

Cibola Vista

Planned Area Development

March 23, 2001

Adopted by City Council – May 1, 2001 (Ord 01-14)

Revised December 10, 2003 (Z00-10A.1)

Revised March 5, 2005 (Z00-10A.2)

Prepared for:

LP 241

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Cibola Vista

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Cibola Vista

Planned Area Development
Standards and Guidelines Report

1. Introduction

Cibola Vista takes its name from the "Seven Cities of Cibola" which, according to Native American legend, were cities of wealth and culture located in the Southwest and which inspired the earliest Spanish exploration of Arizona. *Cibola Vista* is envisioned to be a mixed use, master planned community that incorporates rural, low, and medium density residential uses together with a mix of resort and specialty commercial uses. The site is located on the east side of Lake Pleasant Parkway and north of Jomax Road as shown in Figure 1.

The density of the residential parcels is proposed to transition from the lowest density in the southern portion of the site to the higher densities in the western and northern portions of the site. The most intense land uses are located adjacent to Lake Pleasant Parkway, transitioning to the east and south.

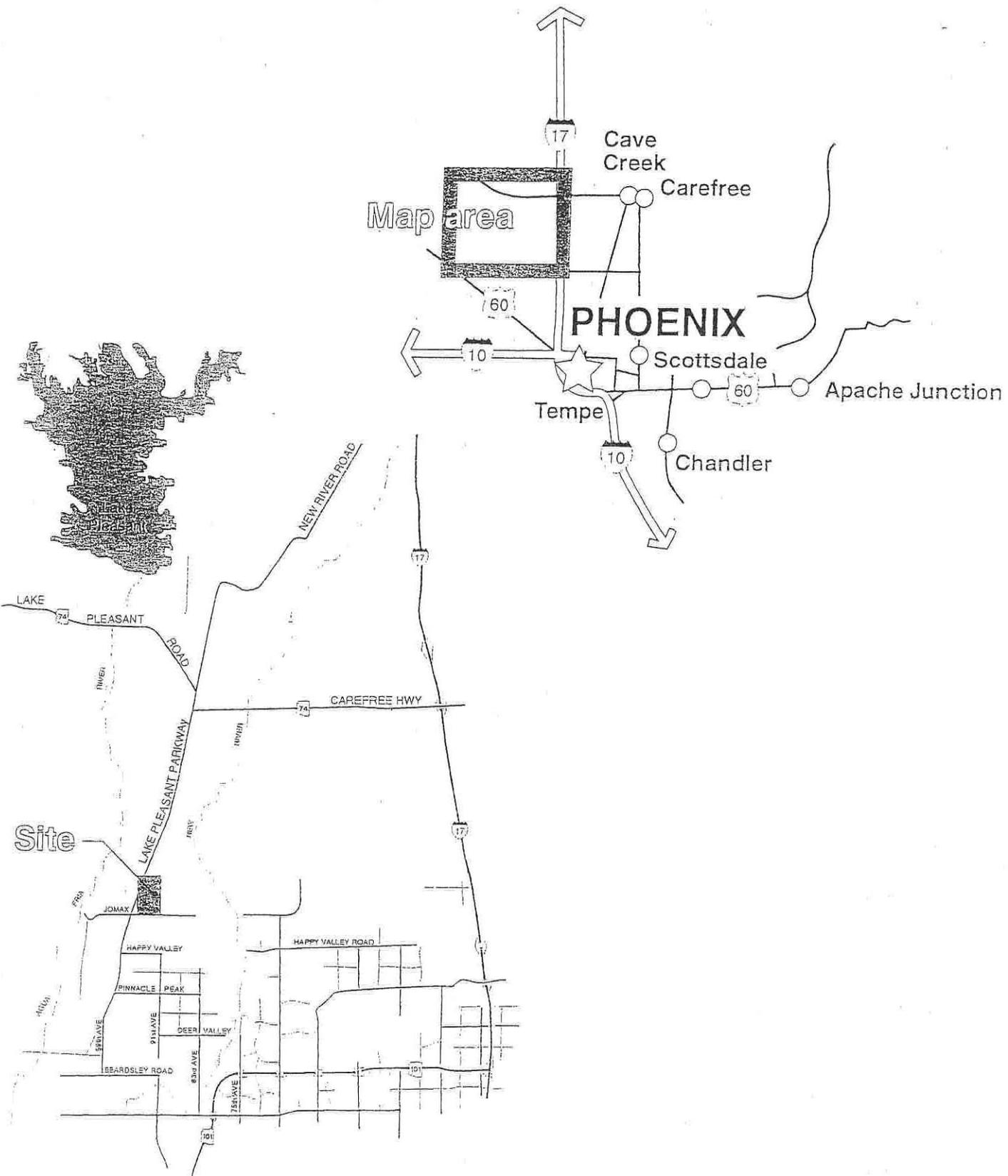
Planned Area Development (PAD) zoning is being requested in order to accommodate the unique features of the property and project.

2. Legal Description of Property

PARCEL NO. 1:

The North half of the South half of the Northeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona:

EXCEPTING and RESERVING, unto FRANCIS NORWOOD BARD, AKA FRANCIS N. BARD, AKA F.N. BARD and PHOEBE M. BARD, his wife, an undivided one-half interest in and to all the oil, gas, minerals and other materials which will or may be determined to be peculiarly essential to the production of fissionable materials, as set forth in Deed recorded in Docket 1887, page 549.



Vicinity Map

ORNOYER-HEDRICK
 4225 East Camelback Road
 Suite 400
 Phoenix Arizona 85016



Figure 1
 rev.10.17.00

PARCEL NO.2:

The South half of the South half of the Northeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona:

EXCEPTING and RESERVING, unto FRANCIS NORWOOD BARD, AKA FRANCIS N. BARD, AKA F.N. BARD and PHOEBE M. BARD, his wife, an undivided one-half interest in and to all the oil, gas, minerals and other materials which will or may be determined to particularly essential to the production of fissionable materials, as set forth in Deed recorded in Docket 1887, page 549.

PARCEL NO.3:

The North half of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO.4:

The South half of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River and Meridian, Maricopa County, Arizona.

NEW BOUNDARIES INCLUDE THE ADDITIONAL PARCELS OF THE NEWLY PURCHASED HAUGHT PROPERTY (PARCEL 10A & 10B) DESCRIBED BELOW

LEGAL DESCRIPTION
NORTH HAUGHT PROPERTY

A portion of the southwest quarter of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a nail in a 6" wood post found at the center of said Section 33, thence South 00°10'29" West, along the east line of the southwest quarter of said Section 33, a distance of 594.61 feet;

Thence North 72°38'10" West, a distance of 161.33 feet;

Thence South 62°21'50" West, a distance of 101.82 feet to a point on a line which is 33.0 feet east of and parallel with the centerline of Lake Pleasant Road;

Thence North 17°21'50' East, along said parallel line, a distance of 621.84 feet, to a point on the north line of the southwest quarter of said Section 33;

Thence North 89°49'28" East, along said north line, a distance of 60.41 feet, to the POINT OF BEGINNING.

Said parcel containing 1.94 acres, more or less.



LEGAL DESCRIPTION
BALANCE NORTH HAUGHT PROPERTY

A portion of the southwest quarter of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a nail in a 6" wood post found at the center of said Section 33, thence South 00°10'29" West, along the east line of the southwest quarter of said Section 33, a distance of 510.87 feet;

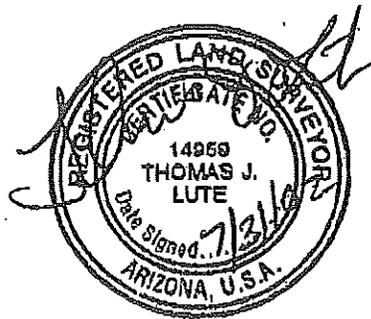
Thence North 72°38'10" West, a distance of 136.58 feet;

Thence North 27°38'10" West, a distance of 101.82 feet to a point on a line which is 33.0 feet east of and parallel with the centerline of Lake Pleasant Road;

Thence North 17°21'50" East, along said parallel line, a distance of 397.84 feet, to a point on the north line of the southwest quarter of said Section 33;

Thence North 89°49'28" East, along said north line, a distance of 60.41 feet, to the POINT OF BEGINNING.

Said parcel containing 1.42 acres, more or less.



**LEGAL DESCRIPTION
SOUTH REMAINDER HAUGHT PROPERTY**

A portion of the southwest quarter of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a nail in a 6" wood post found at the center of said Section 33, thence South $00^{\circ}10'29''$ West, along the east line of the southwest quarter of said Section 33, a distance of 594.61 feet, to the TRUE POINT OF BEGINNING;

Thence South $00^{\circ}10'29''$ West, continuing along said east line, a distance of 194.00 feet;

Thence North $72^{\circ}38'10''$ West, a distance of 290.66 feet to a point on a line which is 33.0 feet east of and parallel with the centerline of Lake Pleasant Road;

Thence North $17^{\circ}21'50'$ East, along said parallel line, a distance of 113.34 feet;

Thence North $62^{\circ}21'50''$ East, a distance of 101.82 feet;

Thence South $72^{\circ}38'10''$ East, a distance of 161.33 feet, to the TRUE POINT OF BEGINNING.

Said parcel containing 1.06 acres, more or less.



Exhibit A

BEGINNING AT THE CENTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 33, A DISTANCE OF 788.61 FEET;

THENCE NORTH 72 DEGREES 48 MINUTES 40 SECONDS WEST, A DISTANCE OF 290.66 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LAKE PLEASANT ROAD;

THENCE NORTH 17 DEGREES 11 MINUTES 20 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 735.57 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 38 MINUTES 52 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST ONE QUARTER A DISTANCE OF 60.30 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 22 FEET FOR ROADWAY PURPOSES; AND

EXCEPT ANY PORTION THEREOF LYING WITHIN EITHER OF THE TWO (2) FOLLOWING EXCEPTION PARCELS:

EXCEPTION PARCEL NO. 1:

That portion of the parcel described in the Maricopa County Recorder's Office Document No. 91-341956, located in Section 33, Township 5 North, Range 1 East of the Gila and Salt River Meridian, being 20.00 feet wide and lying northwesterly to the following described RIGHT OF WAY line:

LINE DESCRIPTION:

Commencing at a brass cap, stamped with R.L.S. 6177, marking the Southwest corner of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Meridian, from which a brass cap, marking the West Quarter corner of said Section 33, bears North 01°26'14" West, 2635.47 feet;

Thence South 89°58'01" East, 2307.85 feet, along the south line of said Section 33 to the POINT OF BEGINNING;

Thence North 00°01'59" East, 50.00 feet to a line parallel with and 50.00 feet measured perpendicular northerly to the south line of said Section 33;

Thence North 89°58'01" West, 468.90 feet, along said parallel line to a line parallel with and 75.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road, as shown on the unrecorded Record of Survey prepared for the City of Peoria, by TBE Group, Inc., project "LAKE PLEASANT PARKWAY", and sealed on January 8, 2001;

Thence North $17^{\circ}21'30''$ East, 468.66 feet, along said line parallel with and 75.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence South $72^{\circ}38'21''$ East, 10.00 feet to a parallel line with and 85.00 feet measured perpendicular southeasterly to the said existing right of way centerline of Lake Pleasant Road;

Thence North $17^{\circ}21'30''$ East, 411.63 feet, along said line parallel with and 85.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence North $72^{\circ}38'30''$ West, 10.00 feet to a line parallel with and 75.00 feet measured perpendicular southeasterly to the said existing right of way centerline of Lake Pleasant Road;

Thence North $17^{\circ}21'30''$ East, 3230.55 feet, along said line parallel with and 75.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence North $16^{\circ}58'51''$ East, 419.95 feet, continuing along said line parallel with and 75.00 feet measured perpendicular southeasterly to said existing right of way centerline of Lake Pleasant Road;

Thence South $73^{\circ}01'09''$ East, 20.00 feet to a line parallel with and 95.00 feet measured perpendicular southeasterly to the said existing right of way centerline of Lake Pleasant Road;

Thence North $16^{\circ}58'51''$ East, 482.54 feet, along said line parallel with and 95.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence North $73^{\circ}01'09''$ West, 20.00 feet to a line parallel with and 75.00 feet measured perpendicular southeasterly to the said existing right of way centerline of Lake Pleasant Road;

Thence North $16^{\circ}58'51''$ East, 492.60 feet, along said line parallel with and 75.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road, to a tangent curve concentric with and 75.00 feet southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence 15.87 feet, northerly along said concentric tangent curve concave southeasterly and having a radius of 4508.66 feet and a central angle of $0^{\circ}12'06''$, to the POINT OF TERMINATION on the north line of said Section 33, from which an aluminum cap, marking the North Quarter corner of said Section 33, bears North $89^{\circ}31'32''$ West, 803.65 feet, and from which a M.C.D.O.T. brass cap, marking the Northeast corner of said Section 33, bears South $89^{\circ}31'32''$ East, 1841.72 feet.

Containing 29,850 square feet, more or less.



