STAR SUMMIT
PLANNED AREA DEVELOPMENT
STANDARDS AND GUIDELINES REPORT

CITY OF PEORIA

NOVEMBER 16, 2001
JANUARY 28, 2002

PLANNED AREA DEVELOPMENT APPROVAL

P/Z Commission Date 3/21/02
City Council Approval Date 6/4/02

Planner

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INTRODUCTION

This report is written to accompany a Planned Area Development (PAD) application for Star Summit, a residential community located south of the southeast corner of the intersection of Union Hills Drive and 91st Avenue, in Peoria, Arizona. Please refer to Exhibit 1, Location Map, and Exhibit 2, Vicinity Map. Hughes Development, LC and Montalbano Homes are the developers involved with this project. The first portion of this report will provide background information Hughes Development and Montalbano Homes.

Mark and Susan Hughes, the principals of Hughes Development, LC, have positioned themselves as niche developers in the adult, age-restricted market. The future of this market segment will continue to enjoy a stable rate of growth as baby boomers continue to age on a national scale and as the net migration of this sector of the population continues to increase in Arizona.

As evidenced by other Arizona projects in the communities of Mesa, Oro Valley and Green Valley, this is a unique product for the consumer. A Hughes Development community allows residents to experience a 'resort life style,' while providing a warm neighborhood feeling. Each community provides secured, gated entries; a community recreation center; resort style pool and spa; extensive landscape areas; common area maintenance; and a homeowners' association through which service and maintenance allowing this carefree lifestyle are provided. Other Hughes communities in Arizona include Apache Wells I, II and III; Pueblo Estates; Verde Groves I, II and III; Vistoso Village; and Las Campanas.

As can be seen in these communities, Hughes Development continually improves construction standards for its products. Hughes Development is constantly upgrading by improving designs, selecting top quality materials, using skilled subcontractors and maintaining top field supervision through its

general contractor. Providing the best quality craftsmanship and materials regardless of the competition or market pricing continues to be a major goal. Quality is maintained in the field by a 'hands on' management style, which includes daily visits to construction sites allowing Mark and Susan to become acquainted with each subcontractor.

Finally, a key element of Hughes Development's philosophy has been to purchase land only after all entitlements, engineering and regulatory requirements are completed. Only then is the land purchase finalized and ensuing development managed. By adhering to this tenet, Hughes Development allows its sales department time to market, take reservations, convert to contracts and provide a large number of pre-sold homes, limiting the number of 'spec' homes built. The net result has been in the form of satisfied home owners with minimum advertising expense and a financially healthy community.

Montalbano Homes began in the Chicago area in 1975 and established a history of quality and customer service that has contributed to its 25-plus years of success. Company founder and president, Anthony Montalbano, began his career as an electrician, so he knows the building industry from the ground floor. Using his own home as a model, Montalbano began building other custom homes in the Oak Brook, Illinois area, creating the company in 1975. The early years of building exclusive, distinctive custom homes earned Montalbano Homes a reputation for unequaled quality.

As the company grew, Montalbano Homes added semi-custom and production homes to its market share. The company offers affordable pricing, giving buyers the opportunity to add only those extras they want. Livable, exciting designs and floor plans, high quality materials and state of the art construction techniques are standard features in every home. The caliber of customer service helped Montalbano be named Real Estate Entrepreneur of the Year in 1989 by *Inc.* magazine and by Ernst and Young, Inc., a national business consulting firm.

Montalbano Homes expanded into the Phoenix metro area in 2001, and is currently involved in four communities. Heatherwood, located in Mesa, is a townhome community; Canyon Creek, located in Cave Creek, is a custom home community; Black Mountain Shadows, also located in Cave Creek, is a luxury

home development; and Apache Peak, located in north Phoenix, offers large lots with horse privileges.

This PAD report is written to allow Star Summit to accommodate either type of community - attached, single-family homes; or single-family detached homes.

The existing zoning on the property is RM-1 and C-2. As the proposed development is for either: 1) an attached, single-family retirement/second-home community; or 2) a single-family detached residential community; existing zoning is requested to be modified to PAD to allow either type of residential use to occur.

Star Summit is essentially an in-fill property, as it is surrounded by existing and/or planned developments. Current and adjacent site conditions are detailed in Section 4. Highlights of the proposed development include buffering between existing homes and commercial development; compatibility with existing residential development; high-quality product which contributes to neighborhood stability; and a park enhancement option.

LEGAL DESCRIPTION OF PROPERTY AND PARCELS

Legal descriptions and exhibits for Parcels 1-C and Parcel 2 are on the following pages. A legal description of the City-owned retention/park property will be provided by the City of Peoria.

SHEARROW & SONS SURVEYING
P.O. Box 47193
Phoenix, AZ 85068-7193
Phone: 602-943-8944
Fax: 602-861-6212

Date: November 15, 2001

Legal Description

Parcel 1C

Remaining Parcel 1

Being a part of the West half of the West half of Section 34, Township 4 North, Range 1 East of the Gila and Salt River Base & Meridian, Maricopa County Arizona.

More particularly described as follows:

Commencing at the Northwest corner of Section 34, thence N89°10'17"E along the North line of the Section a distance of 1318.42 feet, thence S0°24'56"E a distance of 715.83 feet to the True Point of Beginning, thence S89°10'17"W a distance of 1318.79 feet to a point on the West line of Section 34, thence N0°23'11"W a distance of 109.22 feet, thence N89°10'17"E a distance of 347.18 feet, thence N0°49'43"W a distance of 193.60 feet, thence N44°10'17"E a distance of 84.85 feet, thence N89°10'17"E a distance of 587.22 feet, thence S0°49'43"E a distance of 91.99 feet, thence N89°10'17"E a distance of 325.50 feet, thence S0°24'56"E a distance of 270.83 feet to the True Point of Beginning.

Containing 358,872 sq. ft. = 8.239 Acres

Gross Area

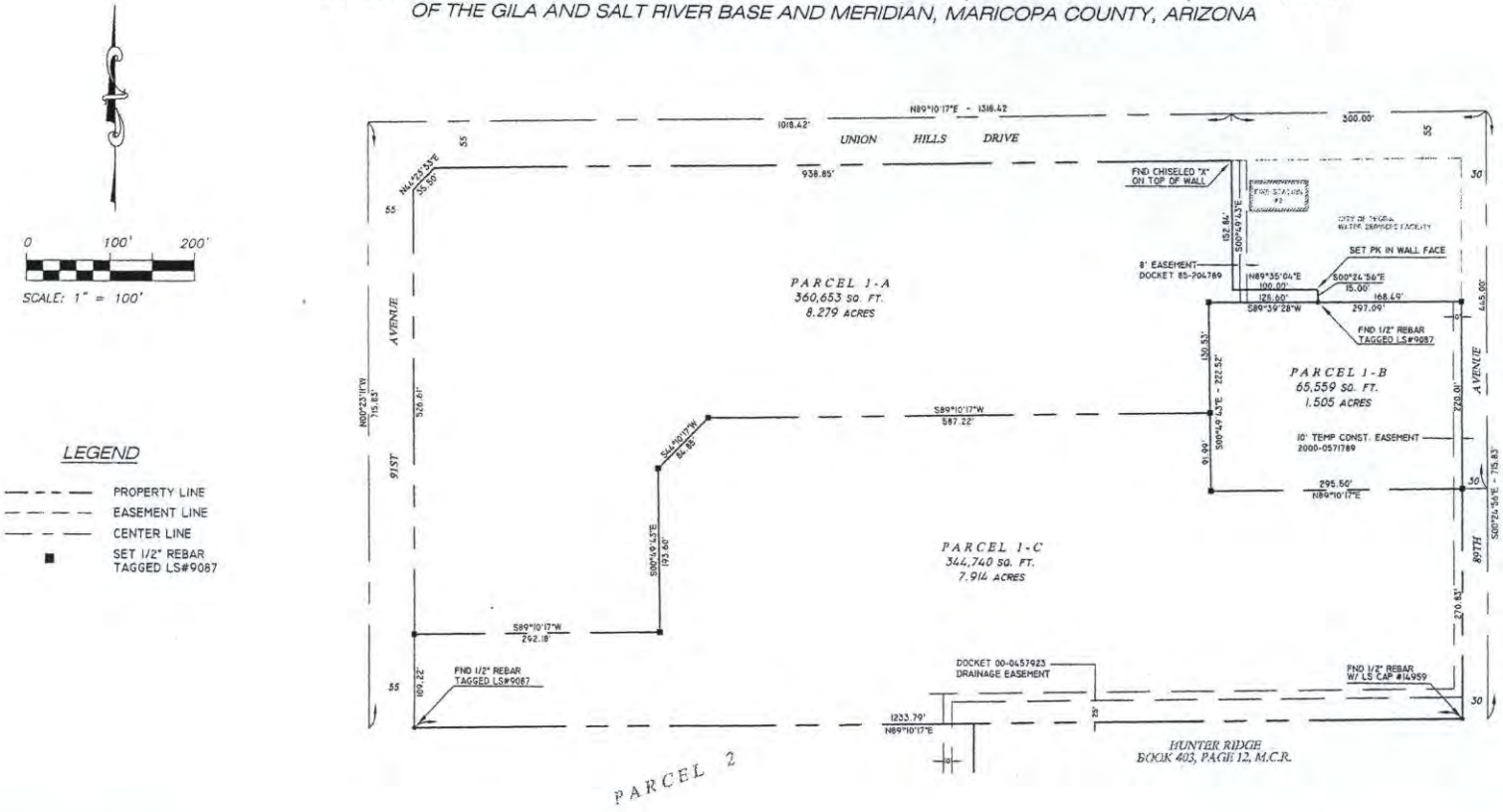
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
9087
HENRY A.
SHEARROW
DATE SIGNED 11-15-2001
Arizona U. S. A.

Henry A. Shearrow
Registered Land Surveyor
Reg. #9087

#21173

PARCEL SPLIT

A PART OF THE WEST HALF OF THE WEST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- SET 1/2" REBAR TAGGED LS#9087

LEGAL DESCRIPTION

PARCEL I-A
BEING A PART OF THE WEST HALF OF THE WEST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE I EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY ARIZONA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 34; THENCE N89°10'17"E ALONG THE NORTH LINE OF THE SECTION A DISTANCE OF 1018.42 FEET; THENCE S0°49'43"E A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING S0°49'43"E A DISTANCE OF 152.84 FEET; THENCE N89°35'04"E A DISTANCE OF 100.00 FEET; THENCE S0°24'56"E A DISTANCE OF 15.00 FEET; THENCE S89°39'28"W A DISTANCE OF 128.60 FEET; THENCE S0°49'43"E A DISTANCE OF 130.53 FEET; THENCE S89°10'17"W A DISTANCE OF 587.22 FEET; THENCE S44°10'17"W A DISTANCE OF 84.85 FEET; THENCE S0°49'43"E A DISTANCE OF 193.60 FEET; THENCE S89°10'17"W A DISTANCE OF 292.18 FEET TO A POINT WHICH IS 55.00 FEET EAST OF THE WEST LINE OF SECTION 34; THENCE N0°23'11"W A DISTANCE OF 551.61 FEET TO A POINT WHICH IS 55.00 FEET SOUTH OF THE NORTH LINE OF SECTION 34; THENCE N89°10'17"E A DISTANCE OF 963.85 FEET TO THE TRUE POINT OF BEGINNING;
CONTAINING 360,965 SQ. FT. = 8.287 ACRES

