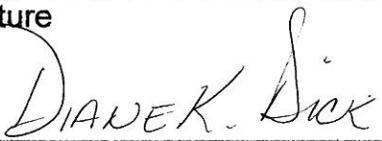
1. The board will determine what needs to be done on an annual basis to maintain the irrigation system in a proactive manner. Based on the last 5 years of repairs, it is estimated that ongoing annual repairs of the water delivery system would be approximately \$5,030.00. These items will include, but not limited to the following:
 - a. Roto-root where there might be penetration in the lines
 - b. Replace as needed connections above and below the ground
 - c. Repair valves including, but not limited to, main line gate valves.
(Excluding yard valves, yard valves are the property owners responsibility)

2. The Board will work with SRP in an effort to reduce water usage and educate our members on preservation and best usage of water.

Dated this 25th day of January, 2011.



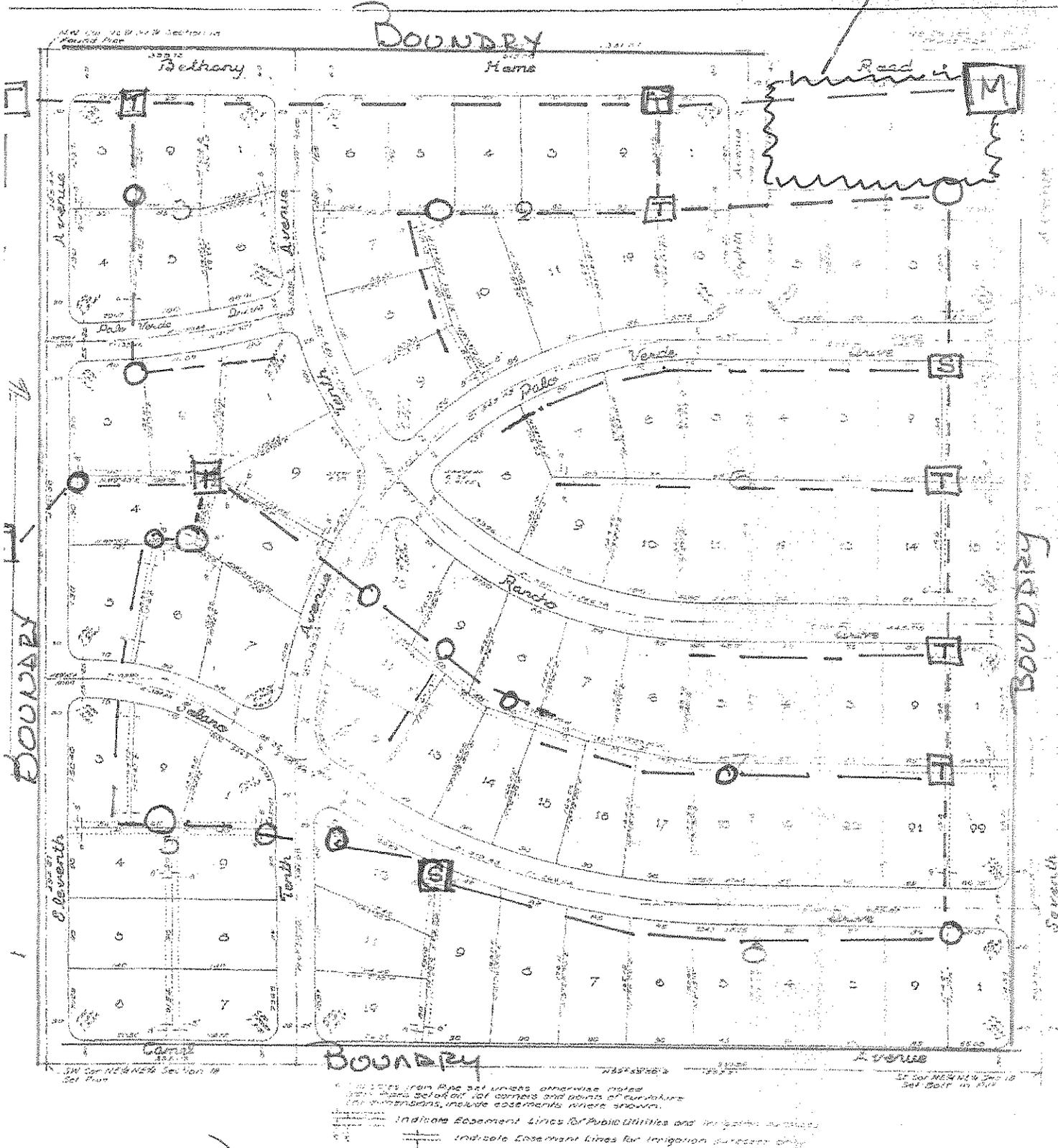
Signature



Printed Name

SUBMITTED December 27, 2010

3/3 - Excluded



No OPEN Ditches - Water conveyed via PIPE System - APPROX. 1 mile

--- PIPE

□ STANDBOX

○ CLEAN OUT

T WHEEL STANDBOX

S SLIDE STANDBOX

M MAIN SRP

BOXES Shared on W side of 11th Ave - BETHANY HAMA

11th Ave BETWEEN PALOVERDE / SETJANI

SUN VIEW ESTATES I IWDD