EXCEPTION PARCEL NO. 2:

A portion of the southwest quarter of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a nail in a 6" wood post found at the center of said Section 33, thence South $00^{\circ}10'29''$ West, along the east line of the southwest quarter of said Section 33, a distance of 510.87 feet, to the TRUE POINT OF BEGINNING;

Thence South $00^{\circ}10'29''$ West, continuing along said east line, a distance of 83.74 feet;

Thence North $72^{\circ}38'10''$ West, a distance of 161.33 feet;

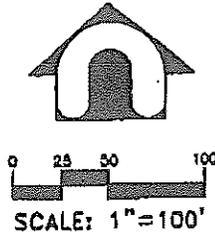
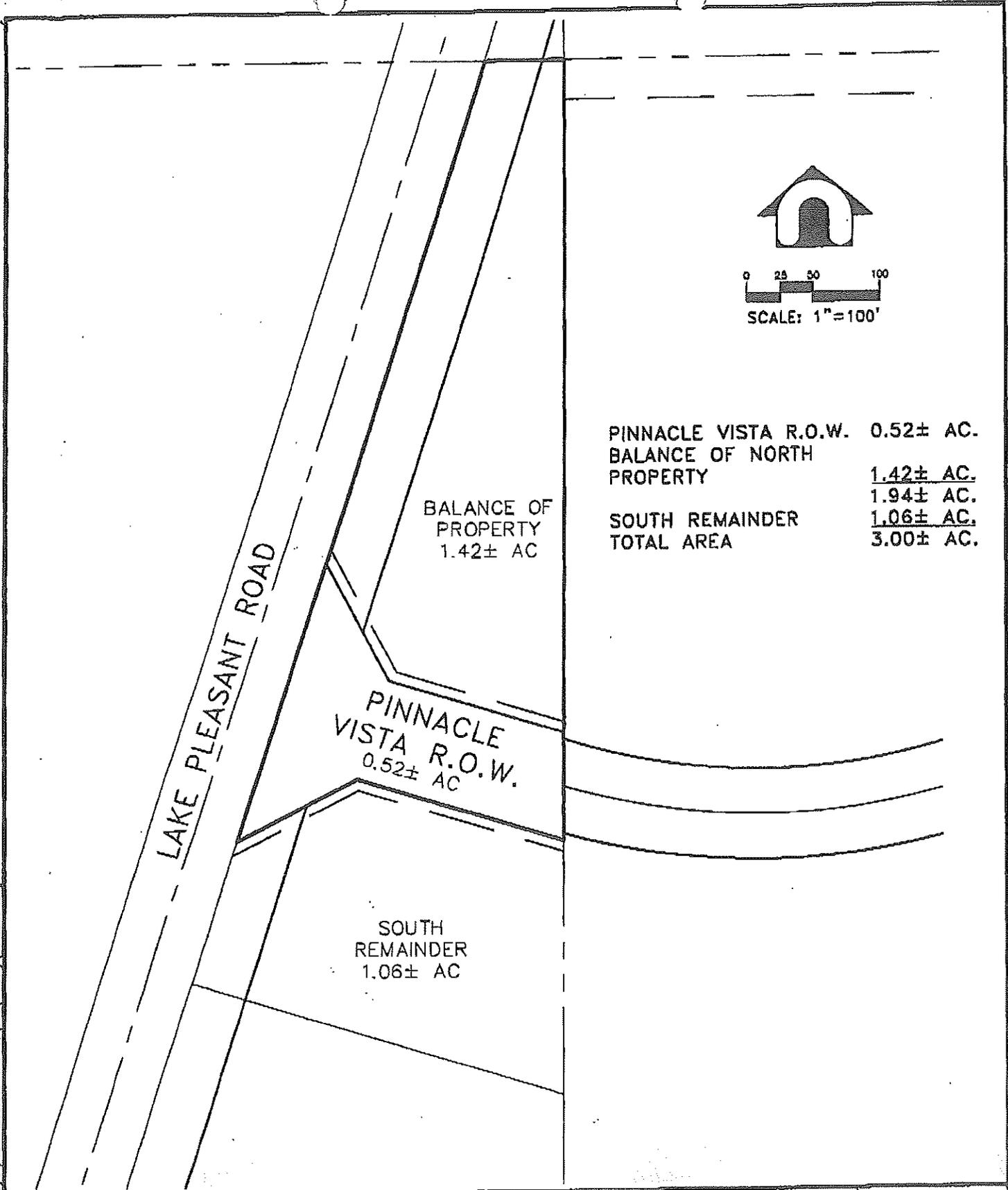
Thence South $62^{\circ}21'50''$ West, a distance of 101.82 feet to a point on a line which is 33.0 feet east of and parallel with the centerline of Lake Pleasant Road;

Thence North $17^{\circ}21'50''$ East, along said parallel line, a distance of 224.00 feet;

Thence South $27^{\circ}38'10''$ East, a distance of 101.82 feet;

Thence South $72^{\circ}38'10''$ East, a distance of 136.58 feet, to the TRUE POINT OF BEGINNING.

Said parcel containing 0.52 acres, more or less.



Pinnacle Vista R.O.W.	0.52± AC.
BALANCE OF NORTH PROPERTY	1.42± AC.
	1.94± AC.
SOUTH REMAINDER	1.06± AC.
TOTAL AREA	3.00± AC.

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SCALE: 1"=100'
SHEET 1 OF 1
JOB NO: CRALSSVY

**EXHIBIT
FOR
HAUGHT PROPERTY**

**DAVID EVANS
AND ASSOCIATES INC.**
7878 North 16th St, Suite 250
Phoenix Arizona 85020
Phone: 802.878.5151

DRAWN BY: <i>mtg</i>
CHECKED BY:
DATE: <i>06/02</i>

3. Consistency with General Plan

The Peoria General Plan designates the site as Resort Development (RD). *Cibola Vista* has been designed to be in conformance with this designation. RD allows for a residential density up to 3.5 dwelling units per acre (DU/ac) with some provisions, including:

- The high-density residential use is part of a mixed-use, master planned development
- Of the total development area, a minimum of 15% shall be preserved as scenic features in their undisturbed natural state.
- The mixed-use development shall include an improved public park *and/or* private recreation amenities of at least 10 acres or 2% of the site, whichever is greater.
- The mixed-use development shall contain a resort hotel, which shall include tennis and swimming facilities, and at least three of the following: golf course, horseback, hiking, trails, convention facilities or restaurant.

Consistent with General Plan, the overall project density is 1.88 dwelling units per acre. Additionally, the uses proposed *in Cibola Vista* include low and medium density residential, commercial, resort and open space.

The formula for calculating density is contained in the General Plan and is as follows:

$$D = \frac{du}{A - (c + I + P + s)}$$

Where D = Residential Density

Du = Total # of dwelling units in project

a = Total site area (gross ac.)

c = Total commercial land area (gross ac.)

I = Total industrial land area (gross ac.)

p = Park sites

s = School sites

Density Calculation:

$$1.88 \text{ (density)} = \frac{349 \text{ (du)}}{245.23 \text{ gross acres} - (59.91 \text{ comm ac.} + 0 \text{ ind Ac} + 0 \text{ park ac.} + 0 \text{ sch ac})}$$

The regulations and provisions for land use and property development standards contained this PAD take precedence over regulations covering land use and property development standards in the City Zoning Ordinance. Administrative procedures contained in the Zoning Ordinance not covered by this PAD remain applicable to development within the Site. In the event of a conflict between the provisions of the PAD and the Zoning Ordinance, the provisions of the PAD shall prevail.

4. Compliance with City of Peoria Special Studies

Peoria Desert Lands Conservation Master Plan

The site is included in the south zone of the Peoria Desert Lands Conservation Master Plan (PDLC). The purpose of the PDLC is to identify areas that contain environmentally sensitive features and to develop strategies to help protect these areas. The site is identified as an "Area with Limited Sensibility" with a slope between 0 to 10%. No special features have been noted on the site.

The site does however contain several smaller wash corridors. The *Cibola Vista* PAD proposes to preserve these washes in their natural condition with the least disturbance possible. It is intended that these areas will function as passive recreation areas as well as wildlife corridors. In addition to conforming with the development parameters of the PDLC, *Cibola Vista* PAD also conforms with many of the goals, objective and policies, specifically, Policy A3.7, Objective A-4, Objective A-8 and, Policy A-7.3

Trails Master Plan

Cibola Vista is consistent with the recommendations contained within the Trails Master Plan (TMP). This plan strives to connect the City with an "... interlinked trails network...". The TMP does not specifically designate any trails on the site. It does however, designate a paved multi-use path on Lake Pleasant Parkway. The PAD will incorporate the appropriate street cross sections for its area of improvement of Lake Pleasant Parkway in accordance with City requirements. While not on the site, the TMP designates an equestrian trail to the south of the site which connects with Jomax. This designated trail will serve as a connecting point with the planned on-site multi-use trails. Additionally, any on-site trails shall comply with the trails plan and the Design Review Manual Guidelines.

Rivers Master Plan

Although the site is not located within the boundaries of the Rivers Master Plan (RMP), it was reviewed to determine its stated goals and vision. The primary focus of the RMP is on the areas adjacent to New River, Skunk Creek and The Agua Fria rivers. The vision of this plan is to integrate land use adjacent to the three stated rivers into an integrated linear park and open space system. The RMP does, on the River Analysis Map, illustrate the location of most washes and drainage channels in the north Peoria area. This map identifies the two converging washes located on the site as well as embankment areas.

Maricopa County Northwest Transportation Study

Although the Maricopa County Northwest Transportation Study (MCNTS) is in the development stage, it was reviewed to determine its stated goals and vision of the study. *Cibola Vista* is located immediately adjacent to Lake Pleasant Parkway. Lake Pleasant Parkway is designated by the Maricopa Association of Governments as a Road of Regional Significance and provides north-south traffic movement in the northern Peoria area. This roadway is identified in the MCNTS and is programmed for future expansion. Additionally, the Loop 303 provides for north-south and east-west movement of traffic through the west valley. This road is one mile south of Jomax.

Improvements are planned for both roads, with the Loop 303 proposed for construction to two (2) lanes to intersect Lake Pleasant Parkway from the west by 2003. Lake Pleasant Parkway is scheduled to be expanded to four (4) lanes (Deer Valley to Carefree Highway) by 2010 with expansion to six (6) lanes (Jomax to Highway 74) by 2020. Lake Pleasant Parkway is also designated as a bikeway corridor in the MCNTS.

Proposed City of Peoria Updated Land Use Plan

The March 2000 draft of the General Plan update designates the Property as Residential (2.0 to 5.0 dwelling units/acre). The *Cibola Vista* PAD proposes a density of 1.88 and is therefore less dense than the middle range of the March 2000 draft plan.

Lake Pleasant/North Peoria Area Plan

The *Cibola Vista* property is not located within the boundaries of the Lake

Pleasant/North Peoria Area Plan.

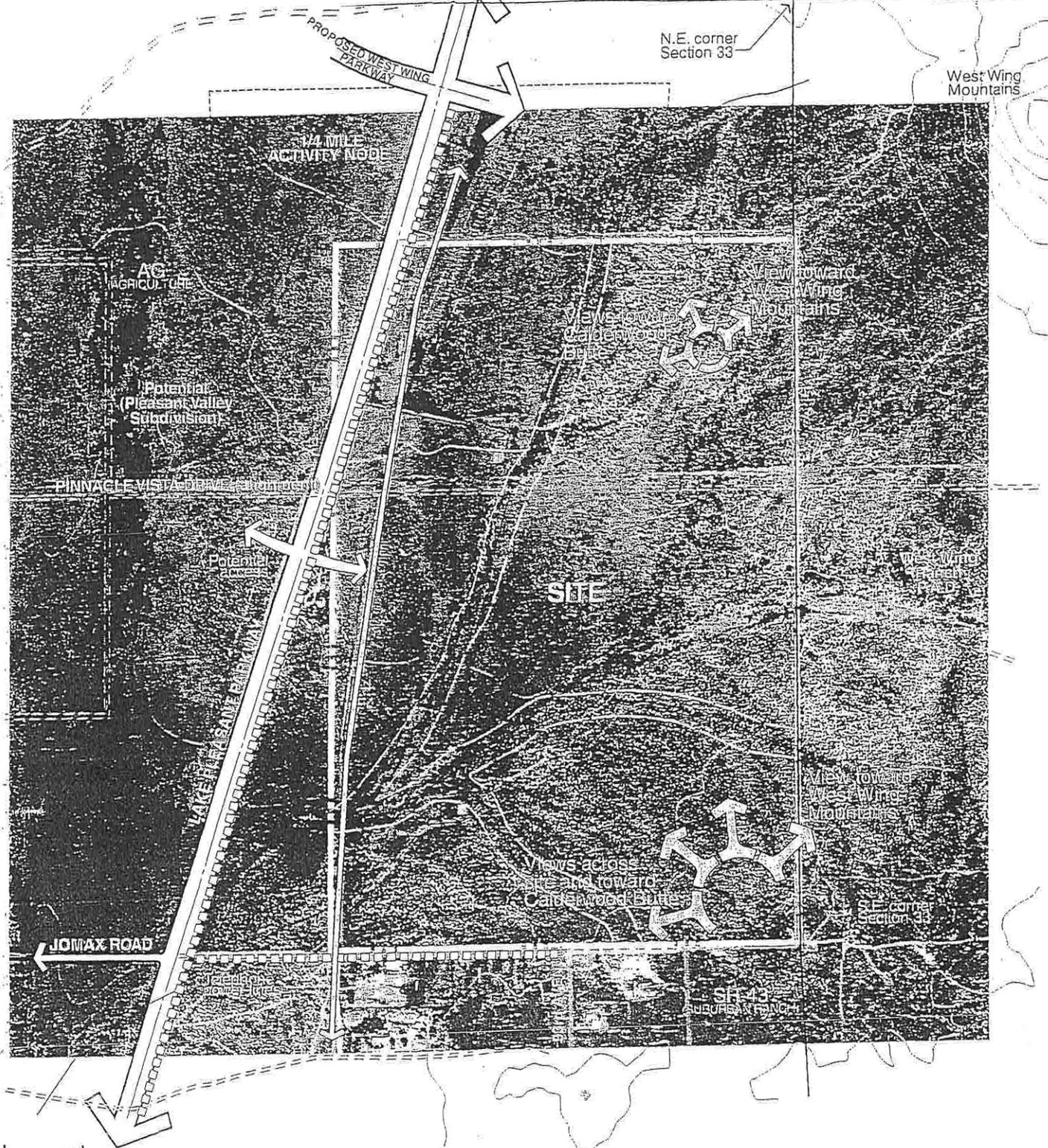
5. General Site Information and Existing Site Conditions

Cibola Vista property is located in a portion of Peoria that offers diversity in surrounding views and vegetation. Although the site is relatively flat, it is surrounded by mountain views such as the WestWing Mountain, Sunrise Mountain, Calderwood Butte, and others. Vegetation found within the site boundaries includes Saguaro, Creosote, Cholla and desert grasses.

The Agua Fria River is located approximately 2 miles west of the site and Lake Pleasant is approximately 7 miles north.

The site is currently undeveloped. South of the site are residential properties. North and east is the WestWing Mountain Planned Community. WestWing's zoning was approved in March of 1999 and construction on the site is anticipated to begin in the near future. To the west, the adjacent lands are also undeveloped, but are a part of the Pleasant Valley PAD and are also anticipated to be developed in the near future.

The site generally drains to the southwest. Three larger washes traverse the site, carrying water in the direction of the Agua Fria River located west of the site. Power lines are located along the east side of Lake Pleasant Parkway and along Jomax Road. A 30-foot, gas line easement parallels the site along Lake Pleasant Parkway. The Site Analysis and Existing Conditions are shown in Figure 2.