PARCEL I-B
BEING A PART OF THE WEST HALF OF THE WEST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE I EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY ARIZONA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 34; THENCE N89°10'17"E ALONG THE NORTH LINE OF THE SECTION A DISTANCE OF 1318.42 FEET; THENCE S0°24'56"E A DISTANCE OF 445.00 FEET; THENCE S89°10'17"W A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°10'17"W A DISTANCE OF 295.50 FEET; THENCE N0°49'43"W A DISTANCE OF 222.52 FEET; THENCE N89°39'28"E A DISTANCE OF 297.09; THENCE S0°24'56"E A DISTANCE OF 220.00 FEET TO THE TRUE POINT OF BEGINNING;
CONTAINING 65,559 SQ. FT. = 1.505 ACRES

PARCEL I-C
BEING A PART OF THE WEST HALF OF THE WEST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE I EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY ARIZONA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 34; THENCE N89°10'17"E ALONG THE NORTH LINE OF THE SECTION A DISTANCE OF 1318.42 FEET; THENCE S0°24'56"E A DISTANCE OF 715.83 FEET; THENCE S89°10'17"W A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°10'17"W A DISTANCE OF 1233.79 FEET TO A POINT WHICH IS 55.00 FEET EAST OF THE WEST LINE OF SECTION 34; THENCE N0°23'11"W A DISTANCE OF 109.22 FEET; THENCE N89°10'17"E A DISTANCE OF 292.18 FEET; THENCE N0°49'43"W A DISTANCE OF 193.60 FEET; THENCE N44°10'17"E A DISTANCE OF 84.85 FEET; THENCE N89°10'17"E A DISTANCE OF 587.22 FEET; THENCE S0°49'43"E A DISTANCE OF 91.99 FEET; THENCE N89°10'17"E A DISTANCE OF 295.50 FEET; THENCE S0°24'56"E A DISTANCE OF 270.83 FEET TO THE TRUE POINT OF BEGINNING;
CONTAINING 344,740 SQ. FT. = 7.914 ACRES

CERTIFICATION

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2001 AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

HENRY A. SHEARROW R.L.S. # 9087

REGISTERED LAND SURVEYOR CERTIFICATE NO. 9087 HENRY A. SHEARROW ARIZONA U.S.A.

PARCEL SPLIT
OF
A PART OF THE WEST HALF OF THE WEST HALF OF SEC. 34, T4N, RIE OF THE G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA

DRAWN: CMS	SCALE 1"= 100'	JOB NO. 21173	DATE 10/01	SHEET 1 OF 1

SHEARROW & SONS SURVEYING
P.O. Box 47193
Phoenix, Az 85068-7193
(602) 943-8944 Reg. #9087

SHEARROW & SONS SURVEYING
P.O. Box 47193
Phoenix, AZ 85068-7193
Phone: 602-943-8944
Fax: 602-861-6212

Date: November 15, 2001

Legal Description

Parcel 2

That portion of the West half of the West half of Section 34, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

Commencing at the Northwest corner of said Section 34, thence S0°23'11"E along the West line of said Section 34 a distance of 715.83 feet to the point of beginning, thence N89°10'17"E 715.02 feet, thence S0°23'11"E 1320.00 feet, thence S89°10'17"W 715.02 feet to a point on said West line of Section 34, thence N0°23'11"W along said West line 1320.00 feet to the point of beginning, except the South half.

Containing 471,900 sq. ft. = 10.833 Acres

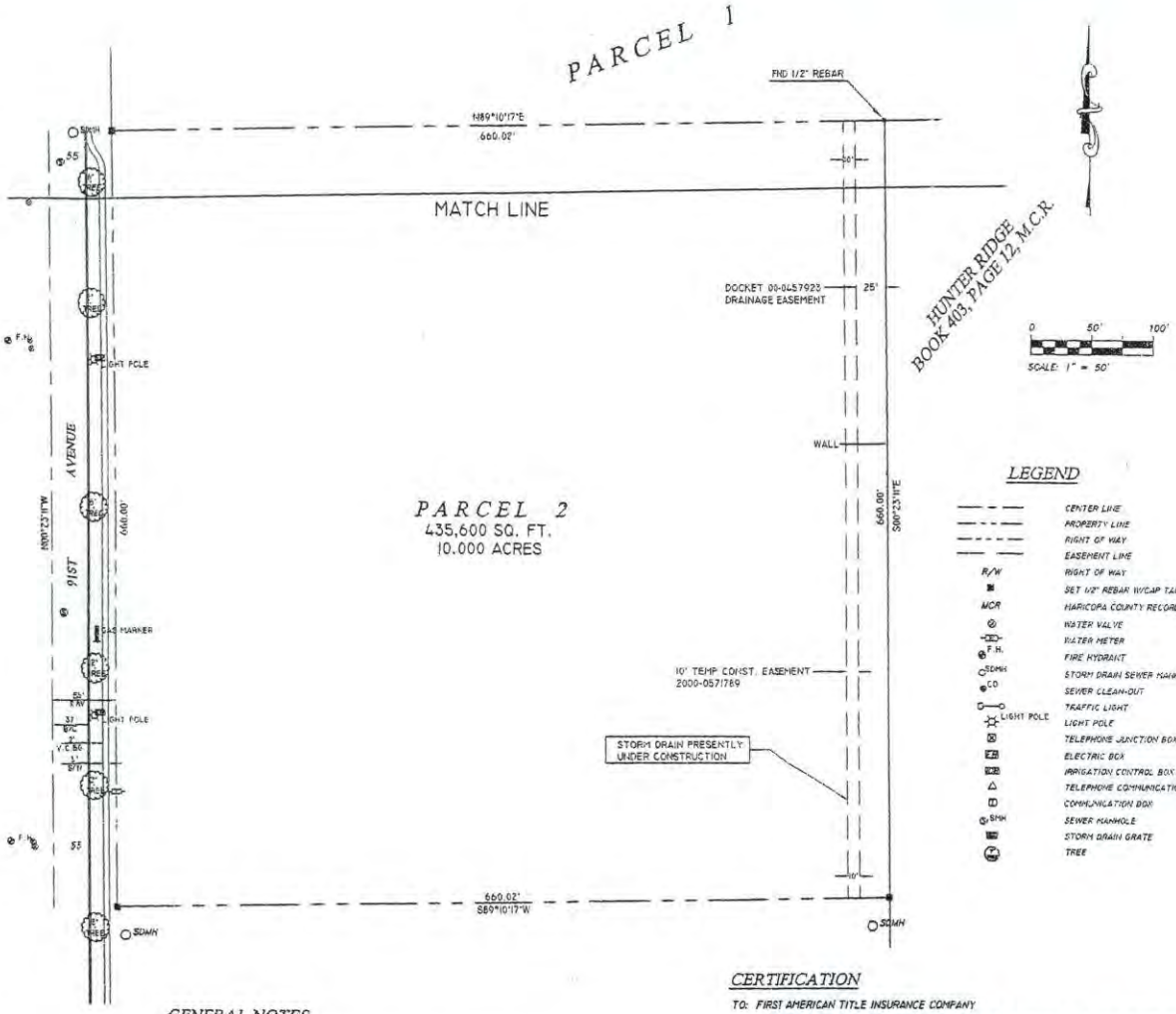
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
9087
HENRY A.
SHEARROW
DATE SIGNED 11-15-2001
Arizona U. S. A.

Henry A. Shearrow
Registered Land Surveyor
Reg. #9087

#21025

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTIONS

PARCEL NO. 1
THAT PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE NORTH 89 DEGREES 10 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 1018.42 FEET;
THENCE SOUTH 00 DEGREES 49 MINUTES 43 SECONDS EAST 207.84 FEET;
THENCE NORTH 89 DEGREES 35 MINUTES 04 SECONDS EAST 100.00 FEET;
THENCE SOUTH 00 DEGREES 24 MINUTES 56 SECONDS EAST 15.00 FEET;
THENCE NORTH 89 DEGREES 35 MINUTES 04 SECONDS EAST 198.49 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF SECTION 34;
THENCE SOUTH 00 DEGREES 24 MINUTES 56 SECONDS EAST ALONG SAID EAST LINE 496.83 FEET;
THENCE SOUTH 89 DEGREES 10 MINUTES 17 SECONDS WEST 1318.79 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 34;
THENCE NORTH 00 DEGREES 23 MINUTES 11 SECONDS WEST ALONG SAID WEST LINE 715.83 FEET TO THE POINT OF BEGINNING.
EXCEPT THE WEST 55.00 FEET THEREOF
EXCEPT THE NORTH 55.00 FEET THEREOF;
EXCEPT THE EAST 30.00 FEET THEREOF

PARCEL NO. 2
THAT PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH 00 DEGREES 23 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 715.83 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 10 MINUTES 17 SECONDS EAST 715.02 FEET;
THENCE SOUTH 00 DEGREES 23 MINUTES 11 SECONDS EAST 1320.00 FEET;
THENCE SOUTH 89 DEGREES 10 MINUTES 17 SECONDS WEST 715.02 FEET TO A POINT ON SAID WEST LINE OF SECTION 34;
THENCE NORTH 00 DEGREES 23 MINUTES 11 SECONDS WEST ALONG SAID WEST LINE 1320.00 FEET TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH HALF.
EXCEPT THE WEST 55.00 FEET THEREOF.

LEGEND

	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY
	EASEMENT LINE
R/W	RIGHT OF WAY
	SET 1/2" REBAR W/CAP TAGGED LS # 9087
MCR	MARICOPA COUNTY RECORDER
	WATER VALVE
	WATER METER
F.H.	FIRE HYDRANT
SDMH	STORM DRAIN SEWER MANHOLE
CO	SEWER CLEAN-OUT
	TRAFFIC LIGHT
LIGHT POLE	LIGHT POLE
	TELEPHONE JUNCTION BOX
	ELECTRIC BOX
	IRRIGATION CONTROL BOX
	TELEPHONE COMMUNICATION TOWER
	COMMUNICATION BOX
SMH	SEWER MANHOLE
	STORM DRAIN GRATE
	TREE

SCHEDULE B ITEMS

1. TAXES FOR THE FULL YEAR OF 2001. (THE FIRST HALF IS DUE OCTOBER 1, 2001 AND IS DELINQUENT NOVEMBER 1, 2001. THE SECOND HALF IS DUE MARCH 1, 2002 AND IS DELINQUENT MAY 1, 2002.)
2. SECOND INSTALLMENT OF 2000 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2001, AND DELINQUENT MAY 1, 2001.
3. RESERVATIONS CONTAINED IN THE PATENT FROM THE STATE OF ARIZONA, READING AS FOLLOWS: THIS PATENT IS ISSUED SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY HERETOFORE LEGALLY OBTAINED AND NOW IN FULL FORCE AND EFFECT
4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
5. AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 520 OF DEEDS, PAGE 537. (AFFECTS BOTH PARCELS).
6. A PLAT RECORDED IN BOOK 7, PAGE 12, OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS PARCEL NO. 1)
7. AN EASEMENT FOR ROADWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN DOCKET 15326, PAGE 926. (AFFECTS BOTH PARCELS)
8. AN EASEMENT FOR SEWER AND/OR WATER MAINS AND INCIDENTAL PROPOSES, RECORDED AS 83-190473, OF OFFICIAL RECORDS, AND THEREAFTER PARTIAL RELEASE OF EASEHEIT RECORDED AS 95-0270028 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 1)
9. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WAIVER" RECORDED JANUARY 5, 1984 AS 84-005805 OF OFFICIAL RECORDS. (AFFECTS BOTH PARCELS)
10. A PLAT RECORDED IN BOOK 29, PAGE 71, OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS PARCEL NO. 1)
11. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES. RECORDED AS 85-204789 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 1)
12. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF RECORDING OF ASSESSMENT" RECORDED MARCH 8, 1993 AS 93-0138829 OF OFFICIAL RECORDS. (AFFECTS BOTH PARCELS)
13. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION FCD 97-12 MIDDLE NEW RIVER WATERCOURSE MASTER PLAN STUDY PROJECT AUTHORIZATION" RECORDED MAY 14, 1998 AS 98-0420062, OF OFFICIAL RECORDS AND RECORDED AUGUST 13, 1998 AS 98-0708622 OF OFFICIAL RECORDS. (AFFECTS BOTH PARCELS)
14. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AS 00-0457623 OF OFFICIAL RECORDS. (AFFECTS BOTH PARCELS)
15. AN EASEMENT FOR TEMPORARY RIGHT OF ENTRY AND TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES RECORDED AS 00-0571789 OF OFFICIAL RECORDS. (AFFECTS BOTH PARCELS)
16. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY SHEARROW & SONS SURVEYING ON FEBRUARY, 2001 DESIGNATED JOB NO: 21025
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
17. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.