Legend

- | | | | |
|---|-----------------------------------|---|---------------------------|
|  | Existing Power Lines |  | High Voltage Gas Easement |
|  | Jurisdictional Waters of the U.S. |  | Roadways |
|  | Drainageway |  | Views |

Site Analysis

CORNOYER-HEDRICK
 2425 East Camelback Road
 Suite 400
 Phoenix Arizona 85016

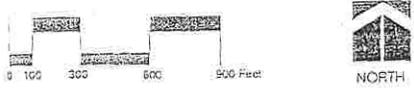


Figure 2
 rev. 10.17.00

Community Services

Police and Fire Service

The City of Peoria will provide fire and police protection both- to the site and the surrounding region.

Schools

The site is located within the Deer Valley Unified School District (DVSD). There is currently one K-8 school site designated within WestWing Mountain. WestWing Mountain has also provided a potential second site for DVSD just to the east of Lake Pleasant Parkway.

The subject property is currently within the Barry Goldwater High School attendance area DVSD has plans to open a new high school in August 2002, although a site has not yet been identified. A school boundary committee will determine the boundaries for this new high school, taking into consideration student population figures at the existing surrounding high schools. At this time it is not known which high school would serve families living in the proposed development.

The owners of *Cibola Vista* are working with officials from the DVSD to assure that students generated from the development of the site are adequately served.

Existing Utilities

Water

Water service will be provided by the City of Peoria. The closest existing water lines are in the area between Deer Valley and Pinnacle Peak Roads at 91st Avenue.

Peoria Utilities Department is currently designing a 30 inch transmission facility which will be extended from 71st Avenue and Jomax Road westerly along the Jomax alignment, West Wing Parkway west to Jomax Road, then to Lake Pleasant Parkway south to Beardsley Road. The design phase for the 30 inch line is currently expected to be completed by the end of 2000 and construction to be completed by the end of 2001.

Sewer

The City of Peoria will provide sewer service to the site. The closest existing sewer lines are also in the area between Deer Valley and Pinnacle Peak Roads at 91st Avenue. There are no plans for sewer expansion in the City's Five Year Capital Improvements Program for any lines north of Pinnacle Peak Road, however, the development of the Pleasant Valley project immediately west of the project may offer the opportunity to have their offsite sewer oversized for adequate capacity for *Cibola Vista*.

6. Surrounding Land Uses and Conditions

The site is currently zoned General Agricultural (AG) in the City of Peoria. The property immediately south is zoned Suburban Ranch 43 and is developed with one acre residential lots. On the west side of Lake Pleasant Road is the Pleasant Valley property. The Pleasant Valley PAD was approved by the City of Peoria in 1992 as the Calderwood Butte PAD. Pleasant Valley is currently in the process of amending the PAD with development expected to commence shortly after final plat approval. Further to the west of the Pleasant Valley property is Hedding Ranch, which is within the unincorporated area of Maricopa County. South of Jomax Road and west of Lake Pleasant Road is vacant land, also within Maricopa County's jurisdiction. To the east and north is WestWing Mountain Planned Community, which was approved in 1999. The first phases of WestWing have recently received preliminary plat approval.

Several planned area developments within 2 to 3 miles of the site are currently under construction, including Terra Mar at 67th Avenue/Happy Valley Road, Hancock Homes Clearview Estates at 83rd Avenue/Pinnacle Peak, Calle Lejos at 83rd Avenue/Happy Valley Road, and Camino A Lago at 99th Avenue/Deer Valley Road.

7. Preliminary Development Plan

The intent of *Cibola Vista* is to develop a high quality mixed use master planned community that combines commercial, residential, resort uses, intertwined with a comprehensive trail system. Located in north Peoria, this project is surrounded by mountain views. Lake Pleasant Parkway traverses the site in the northwest corner. Lake Pleasant Parkway is planned to be a six-lane, major transportation corridor, which will provide a link between the developed portions of Peoria and the Lake Pleasant Recreation Area. A combination of uses is proposed that will provide the opportunity, to live and work within a square mile. The Conceptual Development Plan is shown in Figure 3 and Table 1 provides a summary of the land uses proposed.

Table 1
Land Use Summary

Land Use	Area	Total Units	% of Residential
<i>Residential</i>			
Single Family R1-43 (1.0 DU/ac)	29.7	17	3.7%
Single Family R1-18 (2.0 DU/ac)	54.3	60	12.9%
Single Family R1-8 (3.5 DU/ac)	61.5	156	33.5%
Single Family R1-6 (5.0 DU/ac)	34.8	127	27.3%
Single Family RM-1 (6.0 DU/ac)	17.6	105	22.6%
<i>Subtotal</i>		465	100%
<i>Non-Residential</i>			
Retail Commercial	20.6		
Resort/Commercial	20.6		
Open Space*	39.3		
Lake Pleasant Parkway R.O.W.	3.7		
<i>Total</i>	242.8	465	

* The open space will be comprised of natural open space, landscaped open space, and other recreational opportunities.

Density: 465 units/201.55 acres = 2.3 DU/ac

Existing Amended PAD Land Uses (8-15-2003)

Parcel No.	Land Use	Area (Ac)	No. of D.U.	% of Total Ac
1	Single Family R1-43	26.18	20	10.8
2	Single Family R1-18	50.32	58	20.7
3 & 4	Single Family R1-8	56	140	23.1
5	Single Family R1-6	35.82	131	14.8
6 & 7	Retail Commercial C2	19.46		8
8a & 8b & 9a	Resort Commercial C2	23.93		9.9
Open Space*		47.6		19.6
Total		242.8	465	100

*Open Space is Included in the
Parcels

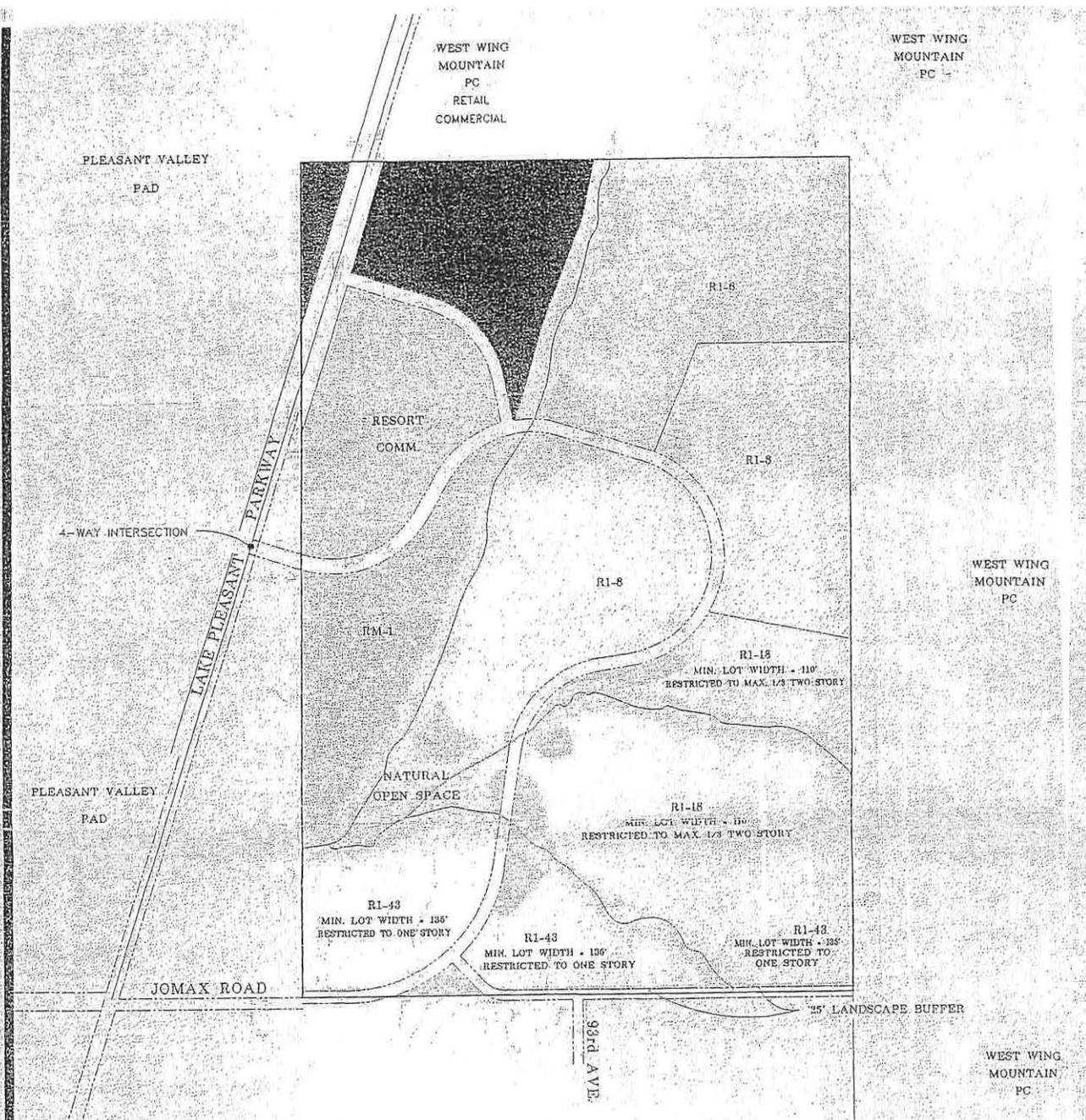
**TABLE 1 Proposed Amended
Uses**

Parcel No.	Land Use	Area (Ac)	No. of D.U.	% of Total Ac
1	Single Family R1-43	26.18	20	10.8
2	Single Family R1-18	50.32	58	20.7
3 & 4	Single Family R1-8	56	140	23.1
5	Single Family R1-6	35.82	131	14.8
6 & 7	Retail Commercial C2	19.46		8
8a & 8b & 9a	Resort Commercial C2	23.93		9.9
9b	Resort Commercial C2	14.04		5.8
10A	Resort Commercial C2	1.42		
10B	Office Commercial O-1	1.06		
Open Space*		47.6		19.6
Lake Pleasant Parkway R.O.W		17.55		6.9
Total		245.78	349	100

Total Residential Density = 1.88
du/acre

*Open Space is Included in the Parcels

This project will comply with all City of Peoria site planning, subdivision and design review processes.



LAND USE ALLOCATION

LAND USE	ZONING	AREA*	EST. DU/USE	LOT SIZE
CUSTOM LOTS	R1-43	29.7 ac	17	(43,560 S.F. MIN)
SEMI-CUSTOM	R1-18	54.3 ac	60	(18,000 S.F. MIN)
LOW DENSITY	R1-8	61.5 ac	156	(8,000 S.F. MIN)
LOW DENSITY	R1-6	34.8 ac	127	(6,000 S.F. MIN)
MEDIUM DENSITY	RM-1	17.6 ac	105	(CLUSTER HOMES)
RETAIL COMMERCIAL	C-2	20.6 ac		
RESORT COMMERCIAL	C-2	20.6 ac		
LAKE PLEASANT PKWY R.O.W.		8.7 ac		
TOTAL		242.75 AC		

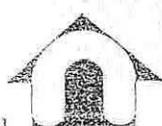
SITE TOTALS

GROSS AREA:	242.75 AC
RESIDENTIAL AREA:	201.55 AC
TOTAL YIELD:	465
TOTAL DENSITY:	2.3 DU/AC

* LAND USE AREAS ARE INCLUSIVE OF OPEN SPACE

NATURAL OPEN SPACE	29.9 ac
LANDSCAPED OPEN SPACE	0.4 ac

**AMENDED CONCEPTUAL
LAND USE PLAN
CIBOLA VISTA**

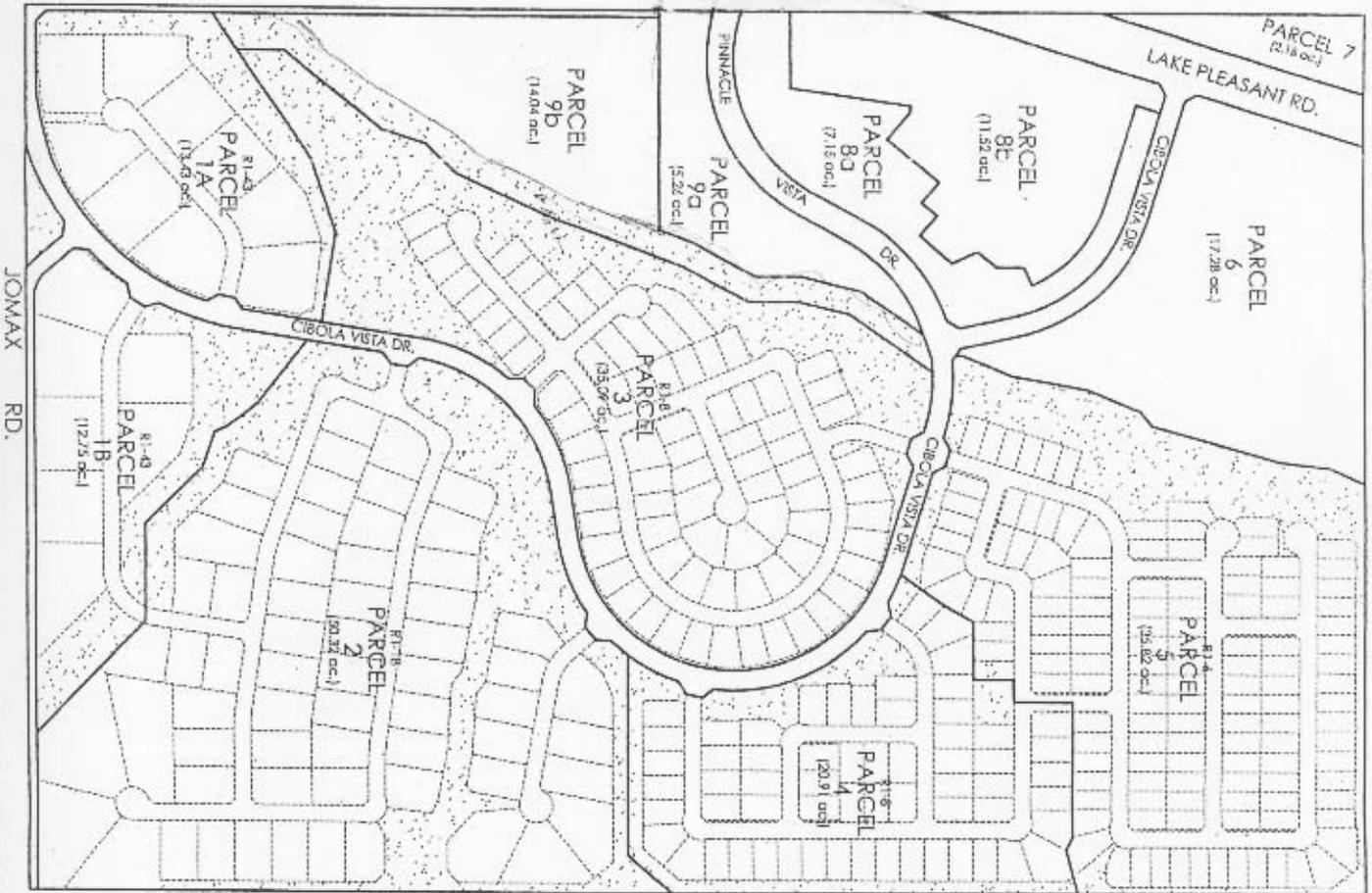


**DAVID EVANS
AND ASSOCIATES, INC.**
7878 N 16TH STREET, STE #250
PHOENIX, AZ 85020-4455 (602) 676-6151



Figure 3

DATE: 3/2/01



LAND USE DATA

PARCEL	LAND USE	NET AC.	# D.U.
1A&B	R1-43	26.18	20
2	R1-18	50.32	58
3&4	R1-8	56.00	140
5	R1-6	35.82	131
6&7	Retail Com.	19.46	
8A&8/9A	Resort Com.	23.93	
9B	RM-1	14.04	116
	Right of Way	17.05	
	*Open Space	47.6	
TOTALS:		242.8	465 D/U



Prepared For:
LAKE PLEASANT 241, L.P.

Carter Burgess

Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services
2000 WEST CENTRAL AVENUE, SUITE 1000 - P.O. BOX 240180 - DENVER, COLORADO 80224
TEL: (303) 733-1200 FAX: (303) 733-4700

CIBOLA VISTA

AMENDED
PLANNED AREA DEVELOPMENT
LAND USE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

SHEET 1 of 1

JOB NUMBER
151507

8. Table of Permitted, Conditional and Accessory Uses

C-2 Permitted Uses

The uses that will be permitted in *Cibola Vista* shall conform with those uses both permitted and conditionally permitted in Article 14-13, C-2 Intermediate Commercial District. The following additional/and uses will also be permitted within *Cibola Vista*:

- Resort uses
- Destination recreation facilities
- Accessory uses for resort and destination recreation uses
- Equestrian use may be added with the issuance of a conditional use permit

9. Project Phasing and Development Schedule

It is currently anticipated that development of the project will occur in four phases. Phase 1 as shown in Figure 4 is anticipated to be 57 acres of residential along Jomax Road. Phase 2 will continue north including the 88.4 acre residential parcel. Phase 3 is anticipated to be the high density parcel adjacent to Lake Pleasant Parkway, totaling 18.2 acre and Phase 4 is anticipated to be the balance of the site that includes the retail commercial, and commercial/resort. Currently, a 7 year build-out for residential is anticipated and a 10 year build-out for commercial and commercial retail is anticipated.

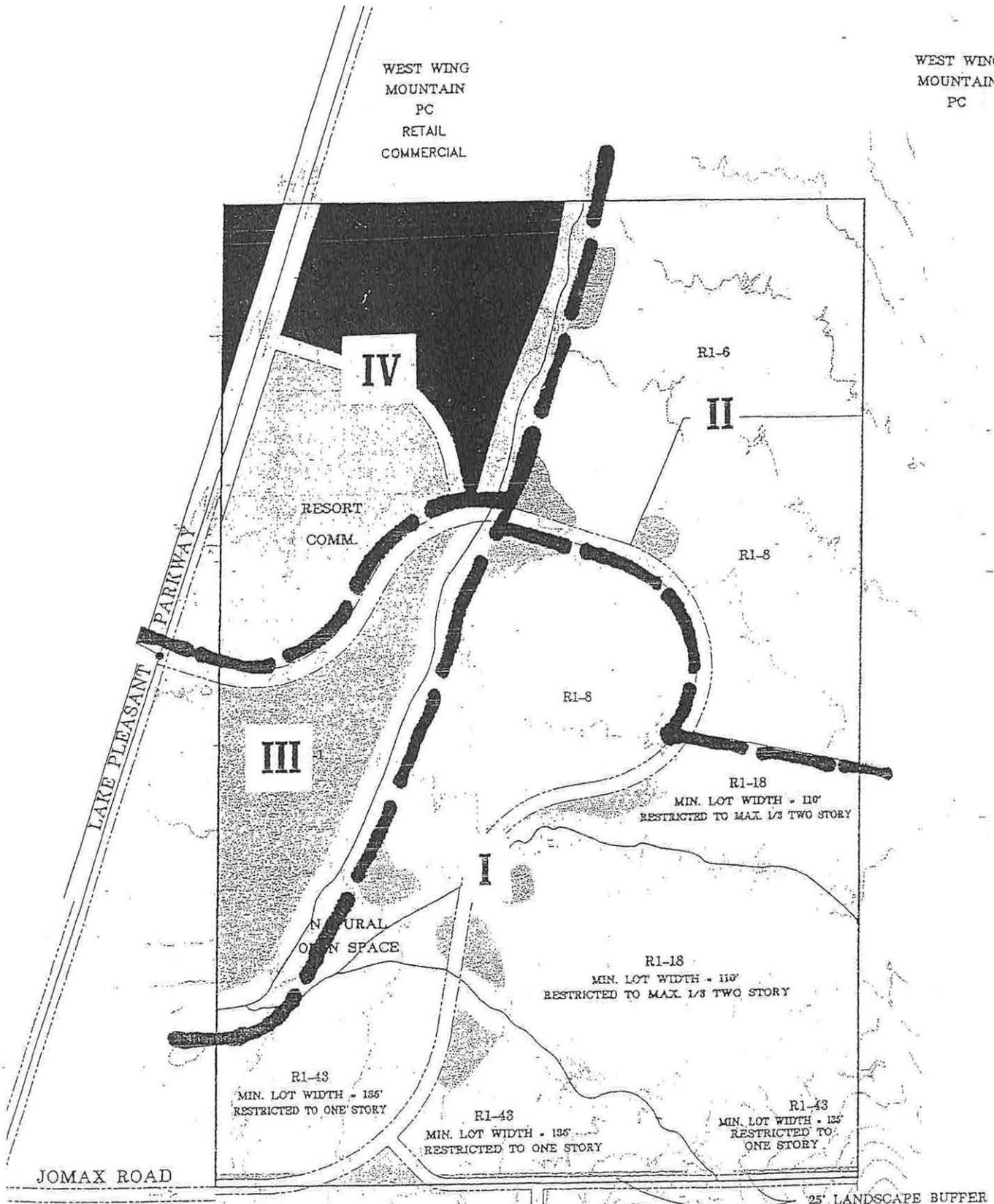
10. Project Development Standards

Commercial Development Standards

The project is located within the Lake Pleasant Parkway Corridor Specific Area Plan. A Community Activity Node is proposed at Dynamite Boulevard and Lake Pleasant Parkway. The area of influence extends into *Cibola Vista*, encompassing the parcels proposed as C-2. All policies identified within the Lake Pleasant Parkway Corridor Specific Area Plan shall be complied with as they apply to the C-2 parcels. O-1 zoning standards shall apply to Parcel 10B as outlined in the O-1 District in Article 14-9 of the Zoning Ordinance. A summary of the development standards applicable to the commercial development within *Cibola Vista* is shown in Table 2.

WEST WING
MOUNTAIN
PC
RETAIL
COMMERCIAL

WEST WING
MOUNTAIN
PC



Phasing Plan

Figure 4



Table 2 Commercial Standards

	Retail Commercial	Commercial/Resort
Maximum Building Height ¹	48 feet ²	48 feet ²
Building Setbacks	Front: 15 feet Side: none ³ Street side: 15 feet Rear: 20 feet	Front: 30 feet Side: 20 feet ³ Street side: 30 feet Rear: n/a
Maximum Lot Coverage	40%	40%
Parking Ratio	1/300 sq. ft. Retail	1/60 sq.ft. Restaurant 1.1/Guest Hotel 1/400 sq.ft. Dining room 1/Employee on Max. Shift
Landscaping	Min. 20% of the net site/lot area	Min. 20% of the net site/lot area

1 Exclusive of parapet walls, mechanical screening, elevator penthouses and architectural embellishments such as cupolas, domes, monuments and towers. The number of stories is not restricted (within maximum Building Heights identified).

2 The maximum height of a principle or accessory structure within the half-mile plan boundary shall be as follows:
Not to exceed one-half (1/2) the distance of the structure from the future right-of-way line, or the maximum height of the underlying zoning district, whichever is less. Exceptions to height requirements in non-residential zoning districts may be allowed as provided for in section 14.13.5.E. in the City of Peoria Zoning Ordinance.

Lake Pleasant Parkway Corridor Land Use Plan

3. No side yard setbacks have been identified for these uses. This is intended to allow an interface between commercial and the residential that encourages pedestrian access. By decreasing the setback requirement, it is possible to integrate café plazas and outdoor eating areas, parking, pedestrian trails and access points between the residential and commercial parcels on a pedestrian scale. If the residential communities are gated and do not desire a pedestrian interface with the commercial, then 10 foot side yard setbacks will be the minimum for the commercial side yard setbacks adjacent to residential areas.

Residential Development Standards

Within each of the parcels, densities have been identified. These densities may be altered slightly as the platting process is completed; however, the density for the overall project will not exceed 1.88 Du/ac, or 349 lots, whichever is more.

The residential densities within *Cibola Vista* will range from 1.0 DU/ac to 6.0 DU/ac.

All single family residential uses will comply with the requirements of the City of Peoria Zoning Ordinance, except as modified by Table 3. The minimum setbacks lot sizes and building heights shown on the Single Family Residential Development Standards chart shall supersede the City of Peoria's standards and shall govern development within *Cibola Vista*.

Table 3
Single Family Residential Development Standards

Use	Zoning District	Min. Lot Area	Min. Lot Width	Max. Bldg. Height	Minimum Yard Setbacks ¹			Max. Lot Coverage
					Front"	Rear	Sides.	
Custom Lots	R1-43	43,560	135"	Single Story Only	25'	25'	15'/30'	35%
Semi-Custom Lots	R1-18	18,000	110'	Min. SO% Single Story Max. 33.3% Two Story	20'/10,2	15'	5'/15'	40%
Low Density	R1-8	8,000	70"	,28'	20'/10,2	15'	5'/13'	45% for Single Story 40% for Two Story
Low Density	R1-6	6,000	50'	28'	20'/10' ²	15'	5'/13'	45% for Single Story 40% for Two Story

¹No structures shall be permitted outside the minimum yard setbacks.

²A minimum 10' front setback measured from the property line is permitted for side entry garages or livable space if garage is set back further.

³Minimum one side/total both sides; '1 0' for cluster units that are not attached.

⁴200' minimum lot width at rear setback. '

Development standards shown in Table 3 for the R1-18 Zoning District shall apply to all lots.

Accessory Use Standards

Construction of commercial accessory uses will be in conformance with Section 14-13-6 of the City of Peoria Zoning Ordinance and construction of any residential accessory uses will be in conformance with Article 14-5 of the City of Peoria Zoning Ordinance.

Open Space Requirements

Open space provided on the site will conform to the requirements identified in Article 14-35 of the City of Peoria Zoning Ordinance. Approximately 39 acres or 16% of the site area will be provided as open space. This will be comprised of approximately 30 acres of natural open space and 9 acres of landscaped open space in the residential parcels. Additional open space will be provided within the commercial parcels exact configuration of the open space in the commercial parcels will be identified during the

site planning process and the configuration of the open space in the residential parcels will be identified during the preliminary plat process. Additionally, recreational amenities such as tot lots, play apparatus, picnic areas and seating areas within neighborhoods will be identified during the preliminary plat process. All of the open space will be maintained by a Property Owners Association or Home Owners Association.

The washes will be maintained in their natural state. A 10' multi-use trail will occur within the washes, which will connect with the trails in the adjacent West Wing Mountain development. Additionally, as the project continues through the development process opportunities to tie into the regional trail system will be defined. It is the intent of this project to establish a comprehensive open space/trail system within the project boundaries as well as provide connections to the regional system.

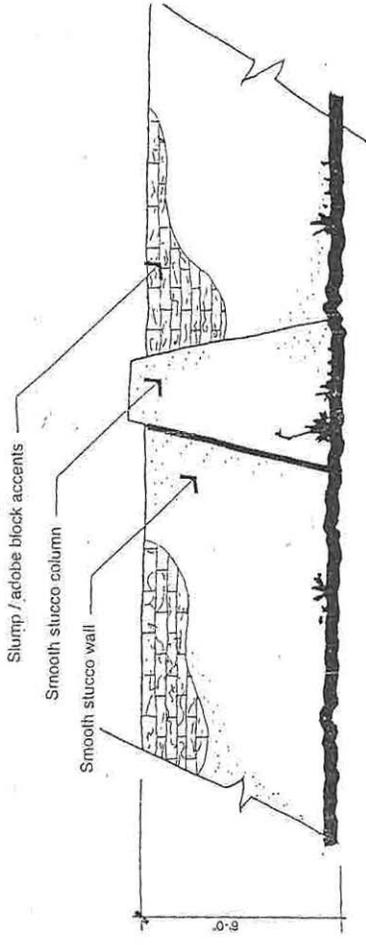
Lighting

A lighting proposal will be submitted at site plan review for the commercial, retail and resort parcels. Lighting within the residential parcels will be identified at the appropriate stage of platting. All lighting will conform with the City standards, but will be minimized to the extent possible.