GENERAL NOTES

1. ALL BEARINGS AND DISTANCES RESULT FROM ACTUAL FIELD MEASUREMENTS.
2. SURVEY PLATTED HEREON DOES NOT PURPORT TO VERIFY OWNERSHIP.
3. EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES MUST BE DETERMINED IN THE FIELD.
4. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 201-800-1325863, DATED DECEMBER 29, 2000.

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," AS CURRENTLY ESTABLISHED, AND INCLUDES ITEMS 1, 6, 8, 10, 11(B), 14, 15 AND 16 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

HENRY A. SHEARROW R.L.S. # 9087 — 2-20-2001 DATE

9087 HENRY A. SHEARROW ARIZONA

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF

A PORTION OF THE W 1/2 OF THE W 1/2 OF SEC. 34, T4N. R1E OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

FOR

HUGHES DEVELOPMENT

DRAWN: CMS	SCALE	JOB NO.	DATE	SHEET
	1"= 50'	21025	02/01	2 OF 2

SHEARROW & SONS SURVEYING
P.O. Box 47193
PHOENIX, AZ 85068-7193
(602) 943-8944 REG. #9087

CONSISTENCY WITH GENERAL PLAN

Since the General Plan was adopted, development has proceeded along Union Hills Drive and 91st Avenue, including commercial and residential development surrounding this site. A portion of the Union Hills Drive frontage has been conveyed to the City of Peoria for a water storage facility and for a fire station. Additional land adjacent to the northeast portion of Star Summit is in the process of being transferred to the City.

A small (approximately 8.3-acre) commercial development is envisioned along the remainder of the Union Hills Drive frontage extending for a short distance along 91st Avenue. With significant commercial development on the three adjacent corners of this intersection, another large, commercial development extending to the Hunter Ridge neighborhood would not be the most appropriate use for the property. The south half of the existing RM-1 property has been conveyed to the City of Peoria for use as a regional retention facility and park. The remaining 10-acre, RM-1 parcel is, by itself, of marginal size for residential development, unless the higher densities allowed with the existing zoning classification are realized.

The C-2 and RM-1 property contained in Star Summit would be best developed as a single, combined project with uses and densities that are compatible with adjacent developments. Clearly, developing the site as either an attached, single-family, age-restricted community, or as a single-family detached community at a density allowed by the General Plan is consistent with adjacent residential developments and densities. Transitioning from more intense land uses along Union Hills Drive and 91st Avenue to existing communities is desirable and will result in neighborhood stability.

Star Summit is essentially an in-fill development proposal. Development will increase both property valuation and tax base. Homes will be offered for sale under either development scenario, not rented. By allowing development of an in-fill parcel, the tax base will be increased in two ways: 1) by increasing residential units on which taxes can be levied; and 2) by a corresponding increase in sales tax revenue from residents of the proposed community.

Star Summit is compatible with existing residential development to the east, south, west and north. Countrybrook Meadows, across 89th Avenue to the east, is a multi-family residential development with equivalent densities and lot sizes as those proposed for Star Summit. Hunter Ridge, a single-family residential development adjacent to the south, has compatible densities and similar lot sizes to those proposed in Star Summit.

Across 91st Avenue to the west, single-family and multi-family residential developments occur in Brookside Village and Ironwood Greens Apartment Community, with compatible densities to those proposed with this project. Finally, residential communities across Union Hills Drive on the north (Cypress Point Estates and Pinehurst Place) have compatible densities to those proposed with Star Summit.

This project offers a different housing choice that is compatible with surrounding residential neighborhoods, and is within walking distance to shopping and community services. Under either development scenario, recreational opportunities are contained within the project. Additionally, the single-family home developer is offering to construct a tot lot within the City's existing retention basin, which would be available to children of adjacent residential developments as well as those within Star Summit. Recreational opportunities specifically designed for retirees will be included within Star Summit if developed as an attached, single-family community.

Infrastructure elements, including water, wastewater and street systems are in place in Union Hills Drive, 91st Avenue and 89th Avenue. According to the City of Peoria, there are sufficient capacities for water and wastewater service to the proposed development. Adjacent streets (Union Hills Drive, 91st Avenue and 89th Avenue) are constructed to their ultimate section, and this development will have no adverse impact on them.

Star Summit is consistent with Peoria's Comprehensive Plan as it: 1) creates a sound, stable and high-quality residential neighborhood; 2) benefits the neighborhood by developing an in-fill site; 3) creates a community that allows residents convenient, safe access to neighborhood facilities; 4) contains its own series of open spaces and recreational amenities to serve its residents or contains its own series of open spaces and contributes to the active recreational needs of neighborhood children; 5) utilizes existing

infrastructure elements; 6) preserves neighborhood integrity in relation to transportation; and 7) benefits property valuation and tax base.

GENERAL SITE INFORMATION AND EXISTING CONDITIONS

Located south of the southeast corner of Union Hills Drive and 91st Avenue, the existing site contains approximately 29.1 gross acres (27.9 net acres), and is shown in Exhibit 1, Location Map. The overall site contains three separate parcels of land. The first of these, Parcel 1-C, contains 8.24 gross acres (7.9 net acres) of land and is zoned C-2; the second is Parcel 2, containing 10.83 gross acres (10.0 net acres) with a zoning designation of RM-1; and the third is a 10-acre retention basin and park, also with RM-1 zoning. Please refer to Exhibit 2, Vicinity Map. Currently the property is undeveloped except for the City-owned parcel which contains drainage and retention features.

Single-family and multi-family residential developments (Brookside Village Units I and II; Ironwood Greens Apartments), and commercial developments (Peoria Plaza) are across 91st Avenue to the west; residential developments (Cypress Point Estates 2; Pinehurst Place) and commercial developments are across Union Hills Drive to the north and northwest; adjacent City property is developed as a water storage facility and fire station on the north; a multi-family residential development (Countrybrook Meadows) and an undeveloped, commercial parcel are across 89th Avenue to the east; and a single-family residential subdivision (Hunter Ridge) is adjacent to the south. The Vicinity Map in Exhibit 2 and the Existing Conditions Map in Exhibit 3 illustrate these adjacent and on-site conditions.

Exhibit 4 contains a photo index and photos looking both to and from adjacent properties.

Star Summit is located within the Low Density designation of the Peoria Comprehensive Master Plan, which indicates densities of 2 - 5 units per acre, and a target density of 3 units per acre. With a project area of 29.1 gross acres (27.9 net acres) and 112 homes proposed, density is 3.85 units per gross acre. Although the requested density is above the target density, two factors need to be considered with this request. First of all, the residential development proposed with Star Summit will transition from more intensive commercial and City uses to an existing residential community. Secondly, the existing multi-family zoning on ten (10) acres of Star Summit allows significantly higher densities than those proposed under this development

scenario. Multi-family and commercial zoning are in place on the property involved in this request, and neighbors have expressed concern over either of these uses abutting their homes. To date, we have not received any objections to the proposed residential development and density. As discussed in Section 3, the proposed residential uses conform with the goals, policies and objectives of the Peoria Comprehensive Master Plan.

SURROUNDING LAND USES AND CONDITIONS

The residential development proposed for this location is compatible with existing residential development to the east, south, west and north. Additionally, either community will be an effective transition between commercial uses along Union Hills Drive and 91st Avenue and the Hunter Ridge subdivision.

Countrybrook Meadows, across 89th Avenue to the east, is a multi-family residential development with equivalent densities and lot sizes as those proposed for Star Summit. Nominal lot size in Countrybrook Meadows is 40 feet by 100 feet. Hunter Ridge, a single-family residential development adjacent to the south, has compatible densities and similar lot sizes to those proposed in Star Summit. Nominal lot size in Hunter Ridge is 55 feet by 110 feet.

Across 91st Avenue to the west, single-family and multi-family residential developments occur in Brookside Village and Ironwood Greens Apartment Community. Nominal lot size in Brookside Village is 55 feet by 105 feet. Finally, residential communities across Union Hills Drive on the north (Cypress Point Estates and Pinehurst Place) have nominal lot sizes of 70 feet by 105 feet and 65 feet by 105 feet.

A portion of the Union Hills Drive frontage has been conveyed to the City of Peoria for a water storage facility and for a fire station. Additional land adjacent to the northeast portion of Star Summit is in the process of being transferred to the City for a new fire station site.

A small (approximately 8.2 acres) commercial development is being processed through the City of Peoria at the southeast corner of Union Hills Drive and 91st Avenue. With significant commercial development on the three adjacent corners of this intersection, another large, commercial development extending to the Hunter Ridge neighborhood would not be the most appropriate use for the remaining commercially-zoned property.

Ten acres (the south half of the existing RM-1 property) has been conveyed to the City of Peoria for use as a regional retention facility and park. The remaining 10-acre RM-1 zoned property is of marginal size for residential

development, unless the higher densities allowed under this existing zone are realized.

Hughes Development and Montalbano Homes believe that the remaining portions of C-2 and RM-1 property would be best developed as a single, combined project with uses and densities that are compatible with adjacent developments. Transitioning from more intense land uses along Union Hills Drive and 91st Avenue to existing communities is desirable and will result in neighborhood stability.

PRELIMINARY DEVELOPMENT PLAN

Star Summit proposes to develop up to 112 lots on 29.1 gross acres (27.9 net acres). The homes will be marketed to either: 1) retirees and second home buyers; or 2) single-family home buyers. All homes will be owner-occupied as is consistent with other Hughes and Montalbano Homes communities. If developed as an attached, single-family product, homes will be constructed in groups of two with a common wall and will all be single-story. The attached product will offer four floor plans ranging in size from 1,282 square feet to 1,851 square feet. The floor plans and a typical elevation are contained in Exhibit 5. Exteriors are varied through use of three schemes which incorporate tile roofs, trim and house colors. Copies from a brochure for Hughes Development's Verde Groves project in Mesa, Arizona, are also included in Exhibit 5.

If Star Summit is developed as a single-family, detached product community, all homes will be one- and two-story, single-family detached dwellings. Up to eight floor plans ranging in size from 1,350 square feet to 2,200 square feet will be offered. Three different exterior elevations for each floor plan, with roof, trim and color variations, will provide attractive views from the street. Representative sample floor plans and elevations are contained in Exhibit 6. The development shall fully conform to the Design Review Manual for single-family residential developments and shall require single-family Design Review approval prior to the issuance of building permits.

A Preliminary Development Plan for Star Summit is shown in Exhibit 7. The general street and lot layout will be similar for either an attached single-family or detached single-family project, by either developer. Primary access to Star Summit will be from an entry drive located on 91st Avenue, with another access on 89th Avenue. Interior roads will be private, and will be 30 feet in width, including asphalt pavement with a standard roll curb and gutter. All interior streets will be maintained by a homeowners' association. As a standard feature of all their communities, Hughes Development will provide gated entries with the 89th Avenue access only for exit and emergency access. Gated entries will not be a feature of a Montalbano Homes project.