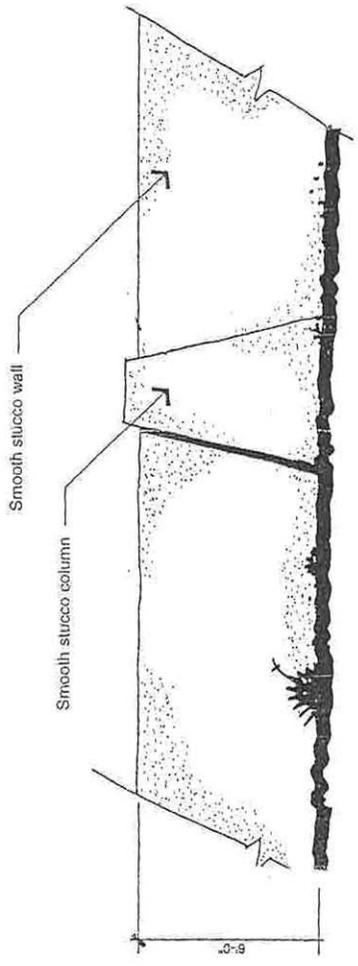
Screening, Fencing and Wall

It is anticipated that there will be various screening, fencing and walls within the project. Within the retail/commercial parcels there will be screening that occurs as part of the parking and as part of the landscape design. Appropriate fencing will occur around garbage refuse areas. The details of the screening and fencing will be submitted along with the site plans for each individual parcel.

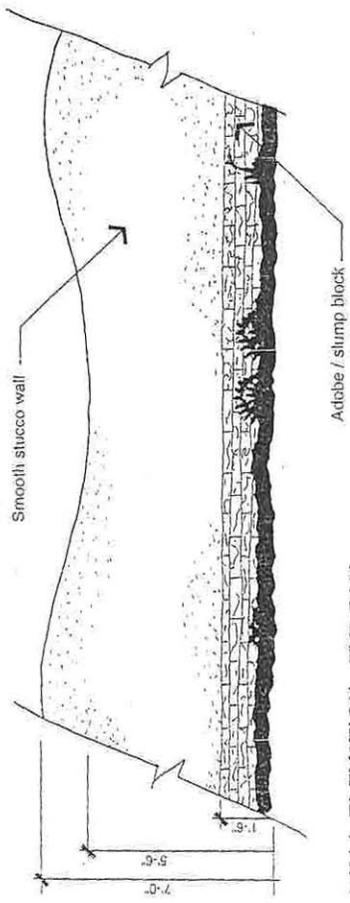
A subdivision wall will be provided around the perimeter of the residential parcels. Figure 5 illustrates conceptual designs of this wall. It is anticipated that the walls will 7 feet in height. Desert color hues will be used for any walls within the project, reflecting the colors found in the desert and on the surrounding mountains. Detailed plans will be submitted as part of the platting process.



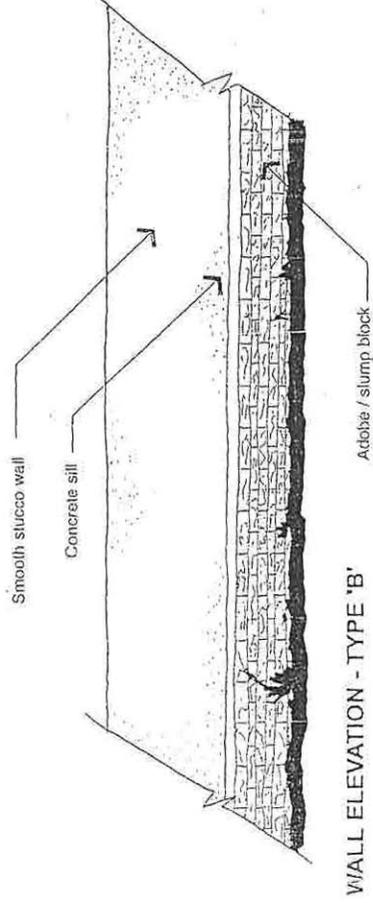
WALL ELEVATION - TYPE 'C'



WALL ELEVATION - TYPE 'D'



WALL ELEVATION - TYPE 'A'



WALL ELEVATION - TYPE 'B'

Wall Elevations



CORNOYER-HEDRICK
 2421 East Camelback Road
 Suite 400
 Phoenix, Arizona 85016

Figure 5
 rev. 10.17.00

Roadway Standards

The project will have two access points off of Lake Pleasant Parkway. The primary access will be a fully signalized intersection. The secondary access will be a right in and right out access. One additional access point will be provided along Jomax Road that will provide access to the residential parcels.

Consistent with the Lake Pleasant Parkway Corridor Specific Area Plan, Lake Pleasant Parkway is classified as a Suburban Road, which is illustrated in Figure 6. A combination of collector roads and local roads will be provided in the interior of the project. The primary loop system is proposed to be a collector road. Bike lanes are proposed on the collector roads, which will provide additional non-vehicular linkage throughout the project. The roadway network that will provide access within the residential neighborhoods are proposed to be local roads with a 50 foot right-of-way. The local road cross-section is illustrated in Figure 6.

Parking

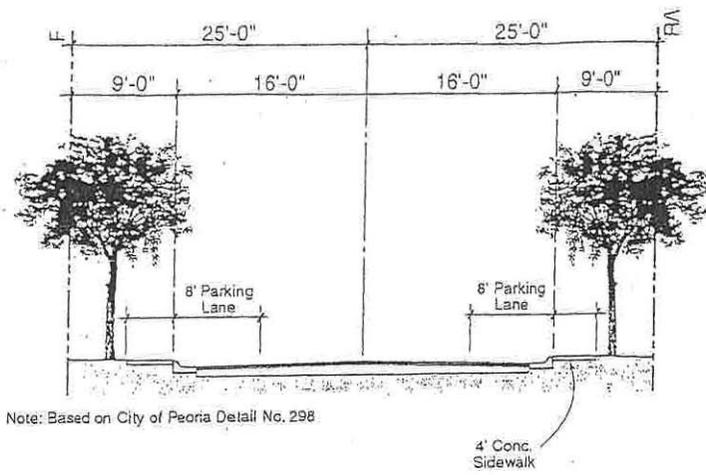
All parking provided within *Cibola Vista* shall conform to Article 14-23 of the City of Peoria Zoning Ordinance.

Project Governance

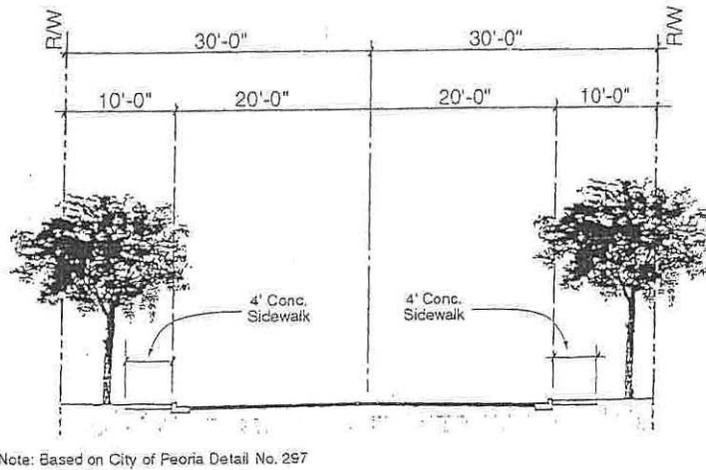
In addition to the *Cibola Vista* PAD and applicable City codes, rules, guidelines, and official policies controlling permitted uses of the Property, it is important for orderly development of the Property to establish a cohesive concept and enforceable structure for project governance. In this context, project governance contemplates three elements:

Governance Entities

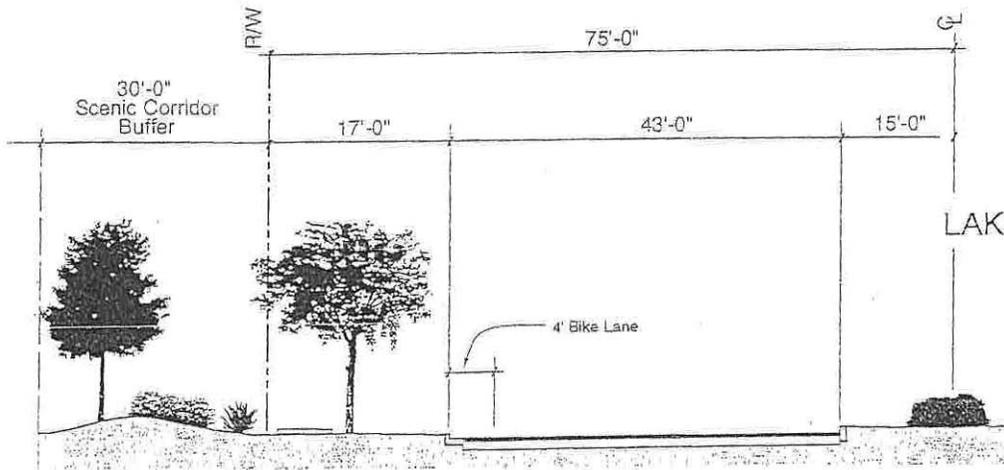
The creation of an appropriate entity empowered with creation and administration of private governance processes, empowered by recorded covenants, conditions and restrictions (the "CC&R's") which bind all present and future owners within the Project and provide for the perpetual support and maintenance of the Project.



LOCAL



COLLECTOR



SUBURBAN
LAKE PLEASANT PARKWAY
(1/2 - street)

Street Cross-Sections

CORNOYER-HEDRICK

2425 East Camelback Road
Suite 400
Phoenix Arizona 85016



Figure 6

rev.12.01.00

Design Guidelines

Enforceable architectural and landscape design standards shall be applicable to all development within the Property. Although intended to be created on a phased basis through the build out of the Property, the general elements to be addressed in design review guidelines development for the Project are set forth herein.

Common Area Maintenance

Creation of a framework for ownership and management of common areas throughout the property.

11. Project Signage Standards

The sign standards for *Cibola Vista* will be established in two Comprehensive Sign Plans, one for the residential land uses and one for the non-residential land uses. The Comprehensive Sign Plans will be in conformance with the provisions of Section 14-34 of the Zoning Ordinance and the Lake Pleasant- Parkway Corridor Specific Area Plan.

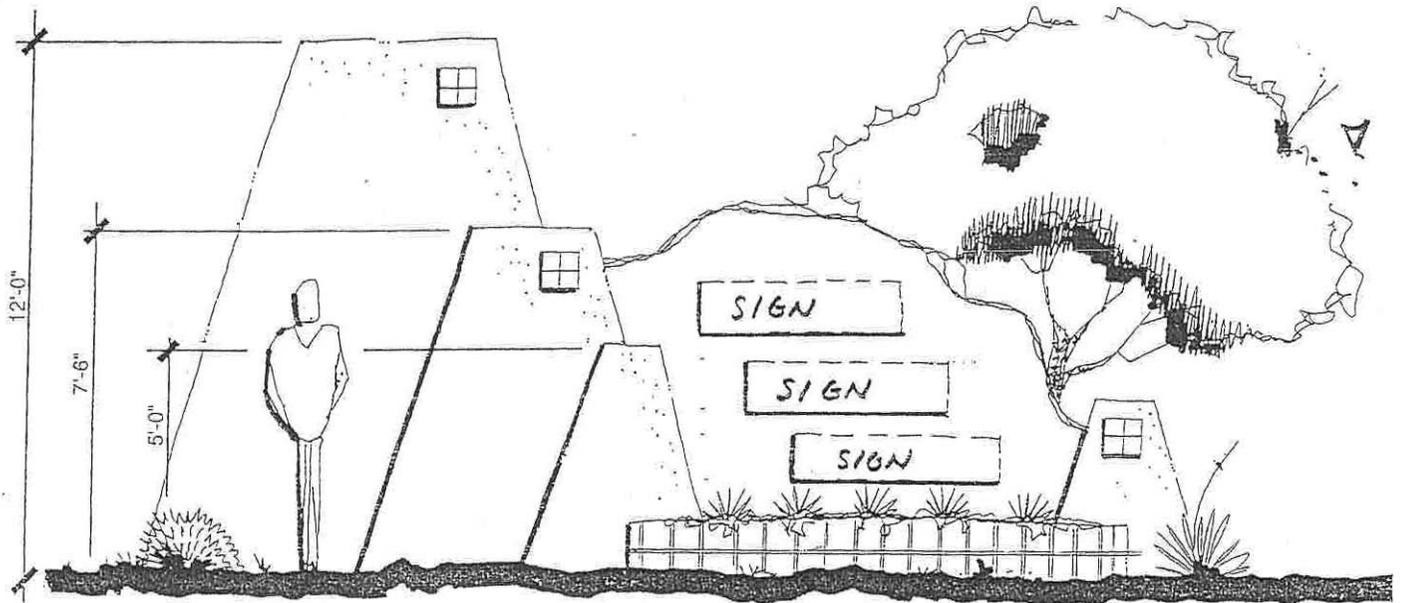
12. Project Landscape Standards

Landscaping within a community contributes to the overall character. An introduction to a community occurs as a person enters the site at the project entry. To announce *Cibola Vista*, a unique entry feature is proposed that will graphically reflect the shape of the surrounding mountains and desert color hues. Figures 7 and 8 show conceptual entry treatments for both the residential and commercial entries. The landscaping proposed for *Cibola Vista* will supplement the native plant materials already in place on the site. All landscaping shall conform to Article 14-35 of the City of Peoria Zoning Ordinance. The proposed plant palette shown in Table 4. Two trees have been selected for use as the street theme trees: Mesquite and Palo Verde (*Prosopis glandulosa* and *Cercidium praecox*). These trees will be used along arterials, collectors and within the medians. Detailed landscape plans will be submitted at the preliminary plat stage.

The washes are proposed to be maintained in their natural state. A pedestrian trail is proposed on the banks of the washes as illustrated in Figure 9, which will link the parcels

internally within the site and regionally with West Wing Mountain's trail system.

A landscaped buffer is proposed along Jomax Road that will help provide a visual buffer for the residents that live south of the project. Additionally, the improvements to Jomax Road may include a 4 foot sidewalk or decomposed granite path. The landscaped buffer is conceptually illustrated in Figure 10.



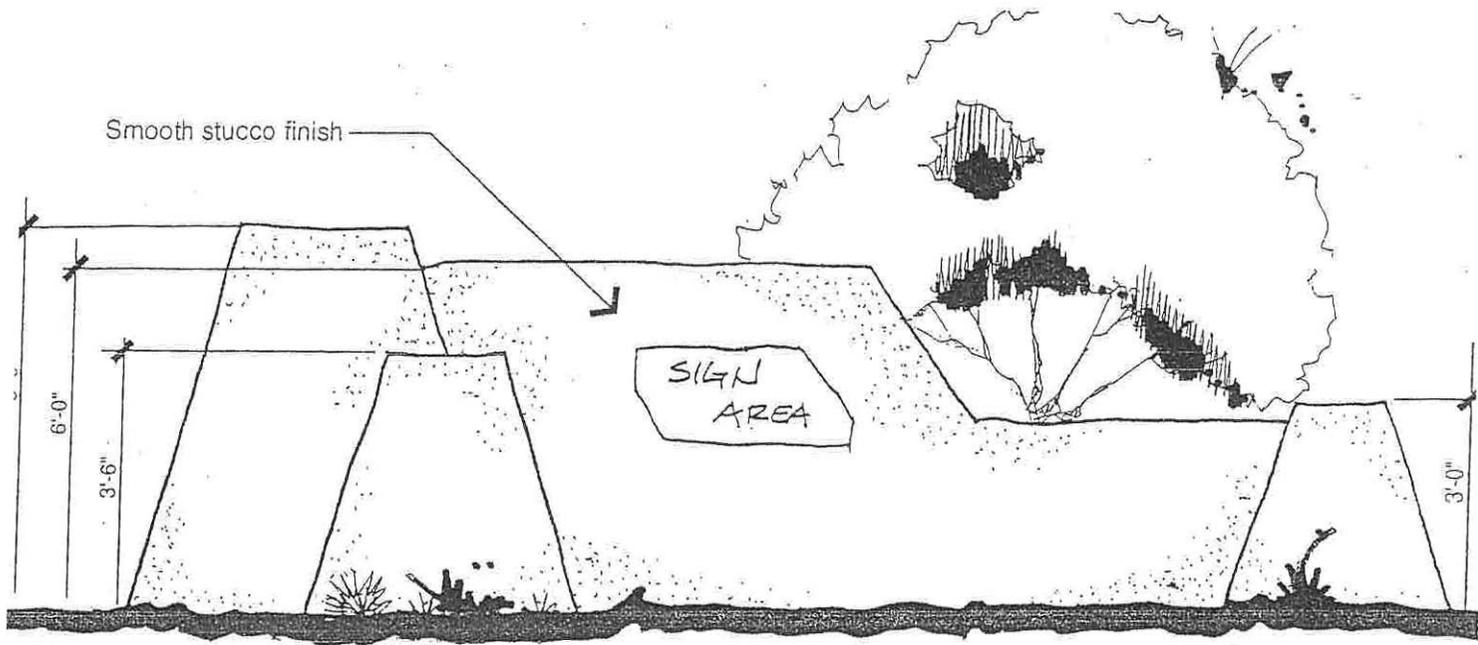
Retail Entry Treatment

CORNOYER-HEDRICK
2425 East Camelback Road
Suite 400
Phoenix Arizona 85016

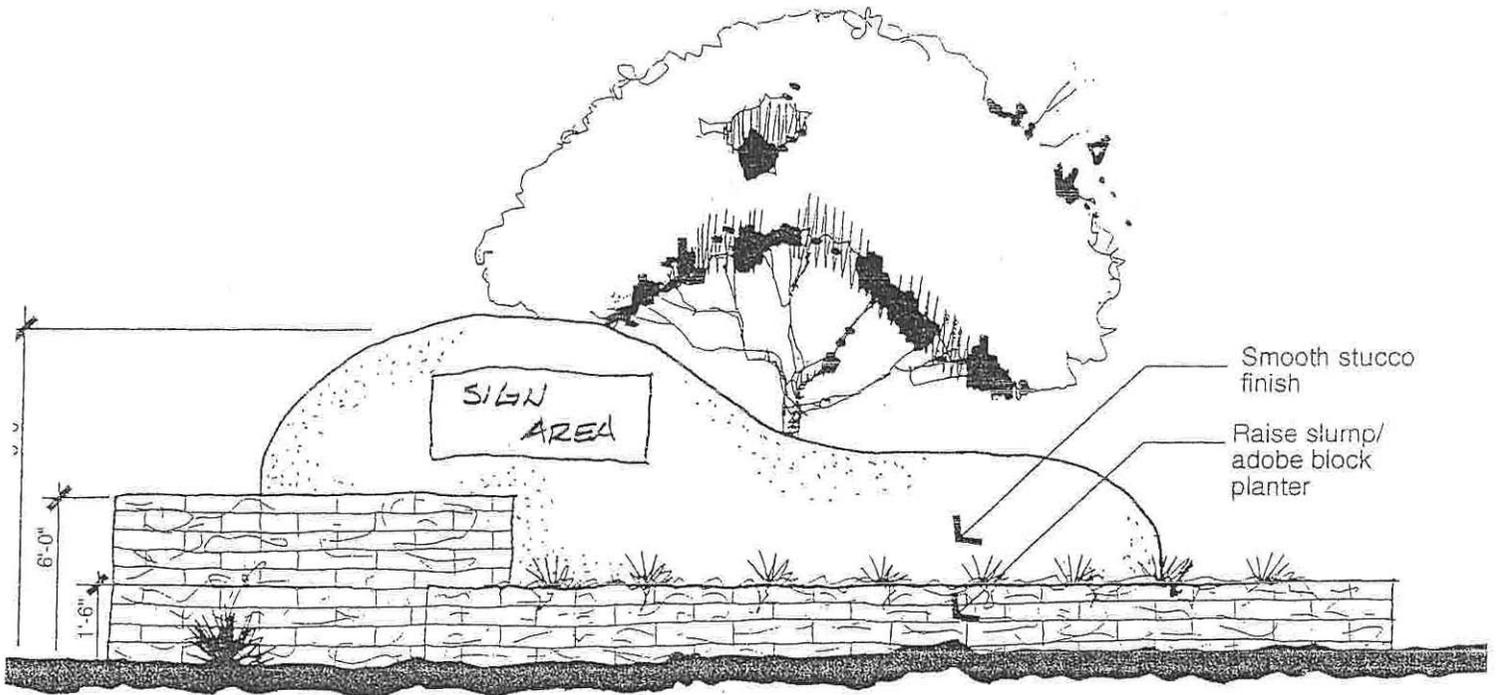


Figure 7

rev.10.17.00



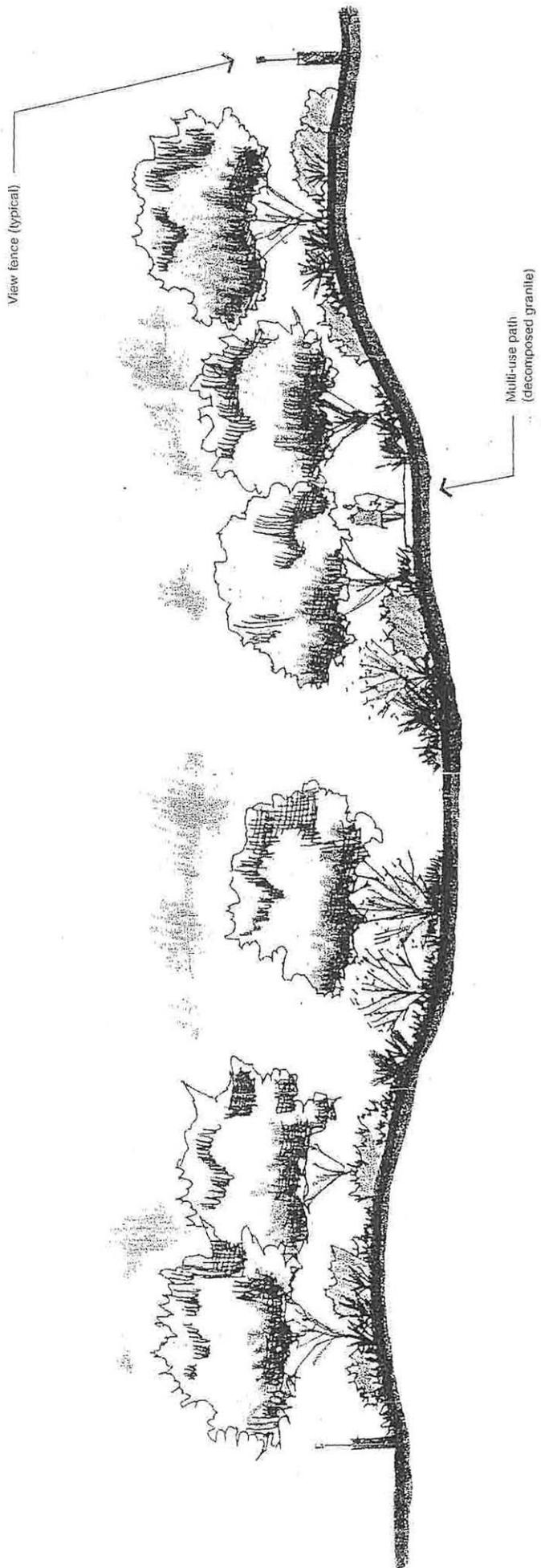
RESIDENTIAL ENTRY SIGN 'A'



RESIDENTIAL ENTRY SIGN 'B'

Residential Entry Treatment

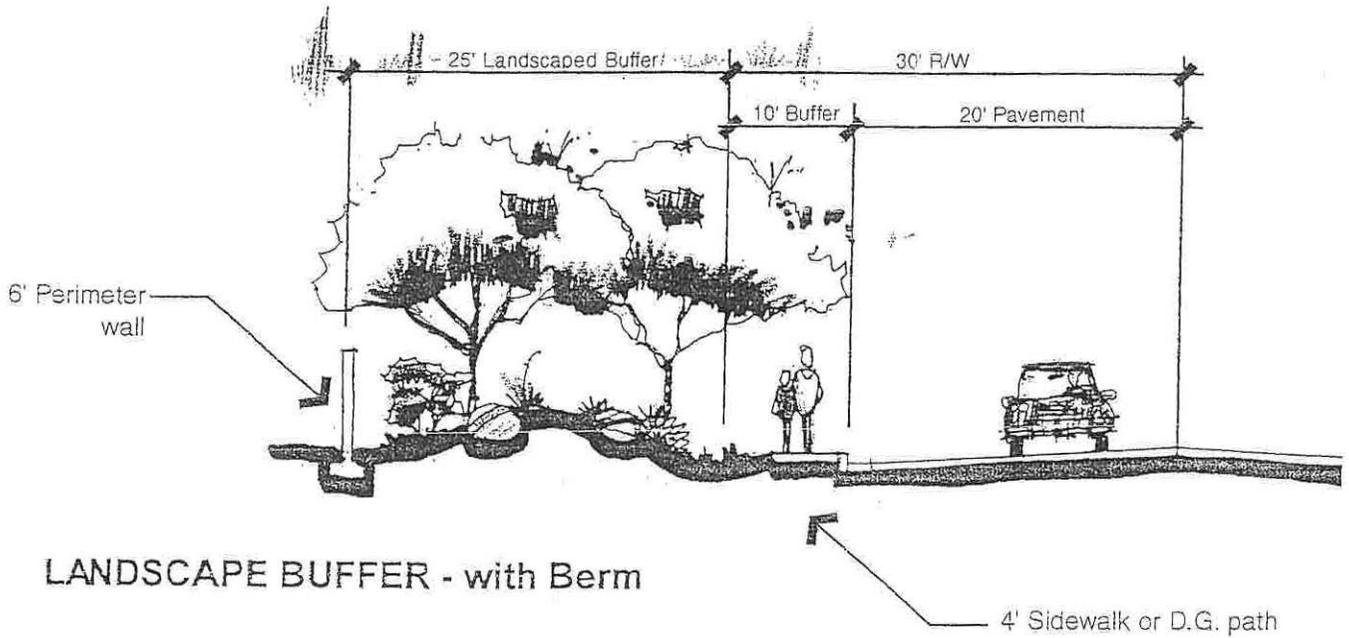
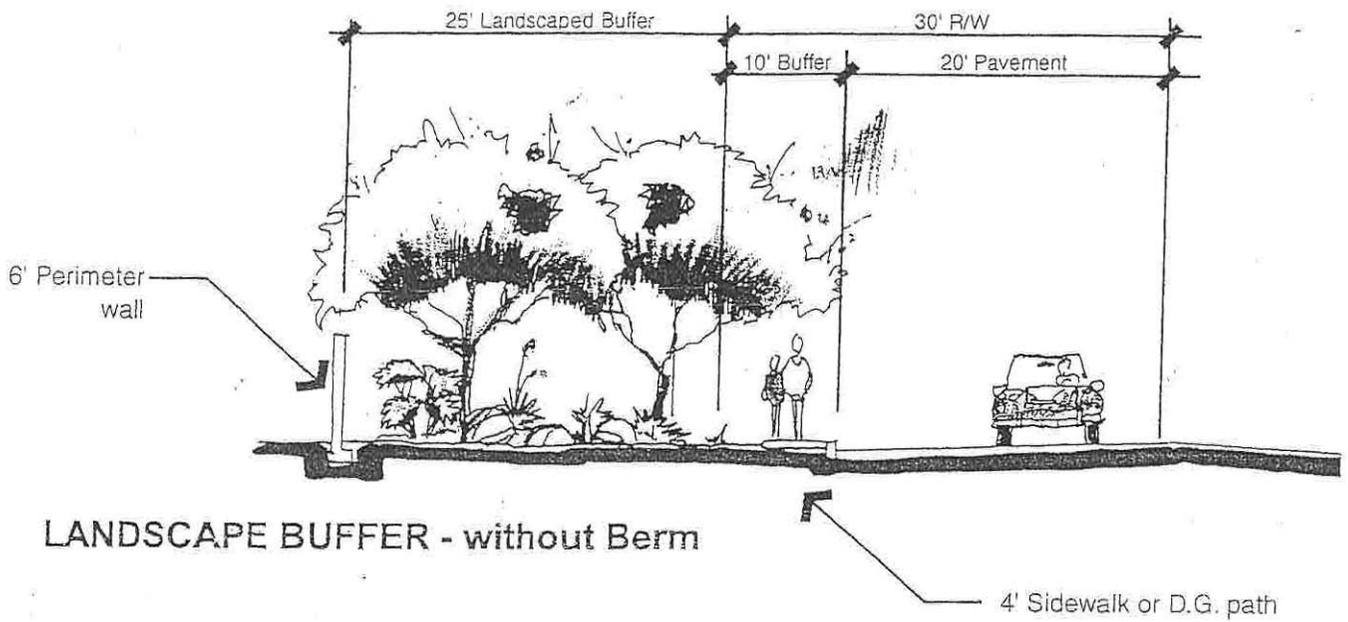