Recreation amenities, appropriate for each type of development, will be provided in either project. For the retirement/second home community (attached single-family product), a centrally-located recreation complex will contain a heated pool, spa, barbecue areas, and a community center with kitchen, library, billiard and crafts room, fitness room and multipurpose areas for dancing and community gatherings conducive to an active retirement lifestyle. Star Summit will provide a quality, resort-style living environment to Arizona's retirees and second home buyers.

Amenities provided for the detached single-family home development include open play areas within the subdivision itself, and a direct tie into the City's retention basin/park located adjacent to the south of the subdivision. A tot lot designed to meet the active recreational needs of younger children will be included, and the developer proposes to construct this amenity within the City-owned park, making it available for all neighborhood children. If this option is not acceptable to the City, then this facility will be placed within Star Summit. Discussions with the City Engineering and Community Services Departments are on-going relating to the feasibility of this option.

If Star Summit is an age-restricted, retirement community, there is no anticipated impact on the Peoria Unified School District. If developed as a single-family community, there will be an anticipated 56 elementary-aged children (K-8) and 22 high school-aged children (9-12) generated by the project. The schools these children will attend are Apache Elementary and Sunrise Mountain High. We have been in touch with the school district and understand that they will request a Developer Assistance Agreement if Star Summit is a single-family project. A letter of correspondence from the Peoria Unified School District is enclosed as Exhibit 8.

PERMITTED, CONDITIONAL AND ACCESSORY USES

Permitted Principal Uses

A. Attached single-family dwellings.
B. Detached single-family dwellings.
C. Community-owned common areas and recreational facilities.
D. Publicly-owned and operated parks, retention facilities, recreation areas and centers.

Permitted Conditional Uses

All uses contained in Section 14-5-3 and Section 14-6-3 of the City of Peoria Zoning Ordinance, in accordance with all pertaining regulations, subject to approval by the Commission of site development plans prepared in accordance with provisions of this PAD and Article 14-24 and Article 14-32, as appropriate. Group home and group care facilities are not allowed under the Star Summit PAD.

Permitted Accessory Uses

A. Any accessory use customarily incidental to a permitted use.
B Day care for four (4) or less children.
C. Off street parking serving a permitted principal use, in accordance with Article 14-23.
D. Private garage or carport for storage or parking of vehicles.
E. Garden house, tool house, ramada, outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests.
F. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code.
G. Home occupation, provided it is in accordance with Article 9 of the Peoria City Code.

Residential densities allowed under this PAD will be 3.85 units per gross acre. In all, a total of 112 single-family attached or detached dwelling units will be allowed. Setbacks and associated development standards are detailed in Section 9 of this report.

The available housing types will be from the representative floor plans and elevations shown in Exhibits 5 and 6. Lots will be able to accommodate each housing type, or they will be so noted and restricted on the final plat. Housing types will not be pre-selected by the developer, and will respond to market demand of the new residents of the Star Summit community.

The PAD zoning district shall apply to the entire 29.1 gross acres. However, residential uses are limited to the 19.1 gross acres situated north of the City-owned retention basin/park property.

PROJECT PHASING AND DEVELOPMENT SCHEDULE

If approved, development of Star Summit will proceed quickly. It is anticipated that the initial phase will be under construction within one (1) year, with the second phase (if, indeed there is a second phase), following close behind. The project may be phased, with the initial phase that portion adjacent to 91st Avenue. If the decision is made to phase construction, then a phasing plan will be submitted to the City for approval prior to approval of the Final Plat.

PROJECT DEVELOPMENT STANDARDS

The following project development standards shall apply to the Star Summit PAD. These standards are summarized in Table 1, which follows at the end of this section.

Lot Coverage

Maximum lot coverage shall not exceed 65%. The reason for this coverage is based on the setbacks as they apply to a minimum-sized lot. For an attached product, there is a zero setback on one side, and a minimum 5' setback on the side where the homes are not attached. With the 15-foot minimum rear and 20-foot minimum front yard (to the garage) a building envelope of 2,600 square feet would be allowable. Even though the largest attached product is only 1,851 square feet, there is a covered patio option and a two-car garage on this unit. Covered patios and garages are generally included in the lot coverage percentage, even though those areas are not included in the square footage calculations of the homes. Additionally, optional bay windows on all attached products can increase the square footage of the homes. For these reasons, it is necessary to request the maximum lot coverage be 65% for the attached home product.

For the detached product, there is a minimum 15-foot rear yard, 20-foot front yard (to the garage) and 5-foot side yard. This leaves a building envelope of 2,275 square feet. The largest single-story home is 1,925 square feet (including the garage), however, a covered front and rear patio are also offered with this model. In order to accommodate this home, a 65% building coverage is necessary.

Setbacks

Building setbacks from property lines forming the perimeter of the PAD shall be a minimum of 20 feet.

Minimum front setback to a garage shall be 20 feet; minimum front setback to a house or front porch shall be 10 feet. These setbacks are reflected in the attached home product in Exhibit 5 (Heritage floor plan). Other floor plans reflect a 20-foot setback to the garage as their minimum.

Minimum side yard setback for attached home product is zero feet on one side, buildings shall have a 10-foot minimum separation. Minimum

side yard setback for detached home product is 5 feet. The building setback for a corner side yard shall be 10 feet.

Minimum rear yard setback shall be 15 feet.

Minimum Lot Size

Minimum Lot Size shall be 45 feet wide and 100 feet deep, with a minimum lot area of 4,500 square feet.

Building Heights

The maximum building height shall be two stories or 25 feet for detached single-family product and one story or 15 feet for attached single-family product.

Accessory Use Standards

Accessory use shall conform to standards in Section 14-5-7 for detached single-family product; and to standards in Section 14-6-7 for attached single-family product.

Open Space Requirements

Minimum open space requirements will be 11% of the net residential development area, or 1.97 acres. If the attached single-family product is developed, commonly-owned recreation facilities will be constructed. Typical facilities may include active and passive areas such as pools, spa, patios, BBQ's, trails and turfed areas. The single-family detached option will provide a tot lot to meet the active recreational needs of younger children. If agreed to by the City, this tot lot will be located in the adjacent park to allow use by all neighborhood children. If this alternative is not acceptable tot he City, then the tot lot will be located within the open space contained in Star Summit.

In order to meet the 11% open space requirement for the single-family detached product, it is necessary for portions of the 20-foot wide perimeter PAD setback to be allowed to count toward the overall open space requirement. These portions are parts of other open space areas, and do not include any areas within individual lots. It is our understanding that this can be accomplished through conditions attached to the PAD zoning case.

Lighting

Street light type and spacing will be installed as required by the City of Peoria.

Screening, Fencing and Walls

Star Summit will contain a perimeter wall, 6 inches thick and 8 feet in height where adjacent to 91st Avenue. Other perimeter walls will be 6 feet in height. Details of the perimeter wall are contained in Exhibit 9. If gated, gates will be card operated, security-type painted metal gates. For the detached single-family product, view walls, consisting of 4 feet solid with 2 feet view fencing (painted, ornamental-type iron) along the top, will be constructed along the interior side and rear lot lines adjacent to Tracts A, B, and C (as shown on Exhibit 7); and on the side and rear lot lines adjacent to the City-owned retention basin/park on the south side of the residential portion of the PAD.

For the attached single-family product, interior walls are limited to 3 feet in height and are only allowed in the patio area.

Roadway Standards

Interior streets will be private and will be maintained by a homeowners' association. Streets will be 30 feet in width, including asphalt paving with a two-foot wide roll type curb and gutter along each side. The asphalt paving section will be 2 inches of asphaltic concrete over 6 inches of aggregate base course. The roll type curb and gutter will be per MAG Standard Detail 220, Type B.

Parking

Each home has a minimum two-car garage, and vehicles are required, by project Conditions, Covenants and Restrictions (CC&R's), to be kept inside. As the minimum setback from the back of curb to the garage is twenty feet, there is room for two additional vehicles to be parked on each lot. Parking will be allowed on one side of the street only, in order to keep a minimum twenty feet clear for emergency access, and streets will be signed appropriately. If the attached single-family product is developed with a central recreation area, additional parking will be provided at that facility.

TABLE 1

STAR SUMMIT DEVELOPMENT STANDARDS

Proposed Zoning District	Maximum Density (du/ac)	Minimum Lot Area (sq ft)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Minimum Front Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Minimum Side Yard Setback (ft)	Minimum Street Side Setback (ft)	Minimum Building Separation (ft)	Maximum Lot Coverage	Maximum Building Height (ft)
PAD	3.85	4,500	45	100	20' to garage; 10' to house or porch	15	5' for SFD; 0' if attached	10	10	65%	25 for SFD; 15 if attached

Notes: Rear setback is to a covered structure.
Minimum Open Space requirements are 11% of the net residential area or 1.97 acres.

PROJECT SIGNAGE STANDARDS

The type, placement and physical dimensions of signs used in association with Star Summit shall be in accordance with Article 14-34 of the City of Peoria Zoning Ordinance. A signage package of the proposed design and location of all permanent and temporary signs for the life of the project, subject to the guidelines contained in Article 14-34, will be submitted to the City on or before permit application. At this time, it is anticipated that monument signs for Star Summit will be wall-mounted, ground lighted and will occur at the project entries.

PROJECT LANDSCAPE STANDARDS

Landscaping along the 91st Avenue and 89th Avenue frontages shall conform to requirements of Article 14-35 of the City of Peoria Zoning Ordinance. Interior landscaping shall be provided in all common areas and all landscaped areas will be served by a permanent, automatic underground irrigation system. All areas not covered with living plant materials shall have a minimum 3/4" size, 2" deep inert ground cover such as decomposed granite.

In the attached single-family development, all areas outside the dwelling units are landscaped by the developer. Arid and drought-tolerant plant materials will be used throughout the project, with areas of oasis-type plantings in high-use zones, such as the recreation center. Turf areas will be limited in scope to minimize water consumption. All common area landscaping and landscaping outside individual patios will be maintained by a homeowners' association.

In the detached single-family development, all common areas will be landscaped with arid and drought-tolerant plant materials. Front yard landscape packages are available to buyers, with desert-themed designs included with the home. Landscape upgrades including turf and additional plant materials will be offered to home buyers. All common area landscaping will be maintained by a homeowners' association.

INFRASTRUCTURE AND UTILITIES

It is anticipated that on-site grading will result in earthwork balance and not require import or export of materials. Drainage schematics and retention will be as approved by the City of Peoria in the Preliminary and Final Drainage Reports for Star Summit.

According to the City of Peoria, existing infrastructure including sewer, water, electric, telephone and cable TV are readily available in Union Hills Drive, 89th Avenue and 91st Avenue and have the capacity to accommodate this development.

Traffic impact on adjacent streets will vary with the type of development. For the attached single-family product, impacts are expected to be minimal. Typically, retiree and second home developments do not generate traffic on the scale of younger, single-family communities. Many walk to neighborhood services, and do not drive during rush hour. Thus peak traffic is not adversely affected as with other types of development. For the attached single-family product, traffic generation figures of 10 trips per day are appropriate to use, which will result in an additional ADT of 1,120 trips. Peak morning and evening trips would increase by 112 trips. Neither of these will significantly impact existing traffic on Union Hills Drive, 89th Avenue or 91st Avenue.