Wash Section


CORMOYER-HEDRICK
2472 Fir + Canalback Road
Seattle, WA
Phone: 206.468.8516

Figure 9
rev. 10.17.00



Jomax Landscape Buffer



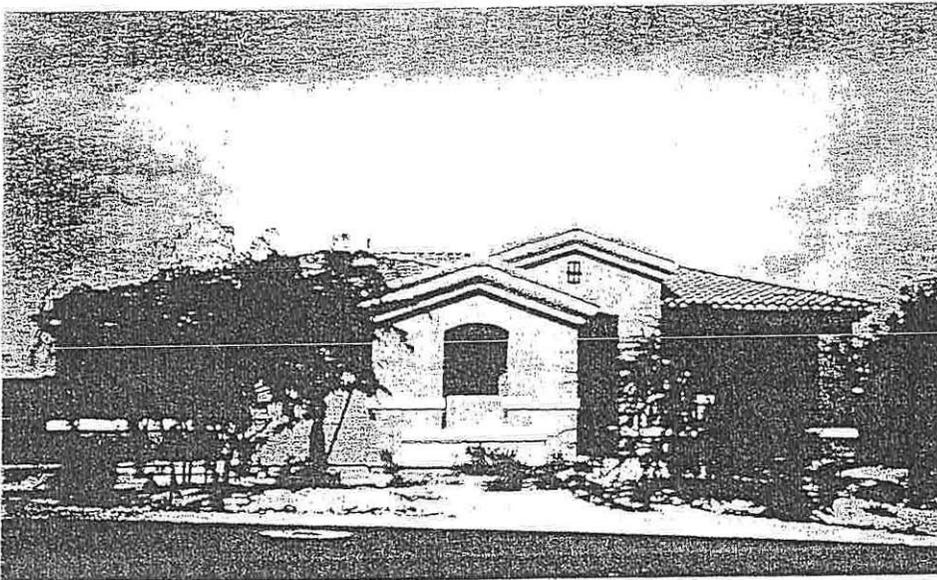


Figure 11 – Residential Examples



Figure 12 – Residential Examples

13. Design Guidelines

The following design guidelines are intended to help guide development within *Cibola Vista*. The guidelines have been created for commercial, resort and residential land uses as well as signage. All commercial and resort development within *Cibola Vista* will comply with the City of Peoria Design Review Manual and residential development will comply with the City of Peoria Design Review Manual and the Plat process.

Commercial Resort

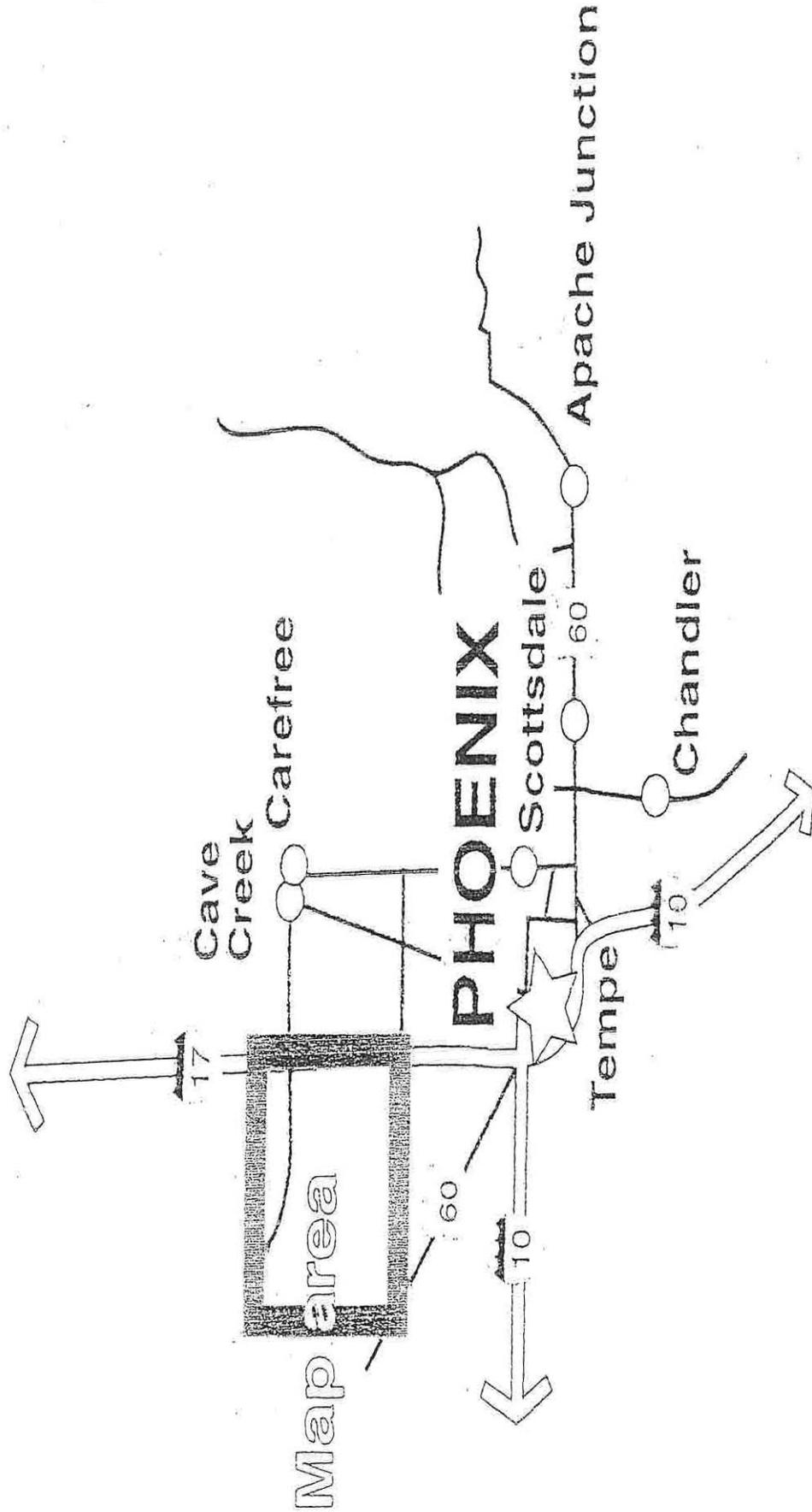
1. Buildings will be sited such that they complement adjacent buildings and the landform.
2. Street edges will be buffered by enhanced landscaped areas and access points will be designed to provide project entry emphasis.
3. All commercial uses within a shopping complex will be linked with sidewalks for pedestrian use. Internal commercial sidewalks will connect with the street sidewalk as well. Crosswalks will be identified with changes in paving materials, signs, or paint striping.
4. Bicyclists will be accommodated for by providing bike racks within public view but away from pedestrian circulation routes.
5. Overall continuity of pedestrian movement and "active" shopping, eating and sitting areas is encouraged. Long distances between buildings will be avoided and a pedestrian scale, especially at the ground floor level will be maintained.
6. Storefronts and entrances will relate to both parking and pedestrian/greenspace wherever possible. Outdoor dining and seating is encouraged.
7. There will be a continuity of building design by maintaining consistency in horizontal elements, such as rooftops, cornices and parapets and maintenance of a proportional scale and rhythm in vertical elements.
8. Building signage will be integrated into the building design where appropriate. Freestanding signs will be of compatible design, materials and colors.
9. Freestanding buildings will complement and be comparable with main buildings in color, material and architectural style.
10. Roof proportions and overhangs will be incorporated as a response to energy and climate concerns.
11. Lighting will match the scale of the building and not impact adjacent properties. Special consideration for lighting is necessary when adjacent to residential

properties.

12. Mechanical equipment, whether ground level or roof-mounted, will be screened from general public view by means of walls, parapets, and/or landscaping.
13. The visual impact of parking areas will be reduced by landscaping and planter islands.
14. Non-residential and multi-family residential uses will be buffered from single family residential uses by a landscaped buffer. Landscaped buffers will contain one (1) tree and three (3) shrubs for every fifteen (15) feet. Trees will be approximately 24" and shrubs will be approximately five (5) gallons.
15. The use of asphaltic shingles, wooden shake shingles and exposed untreated metal as roof material is prohibited.
16. Service entryways will be oriented away from roadways where feasible.
17. Freestanding canopies are prohibited.
18. Exterior paint colors will not exceed a light reflecting value of forty percent (40%).

Residential

1. Adjacent lot widths and minimum setbacks will be as varied as possible.
2. A variety of garage placements will be used, including side entry garages.
3. Garages for three cars that have the third portion offset from the other two are encouraged.
4. The use of porches will be encouraged.
5. Creative xeriscape landscape packages for front yards will be encouraged.
6. Lots adjacent to common open space shall use view fences.
7. All A/C units will be ground mounted.
8. A variety in architectural styles will be used.
9. Multiple building elevations, home colors and roofing choices shall be encouraged.
10. Exterior paint colors will not exceed a light reflecting value of forty percent (40%).
11. All homes in the R1-43, Custom Lots, category will be limited to single story.
12. A maximum of one third of the homes in the R 1-18 area, Semi-Custom Lots, will be two story.
13. All R1-43 lots will have established building lines and utilize individual building plans.
14. Any elevation on any residential unit visible from collector roads, open space and/or common areas will include architectural embellishments and enhanced features.



15. Covenants Conditions and Restrictions (CC&Rs) shall be submitted prior to preliminary plat approval and shall include Design Guidelines for all residential units within the project.
16. The same house plan may be placed on adjacent lots or directly across the street from one another only if the house elevation contrasts from one lot to the next to create streetscape diversity.
17. Each parcel will have minimum of three (3) house plans with a minimum of two (2) styles of roof tile for each plan, except custom homes.

Figures, 11 and 12 provide sample elevations of homes that may be built in *Cibola Vista*, which do not represent the totality of product type allowed. The photographs illustrate a level of quality that is expected in *Cibola Vista*. The actual homes may vary from what is provided within this PAD.

Table 4
Plant Palette

Plant Palette and Corresponding Uses	Landscaped Open Space	Washes **	Buffer Trail / Landscape Setback	Street R.O.W. **	Entries
Trees					
Acacia farnesiana (Sweet Acacia)	■		■	■	
Acacia constricta (Mescat Acacia)	■	■	■		■
Cercidium floridum (Blue Palo Verde)	■	■	■	■	■
Cercidium microphyllum (Littleleaf Palo Verde)	■	■	■	■	■
Cercidium praecox (Sonoran Palo Verde)	■	■	■	■	■
Chilopsis linearis (Desert Willow)	■		■		■
Lysiloma spp. (Feather Bush)	■		■		■
Pithecellobium spp. (Texas Ebony)	■		■		■
Prosopis chilensis (Chilean Mesquite)	■		■	■	■
Prosopis glandulosa (Native Mesquite)		■			
Sophora secundiflora (Texas Mountain Laurel)	■		■		■
Ulmus parvifolia 'Sempervirens' (Chinese Elm)	■		■		■
Shrubs					
Ambrosia deltoidea (Triange Bursage)		■			
Buddleia marrubifolia (Wooly Butterfly Bush)	■		■	■	■
Caesalpinia spp. (Desert Bird of Paradise)	■		■	■	
Calliandra californica (Fairy Duster)	■		■	■	■
Convolvulus cneorum (Bush Morning-Glory)	■		■	■	■
Cordia parvifolia (Littleleaf Cordia)	■		■	■	
Dalea spp. (Dalea)	■		■	■	
Dodonaea spp. (Hop Bush)	■		■	■	■
Encelia spp. (Brittlebush)	■		■	■	
Justicia spp. (Chuparosa)	■		■	■	
Lantana camara (Lantana)	■		■	■	■
Leucophyllum spp. (Texas Ranger)	■		■	■	■
Ruellia californica (Ruellia)	■		■	■	
Ruellia peninsularis (Desert Ruellia)	■		■	■	■
Salvia spp. (shrub type only)	■		■	■	
Simmondsia chinensis (Jojoba)	■		■	■	

Plant Palette and Corresponding Uses	Landscaped Open Space	Washes **	Buffer Trail / Landscape Setback	Street R.O.W. **	Entries
Groundcovers / Herbaceous Plants					
Asclepias subulata (Desert Millaway)	■		■	■	
Carpobrotus edulis (Ice Plant)	■		■	■	
Cephalophyllum spp. (Spike Ice Plant)	■		■	■	
Convolvulus mauritanicus (Ground Morning Glory)	■		■	■	■
Cyndadon Dactylon 'midiron' (Lawn – Bermuda Grass)	■		■		■
Dalea spp. (Smoke Bush)	■		■	■	■
Gaillardia pulchella (Gaillardia)	■		■	■	
Gazania spp. (Gazania)	■		■	■	■
Lantana spp. (Lantana)	■		■	■	■
Linum lewisii (Flax)	■		■	■	■
Lupinus succulentus (Lupine)	■		■	■	
Malephora crocea (Iceplant)	■		■	■	
Oenothera berlandieri (Mexican Evening Primrose)	■		■	■	■
Salvia chamaedryoides (Sage)	■		■	■	■
Salvia farinacea (Sage)	■		■	■	■
Sphaeralcea spp. (Desert Mallow)	■		■	■	■
Tagetes lemmoni (Marigold)	■		■	■	■
Verbena peruviana (Verbena)	■		■	■	■
Accent Plants					
Agave spp. (Agave)	■	■	■	■	
Aristida purpurea (Purple Threeaw)	■		■	■	■
Cacti spp. (Cacti)		■		■	
Dasyliirion spp. (Desert Spoon)	■		■	■	
Hesperaloe parviflora (Red Yucca)	■		■	■	
Ocotillo (Ocotillo)		■			
Yucca spp. (Yucca)	■		■	■	
Annuals / Perennials					
Dyssodia pentachaeta (Daisy)	■		■	■	
Eschscholtzia mexicana (Mexican Poppy)	■		■	■	
Lupinus densiflorus (Lupine)	■		■	■	
Lupinus sparsiflorus (Lupine)	■		■	■	
Melampodium leucanthum (Blackfoot Daisy)	■		■	■	
Penstemon spp. (Penstemon)	■		■	■	
Tagetes spp. (Marigold)	■		■	■	
Zinnia acerosa (Zinnia)	■		■		
Zinnia grandiflora (Zinnia)	■		■		

Signage

1. Signage graphics will stress clarity and directness of the intended message.
2. Signage will be restrained in character and no larger than necessary for adequate identification.
3. Color schemes for signage will related to other signs, graphics and color schemes.
4. An effort will be made to achieve consistency between building style and sign design. Signage will be complementary to the exterior treatment of the building or location identified.
5. Pole signs are prohibited.
6. All free-standing signs will be monument type.
7. Signs within the commercial area will be consistent with the Lake Pleasant Parkway Plan and will not exceed twelve (12) feet in height for single users and forty eight (48) square feet in area. Multi-user signs will not exceed fourteen feet (14) in height and seventy two (72) square feet in area. Heights are measured from adjacent grade.
8. Monument signs will have a landscape area adjacent to the base.