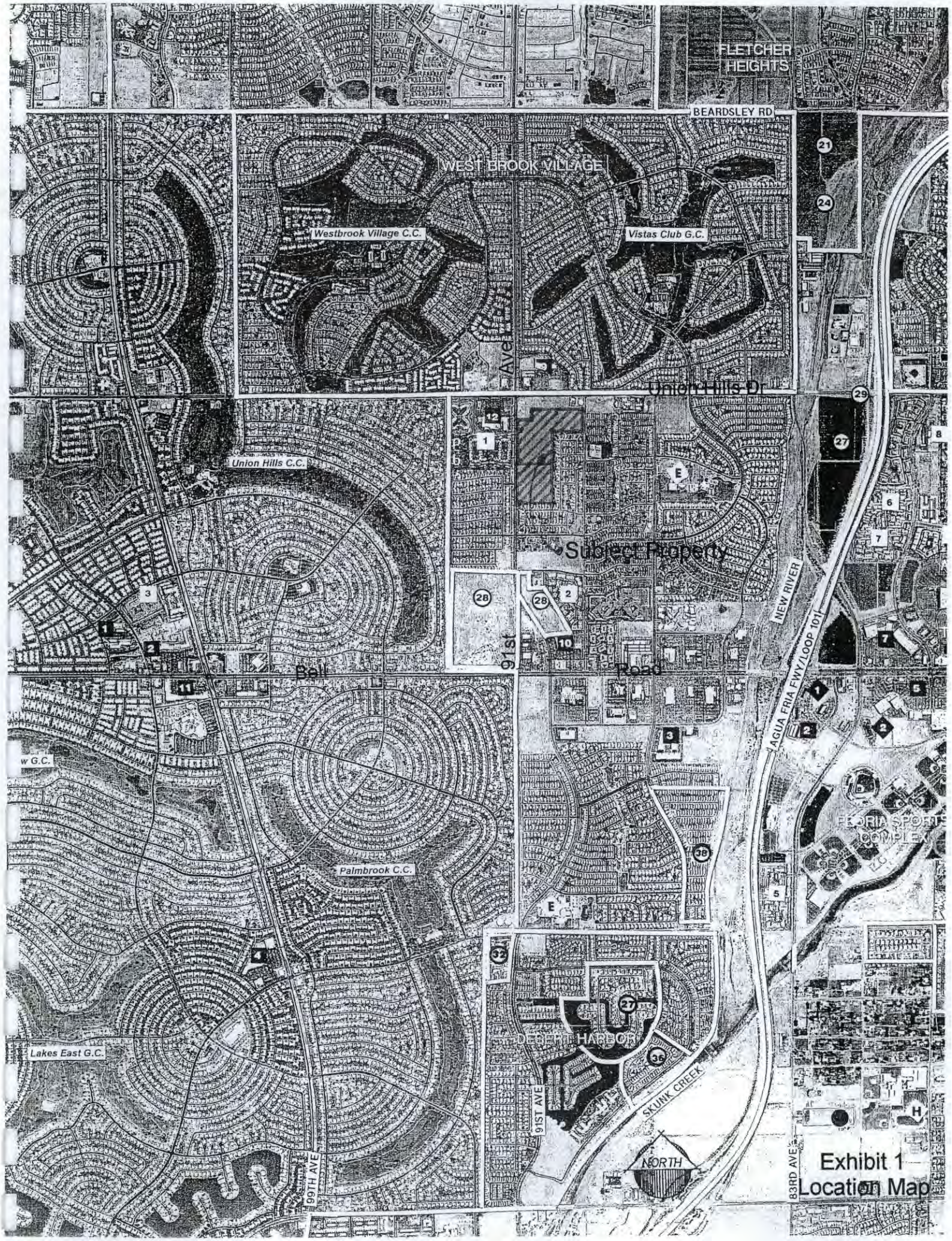


Exhibit 1
Location Map

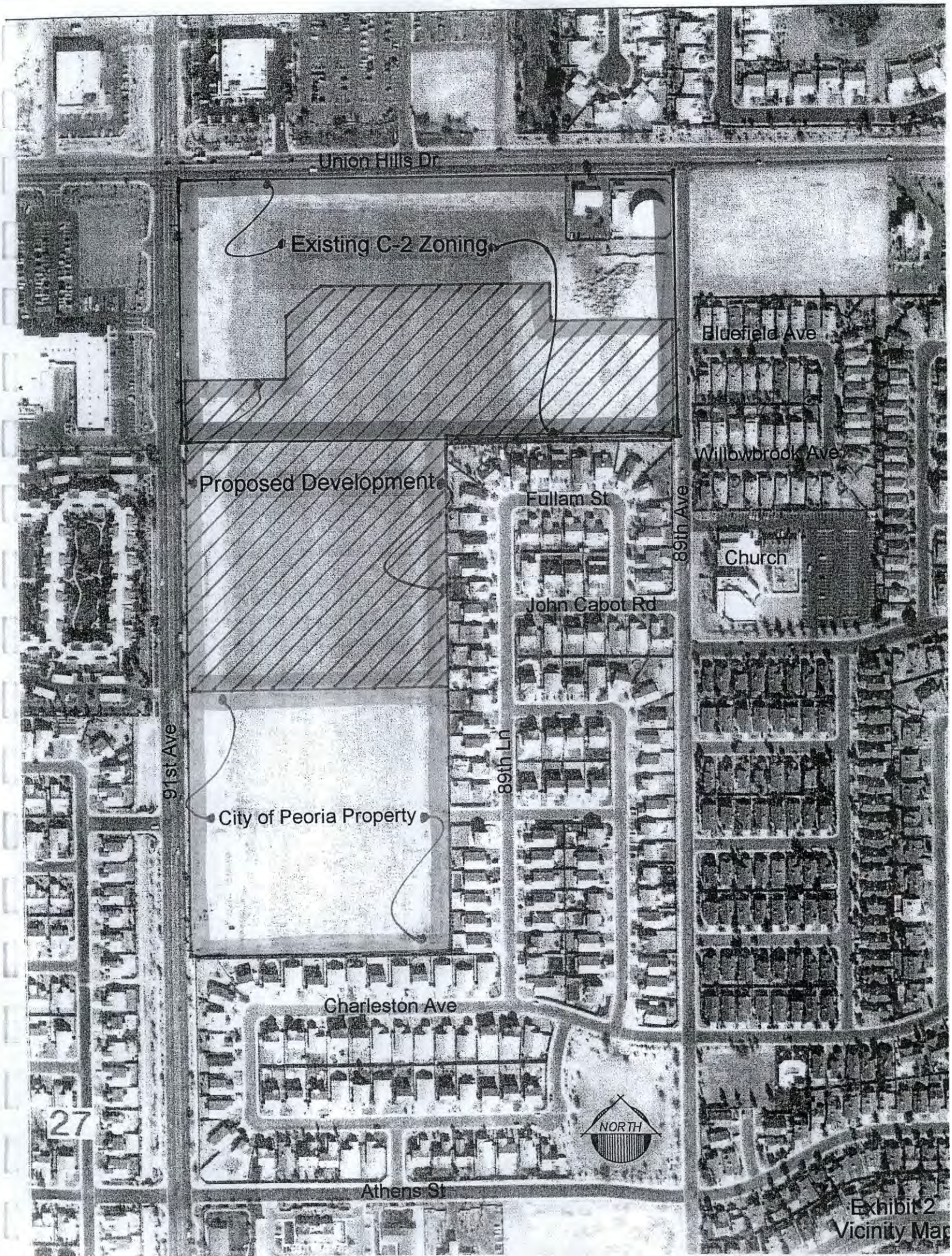


Exhibit 2
Vicinity Map

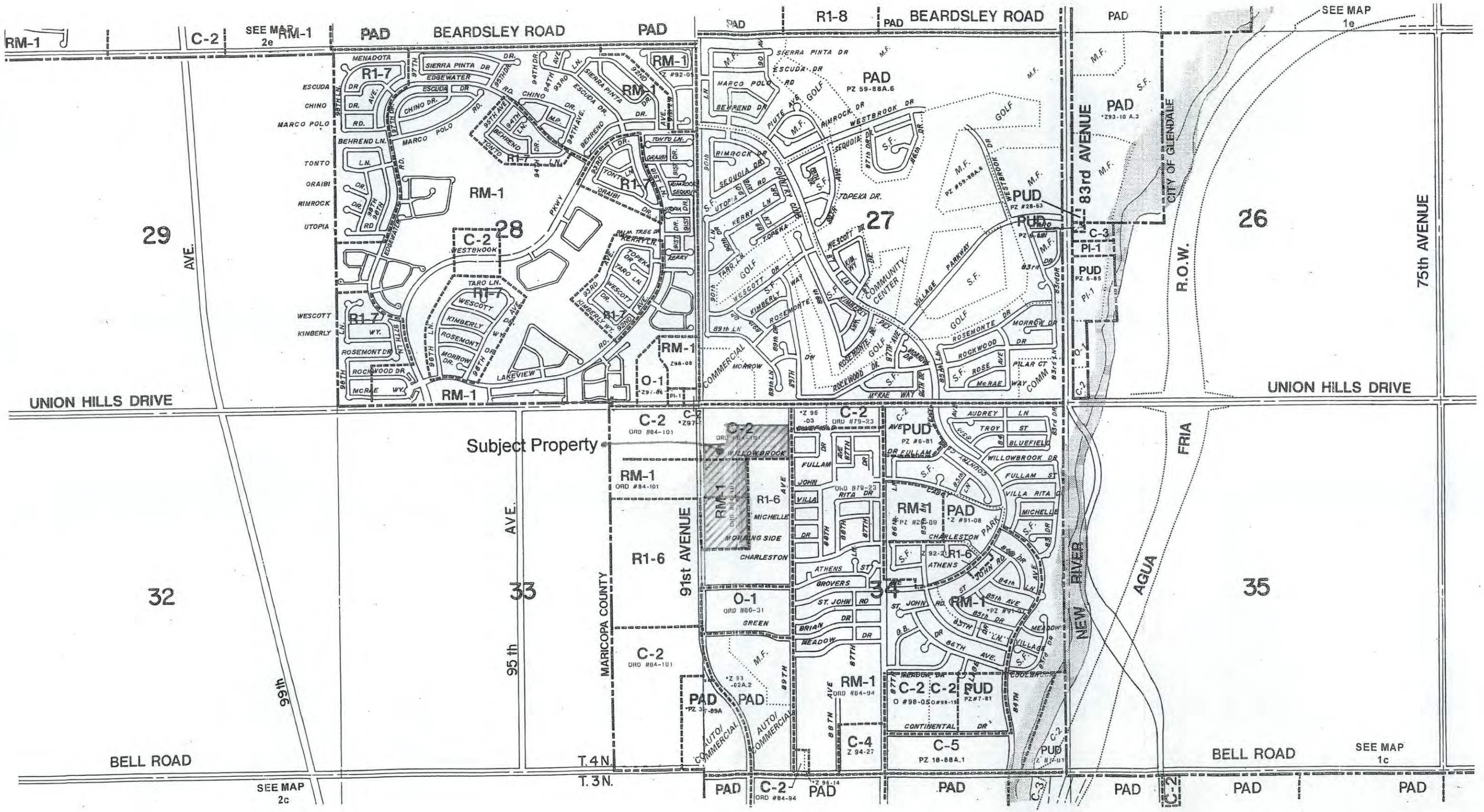


Exhibit 3
Existing Conditions

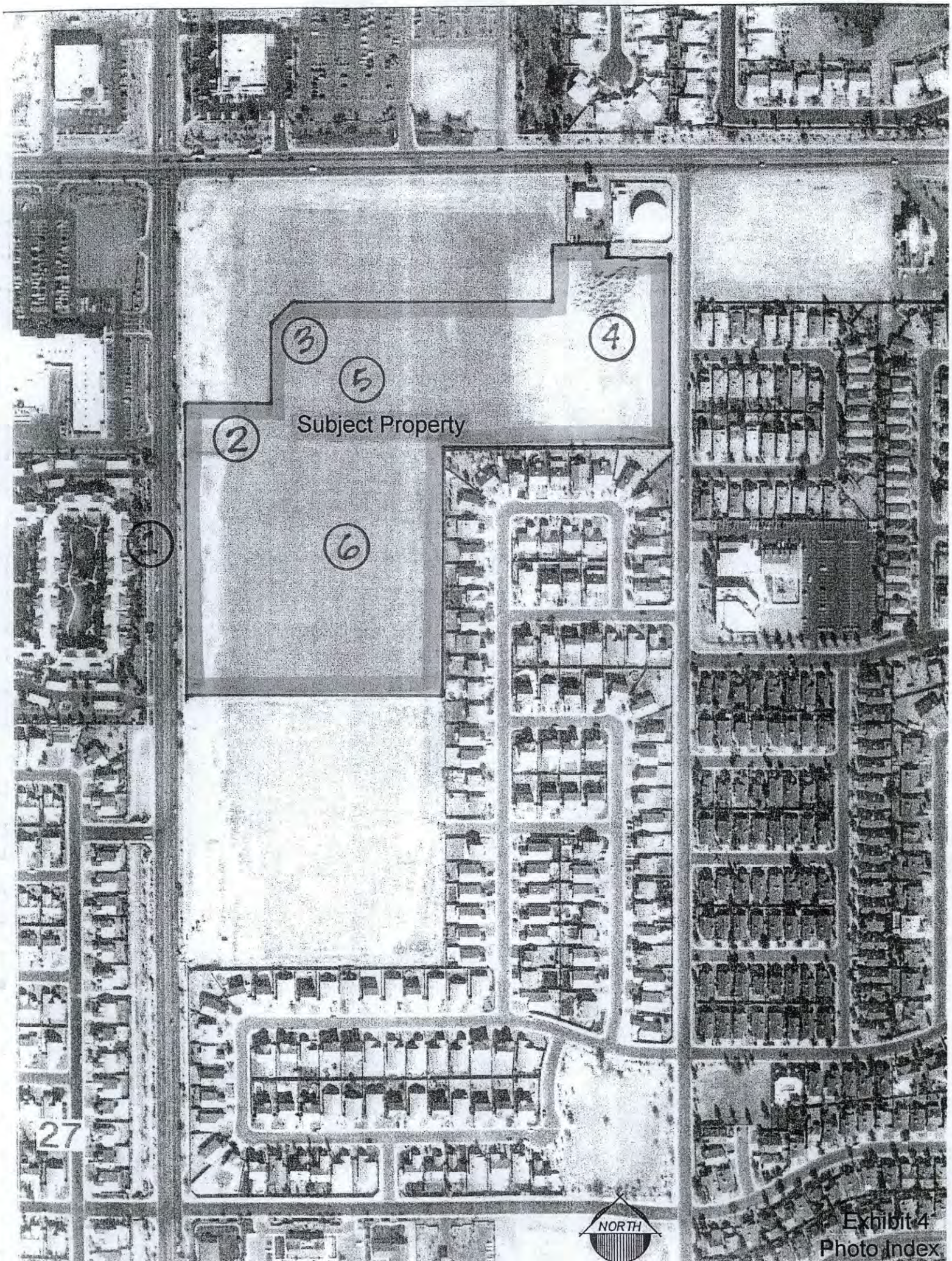


Exhibit 4
Photo Index

Photo Site 1 - Looking Northeast Across Property

Photo Site 1 - Looking East Across Property

Photo Site 2 - Looking West From Property

Photo Site 2 - Looking Northwest From Property

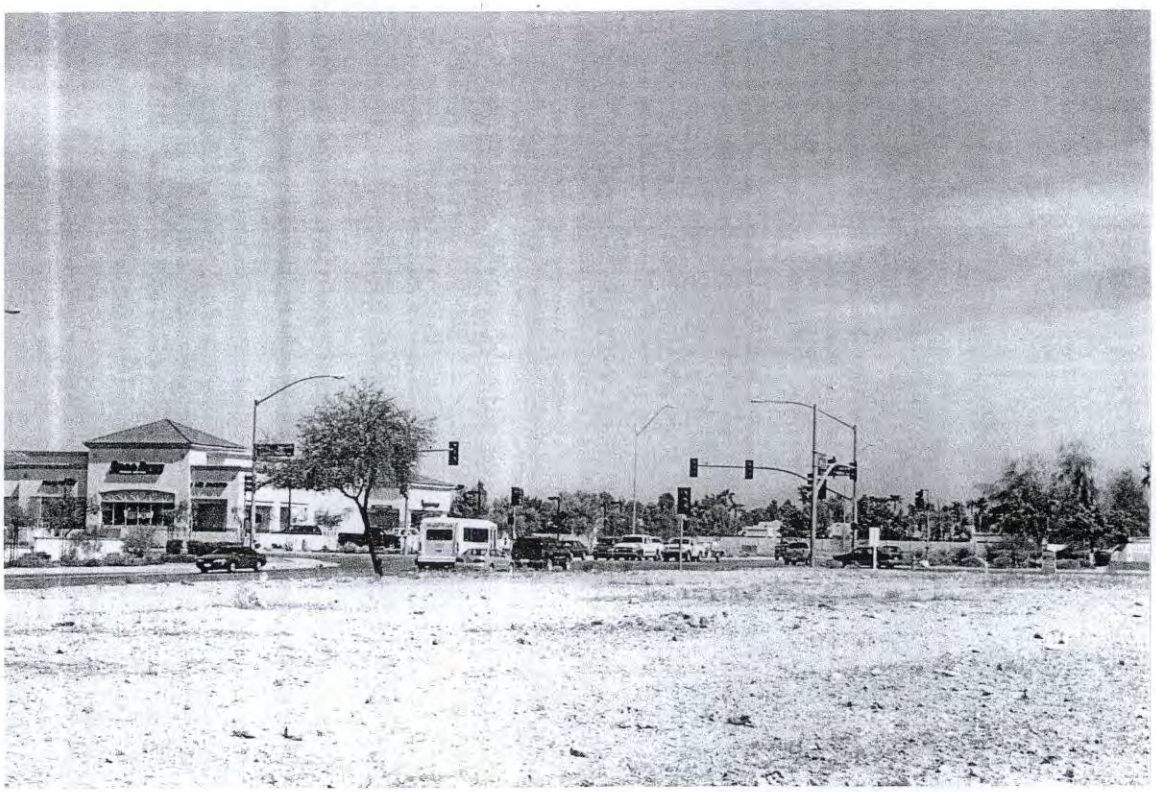


Photo Site 3 - Intersection of Union Hills/91st Ave From Property

Photo Site 3 - Looking North From Property

Photo Site 4 - Looking North From Property

Photo Site 4 - Looking South From Property

Photo Site 5 - Looking East From Property

Photo Site 5 - Looking Southeast From Property

Photo Site 6 - Looking Southeast From Property

Photo Site 6 - Looking South From Property