Outdoor Lighting

1. All outdoor lighting will conform to the City of Peoria and the Lake Pleasant Parkway Corridor Specific Area Plan requirements.
2. All outdoor lighting devices in excess of 150 watts will be properly filtered and shielded. Neon lighting visible from the street right of way is prohibited.
3. Fixtures utilizing metal halide as its light source will not exceed twenty (20) feet.
4. All exterior lighting fixtures within 150 feet of a single family residential district shall not exceed twenty (20) feet in height.

14. Slope Analysis

Cibola Vista is relatively fiat with slopes on the site occurring primarily within the 0-5% range. There is one small area totaling 2 acres located in the southeastern portion of the site that falls within the 5-9% category, which represents the steepest slopes within the project boundary. This is less than the 10% slope threshold identified in the Hillside Ordinance.

15. Infrastructure/Utilities

The following is a list of utility providers for the project:

Utility Providers

Water: City of Peoria

Sewer: City of Peoria

Electric: Arizona Public Service

Gas: Southwest Gas

Phone: Quest

Grading/Drainage

The existing major wash corridors will convey offsite flows through the project site.

Some

disturbance may be required on either side of these washes to provide adequate conveyance capacity. Stormwater retention or detention in accordance with City of Peoria ordinance requirements will be provided within open space components and will be approved by the City Engineering Department during platting. The drainage, retention and grading will be addressed in a separate report provided by Wood Patel & Associates, Inc.

Water

Currently, there are no existing water lines in the vicinity of Lake Pleasant Parkway and Jomax Road. However, the City of Peoria has allocated funding in its Capital Improvement Program (CIP) for the construction of a 30-inch transmission line. The current plan for this pressure zone 4-transmission line involves the design and construction of a 30-inch pipe from its existing terminus at approximately 71st Avenue and Jomax Road west along Jomax and into the Wes Wing Mountain development. The 30-inch line will then proceed through Wes Wing and eventually exits the development at its west boundary at the alignment of Jomax Road, which is the approximate southeastern corner of the *Cibola Vista* development. The 30-inch waterline will then continue west along the Jomax Road alignment to Lake Pleasant Parkway. From Lake Pleasant Parkway, the waterline will head south to Beardsley Road where it will tie into the existing Peoria water system. The purpose of this pipeline is to provide treated Central Arizona Project (CAP) Canal water from the City of Glendale Pyramid Peak Water Treatment Plant to the City of Peoria. The City of Peoria has a current allocation of 6 million gallons per day (MGD) flow; Water from

the CAP will be the primary source for the project site and surrounding communities within the City. The proposed development should be able to connect to this waterline, subject to development impact fees. The projected timeline *for* completion of construction of this waterline is anticipated to be around the end of year 2001.

In accordance with City of Peoria policy, a redundant ground water source will also be required *for* the project.

Sewer

Currently there are no existing sewer lines in the vicinity of Lake Pleasant Parkway and Jomax Road. However, a sewer alignment study has been performed by Brooks, Heresy and Associates, Inc. *for* the City of Peoria, which outlines the design of sewer trunk lines from, the Beardsley Wastewater Treatment Plant on 111th Avenue and Beardsley Road to Lake Pleasant Parkway, north along Lake Pleasant Parkway to Dynamite Boulevard. Discussions with the City of Peoria Utilities Department have indicated that this sewer line will not reach Jomax Road until mid 2002 at the earliest, unless it is advanced by the developer of the Pleasant Valley project.

There are possible alternatives for providing wastewater infrastructure to *Cibola Vista*. The first alternative would be the formation of a development agreement between the developers within the Lake Pleasant Parkway wastewater collection area and the City. This agreement would provide "developer subsidized" funds for the construction of the wastewater collection system with a time frame for partial reimbursement by the city. This would allow *for* an earlier completion of construction of the Lake Pleasant Parkway wastewater collection system. Further coordination is needed to determine the interests of developers in the area and the willingness of the City to bind itself into such an agreement. It should be noted that the design and construction of the Lake Pleasant sewer line is not currently in the City's 5 year CIP and funds may not readily be available for reimbursement. A detailed cost analysis would also be needed as a basis for the preparation of such a development agreement. If such an agreement cannot be made, another alternative would be the construction of a wastewater package plant that would provide interim treatment capacity before the construction and connection to the proposed sewer line. This will warrant further

discussion with the City of and the Arizona Department of Environmental Quality (ADEQ) to determine the feasibility of a package plant. Numerous issues related to the development of a wastewater package plant would also have to be addressed, such as the disposal of treated wastewater, the cost of the facility, the location and responsibility for operation and maintenance.

Electric Power/ Natural Gas

Electricity to the site will be provided by APS, and natural gas will be provided by Southwest Gas.

Telephone Service

The site is within Quest's service area.

16. Stipulations of Approval From Ordinance 01-14

1. Development shall be in compliance with the modified Cibola Vista P.A.D. Standards and Guidelines Report dated (revised) March 05, 2005 (Figure 3b).
2. Developer will provide a Native Plan Inventory/Narrative for all native vegetation on Site and provide a relocation and salvage plan.
3. Developer will resolve all wash and associated flood plain issues prior to Preliminary Plat approval.
4. Developer will provide all interim and ultimate road improvements as determined by the City Engineer/Public Works Director.
5. The Water and Wastewater System will be owned and operated by the City of Peoria. All infrastructure and water sources will be developed and dedicated to the City of Peoria at no cost to the City.
6. The City of Peoria will retain exclusive rights to all wastewater effluent.

7. All water and sewer infrastructure shall conform to the City's minimum standards and shall be consistent with the City's current Water and Wastewater Master Plans. The developer will be required to provide all infrastructure necessary for water and wastewater service within the development including, but not limited to water lines and appurtenances, water booster facilities, water storage reservoirs, water production sources, and wastewater collection systems.
8. The Preliminary Plat shall note that a redundant water supply is required for this development.
9. All public water and sewer lines shall be located in easements dedicated for that use and shall comply with the City's minimum requirements. Easements shall be dedicated at no cost to the City.
10. The Water and Wastewater Analysis Report shall be prepared and modified to the satisfaction of the Utilities Director and in compliance comply with the City rules, regulations, requirements, ordinances, and Master Plans and shall be submitted to and approved by the Utilities Director prior to preliminary plat approval.
11. The applicant shall comply with stipulations as set forth by the attached applicant imposed stipulations (attachment). A district standards table shall be included on all preliminary plats.
 - A. Building envelopes will be designated on all lots within the R1-43 zoned area of *Cibola Vista* (the Project) at the time of preliminary platting.
 - B. All lighting shall comply with the City of Peoria Lighting Ordinance requirements and shall be directed down and away from adjacent residential uses.
 - C. The construction, improvement, or other development of any portion of the Project shall be subject to all of the design guidelines set forth in the P.AD. document to ensure diversity of design and to limit incompatibilities with surrounding development.

- D. On-site trails will be specifically located at the time of preliminary plat approval. Trails shall connect with any proposed and adjacent off-site trails and these connection locations shall be determined at the time of preliminary plat approval. Trails cross sections will conform to city of Peoria requirements.
- E. Any signs located within the Lake Pleasant Parkway Corridor Specific Area Plan area shall conform with the guidelines and recommendations contained in said Plan and shall meet all other applicable requirements of the City of Peoria Zoning Ordinance
- F. All drainage infrastructure shall be in accordance with the approved Master Drainage Plan, amended as required by the Public Works Director and approved prior to submittal of the first preliminary subdivision plat within the Project.
- G. All roadway infrastructure shall be in accordance with the approved Master Circulation Plan, amended as required by the Public Works Director and approved prior to submittal of the first preliminary subdivision plat within the Project.
- H. Thirty feet (30') of right-of-way shall be dedicated along *the* Project's Jomax Road frontage, from the western most property line to *Cibola Vista* Drive.
- I. Twenty-five feet (25') of right-of-way shall be dedicated along the project's Jomax Road frontage, from *Cibola Vista* Drive to the eastern most edge of the project.
- J. Seventy-five (75') of right-of-way shall be dedicated along the project's Lake Pleasant Road frontage.
- K. Sixty feet (60') of right-of-way shall be dedicated for *Cibola Vista* Drive.

- L. Seventy feet (70') of right-of-way shall be dedicated along the future on-site section Pinnacle Vista Drive.
- M. Fifty feet (50') of right-of-way shall be dedicated along all internal, public streets unless otherwise stipulated.
- N. Jomax Road shall be improved from Lake Pleasant Road to *Cibola Vista* Drive to modified minor collector street standards, approved by the Public Works Director, and prior to the occupancy of the first dwelling unit.
- O. Jomax Road shall be improved from *Cibola Vista* Drive to 92nd Avenue to modified rural local street standards, approved by the Public Works Director, and prior to occupancy of the first dwelling unit.
- P. Jomax Road shall be improved from 92nd Avenue to the eastern most edge of the Project only to the extent necessary to meet the City's all weather surface street standards for emerging vehicular access and prior to occupancy of the first dwelling unit.
- Q. *Cibola Vista* Drive shall be constructed to modified minor collector street standards, approved by the Public Works Director, and prior to occupancy of the first dwelling unit.
- R. A raised landscape median, designed to discourage vehicular travel from *Cibola Vista* Drive to the residential area south of the project, shall be constructed at the southeast corner of Jomax Road and *Cibola Vista* Drive as approved by the Public Works Director.
- S. A secondary route shall be constructed between *Cibola Vista* and Lake Pleasant Road to the City's all weather surface street standards for vehicular access, and prior to occupancy of the first dwelling unit. This route is for emergency access and shall remain in place until such time as

Pinnacle Vista Drive is constructed and open to vehicular traffic.

- T. Pinnacle Vista Drive shall be constructed to modified commercial/industrial/multi-family collector street standards, as approved by the Public Works Director, and prior to any development west of the primary wash bisecting the Project from north to south.
- U. All internal public streets shall be constructed to modified local residential street standards, except as stated elsewhere in these stipulations.
- V. A deceleration lane shall be constructed along the east side of Lake Pleasant Road to serve northbound to eastbound right turn traffic at the intersection of Lake Pleasant and Jomax Roads.
- W. A deceleration lane shall be constructed along the east side of Lake Pleasant Road to serve northbound to eastbound right turn traffic at the intersection of Lake Pleasant Road and Pinnacle Vista Drive.
- X. A deceleration lane shall be constructed along the east side of the Lake Pleasant Road, at each project access point to serve northbound to eastbound right turn traffic at the respective access point, except as stipulated otherwise.
- Y. Prior to issuance of a certificate of occupancy for any commercial development within the Project and subject to any applicable impact fee credit or reimbursement, Lake Pleasant Road will be improved to parkway standards as necessary to provide forty-three feet (43') of pavement, east of the centerline, within the limits of the Project's Lake Pleasant Road frontage and appropriate pavement width transition areas to the north and south of the frontage improvements.
- Z. Financial assurance for the ultimate improvements of Lake Pleasant Road shall be provided by a bond, a letter of credit, or other alternative method of assurance permitted by the City, at the time of each final plat

approval. The amount of bond, letter of credit, or alternative method of assurance permitted by the City shall be in proportion to the number of residential lots within such plat to the total number of residential lots within the Project.

AA. A traffic signal warrant analysis shall be conducted for the intersection of Lake Pleasant and Jomax Road, and the results submitted to and approved by the Public Works Director prior to the occupancy of the 350th dwelling unit unless a signal has already been installed by this time.

BB. A traffic signal warrant analysis shall be conducted for the intersection of Lake Pleasant Road and Pinnacle Vista Drive, and the results submitted to and approved by the Public Works Director prior to the issuance of a certificate of occupancy of any commercial development unless a signal has already been installed by this time. If a signal warrant analysis is required and a signal is warranted, the developer shall install the signal and shall be entitled to any applicable impact fee credit or reimbursement from any other benefited property owner. If a signal has been installed prior to the issuance of certificate of occupancy of any commercial development and a traffic signal warrant analysis is not required, the developer shall pay one-half of the signal cost prior to issuance of certificate of occupancy for any commercial development.

CC. All homes, which abut the southern property line of the Project, will be limited to one story.

DD. Development within the C-2 Commercial/Resort zoning shall not exceed four (4) stories in height and in no event shall exceed forty eight (48) feet in height.

EE. A decorative wall no more than six feet (6') in height shall be constructed along the northern right of way of Jomax Road. The wall shall follow the contours of the land. In addition to the wall, landscaping and berms should be used to screen the development from the neighbors to the

south.

FF. Billboards along Jomax Road are prohibited.

GG. A notice of any preliminary plat approval request or site plan approval request shall be mailed at least fifteen (15) days prior to the Planning and Zoning Commission hearing on such request to each owner of property, as last disclosed by Maricopa County Assessor's records, situated wholly or partly within three hundred (300) feet of the property to which such preliminary plat or site plan relates. The foregoing notwithstanding, notice required herein shall also be given to all property owners adjacent to and south of *Cibola Vista* at least fifteen (15) days prior to any public hearing before the Planning and Zoning Commission for such preliminary plat or site plan approval.

HH. The developer shall dedicate prior to the recordation of the first final plat for *Cibola Vista* twenty (20) feet of right of way along the western boundary of the *Cibola Vista* property, from Jomax Road to the southeast corner of the northernmost lot west of *Cibola Vista* and south of the Pinnacle Vista Drive alignment.

II. As part of the first phase of development, the developer shall construct a thirty (30) foot wide return style driveway on the north side of Jomax Road, centered on the 95th Avenue centerline as approved by the Public Works Director.

12. The applicant shall revise the P.A.D. Standards and Guidelines Report prior to City Council consideration of the zoning case to incorporate the conditions of approval, modified land use plan and revised P.A.D. language.