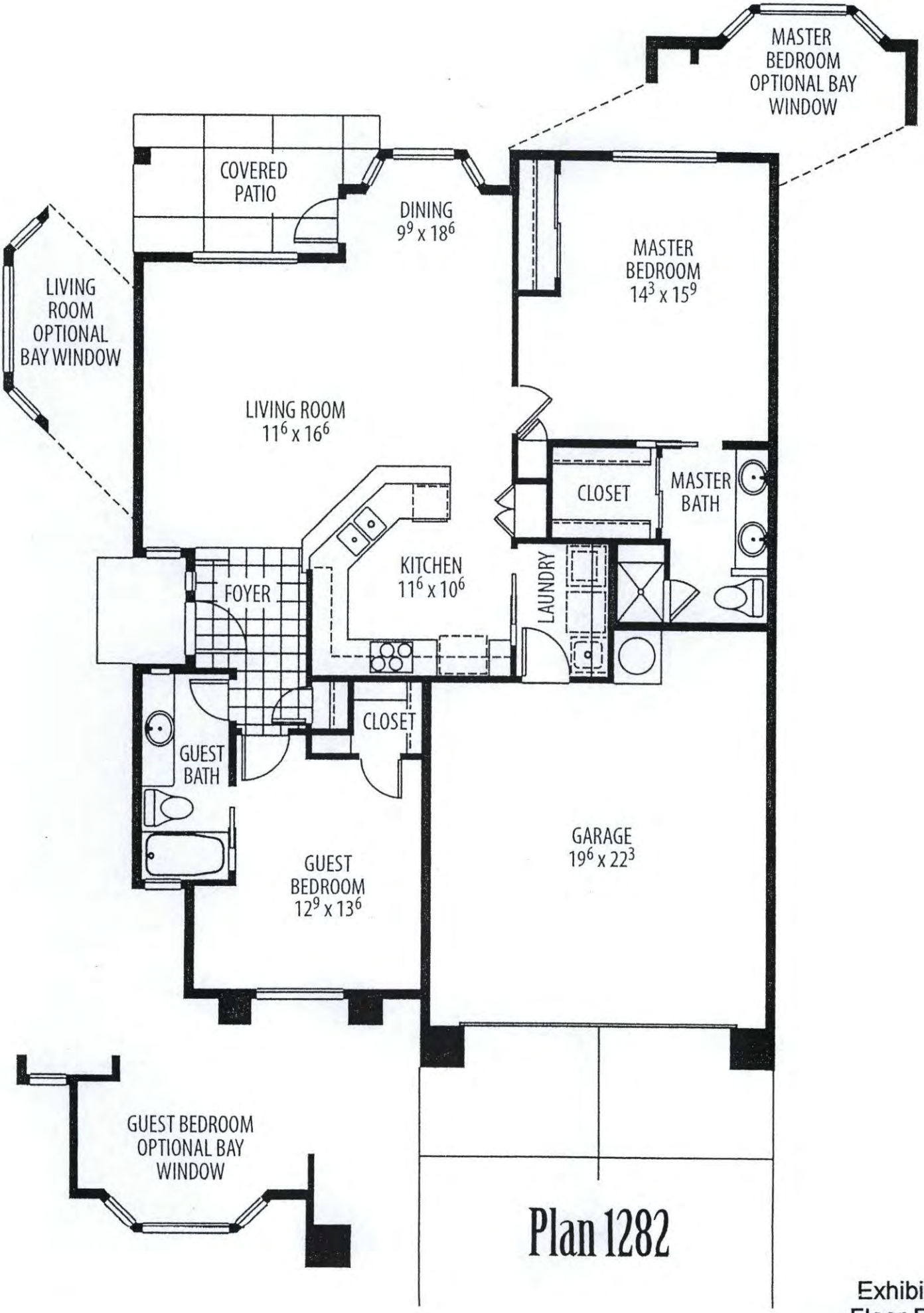
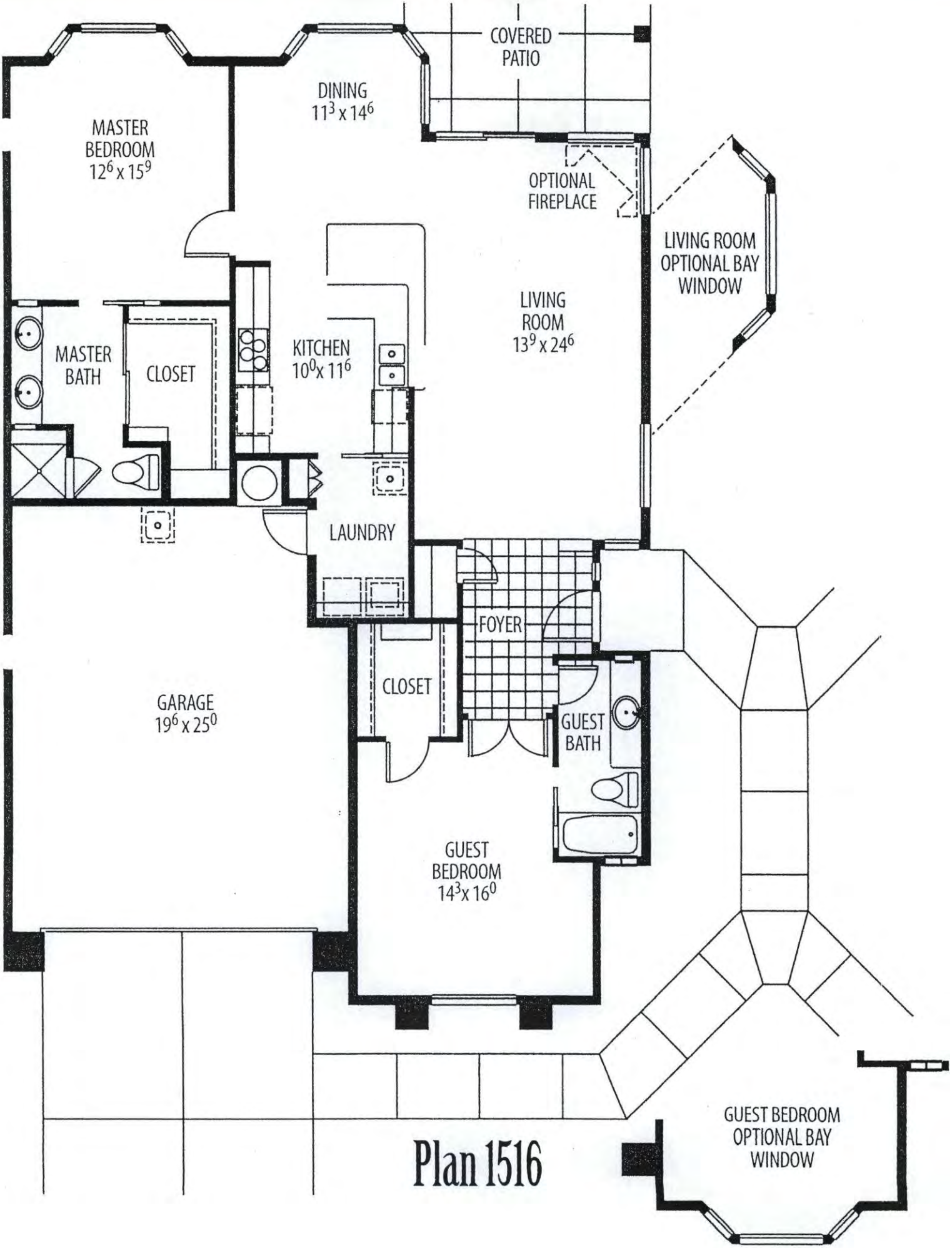
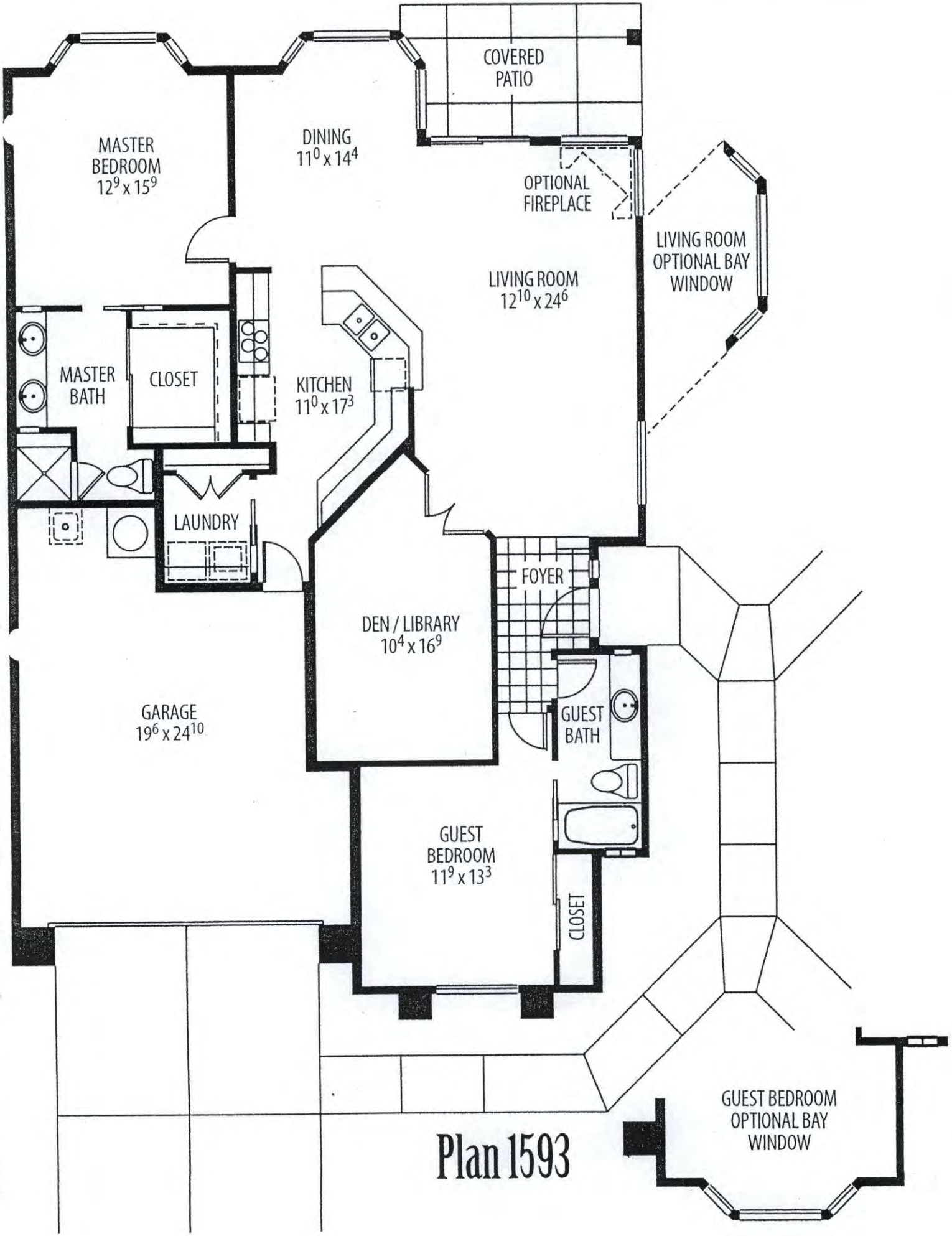


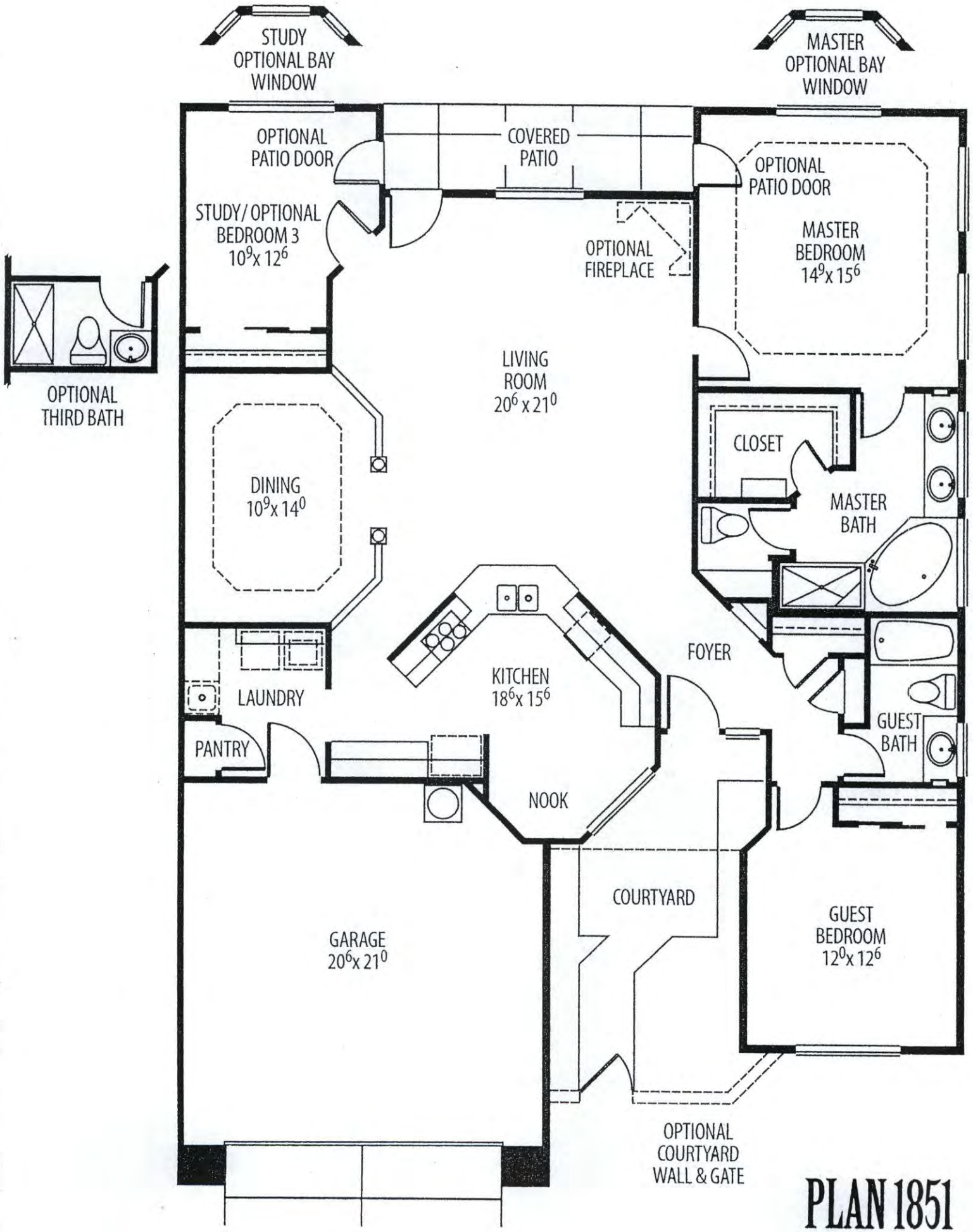
Exhibit 5
Floor Plans


COVERED PATIO
DINING 11³ x 14⁶
MASTER BEDROOM 12⁶ x 15⁹
OPTIONAL FIREPLACE
LIVING ROOM OPTIONAL BAY WINDOW
LIVING ROOM 13⁹ x 24⁶
MASTER BATH
CLOSET
KITCHEN 10⁰ x 11⁶
LAUNDRY
FOYER
CLOSET
GARAGE 19⁶ x 25⁰
GUEST BATH
GUEST BEDROOM 14³ x 16⁰
GUEST BEDROOM OPTIONAL BAY WINDOW

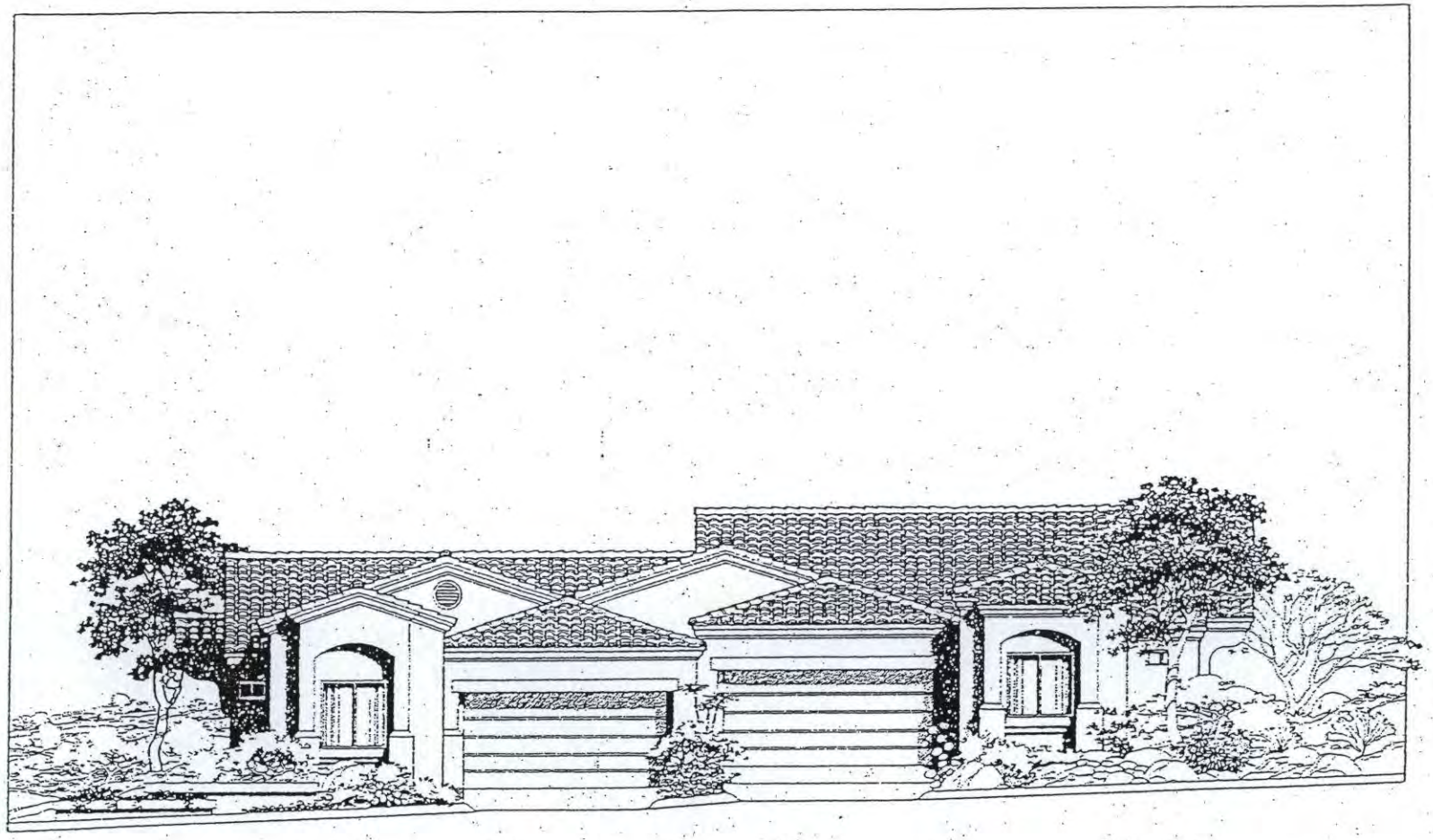
Plan 1516


COVERED PATIO
MASTER BEDROOM 12⁹ x 15⁹
DINING 11⁰ x 14⁴
OPTIONAL FIREPLACE
LIVING ROOM OPTIONAL BAY WINDOW
LIVING ROOM 12¹⁰ x 24⁶
MASTER BATH
CLOSET
KITCHEN 11⁰ x 17³
LAUNDRY
FOYER
DEN / LIBRARY 10⁴ x 16⁹
GARAGE 19⁶ x 24¹⁰
GUEST BATH
GUEST BEDROOM 11⁹ x 13³
CLOSET
GUEST BEDROOM OPTIONAL BAY WINDOW

Plan 1593

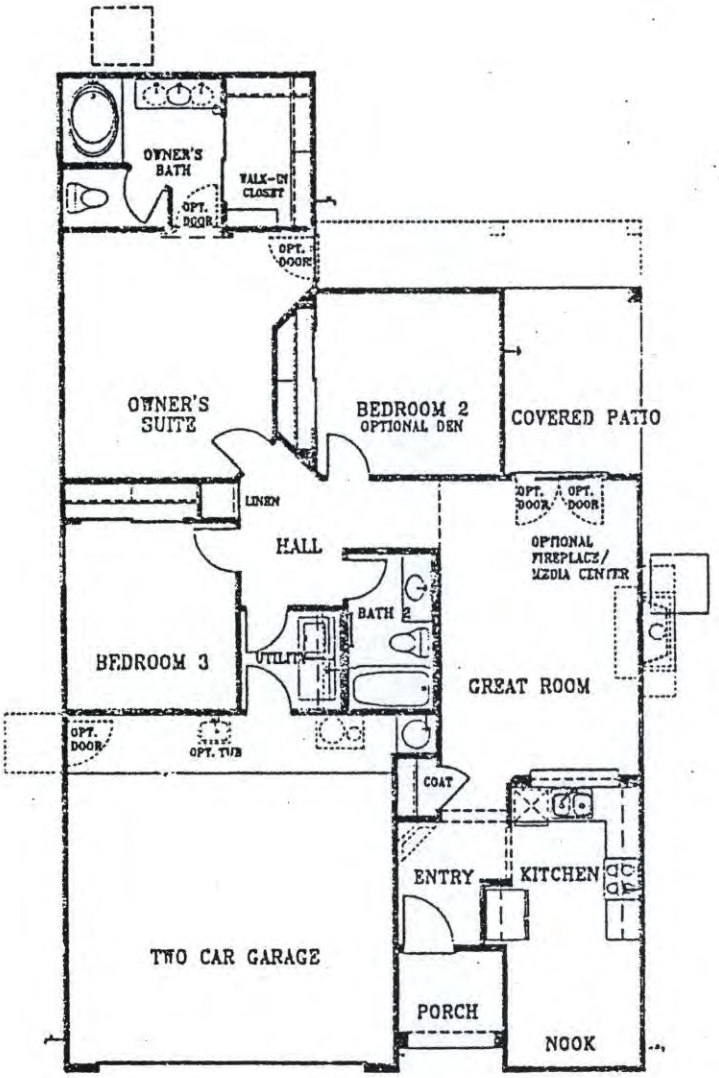

STUDY
OPTIONAL BAY
WINDOW
MASTER
OPTIONAL BAY
WINDOW
OPTIONAL
PATIO DOOR
COVERED
PATIO
OPTIONAL
PATIO DOOR
STUDY/ OPTIONAL
BEDROOM 3
10⁹x 12⁶
OPTIONAL
FIREPLACE
MASTER
BEDROOM
14⁹x 15⁶
OPTIONAL
THIRD BATH
LIVING
ROOM
20⁶ x 21⁰
CLOSET
DINING
10⁹x 14⁰
MASTER
BATH
FOYER
KITCHEN
18⁶x 15⁶
LAUNDRY
GUEST
BATH
PANTRY
NOOK
COURTYARD
GUEST
BEDROOM
12⁰x 12⁶
GARAGE
20⁶x 21⁰
OPTIONAL
COURTYARD
WALL & GATE

PLAN 1851

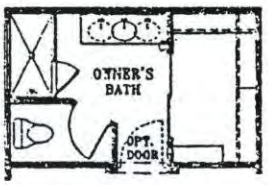


Duplex Elevation
Hughes Development, L.C.

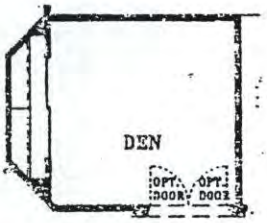
Exhibit 5
Typical Elevation



FLOOR PLAN
35'-0" x 60'-0"



OPTIONAL OWNER'S BATH



OPTIONAL DEN

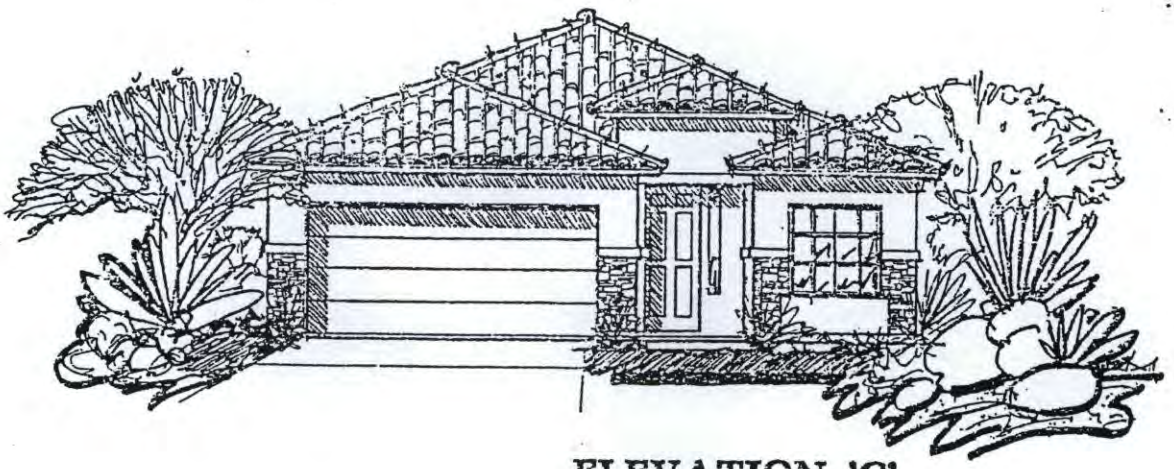
FOR ILLUSTRATIVE PURPOSES ONLY

PLAN A
EXHIBIT 6

1350
PLAN I

ELEVATION 'A'

ELEVATION 'B'

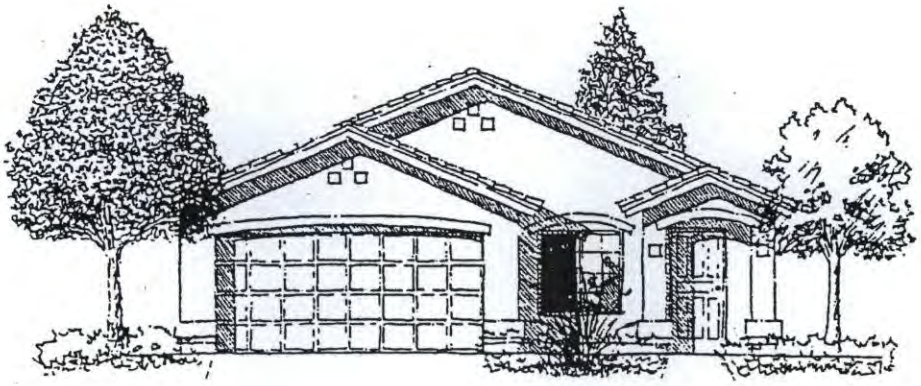


ELEVATION 'C'

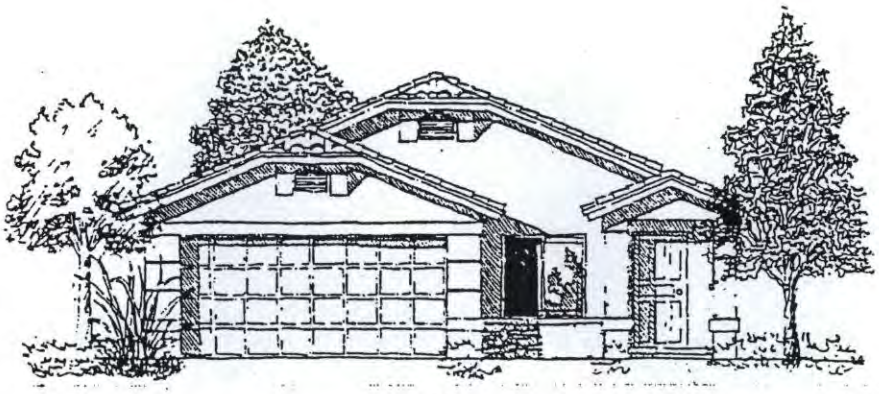
FOR ILLUSTRATIVE PURPOSES ONLY

PLAN A
EXHIBIT 6

1350
PLAN I



A



B

C

PLAN II
1500

FOR ILLUSTRATIVE PURPOSES ONLY

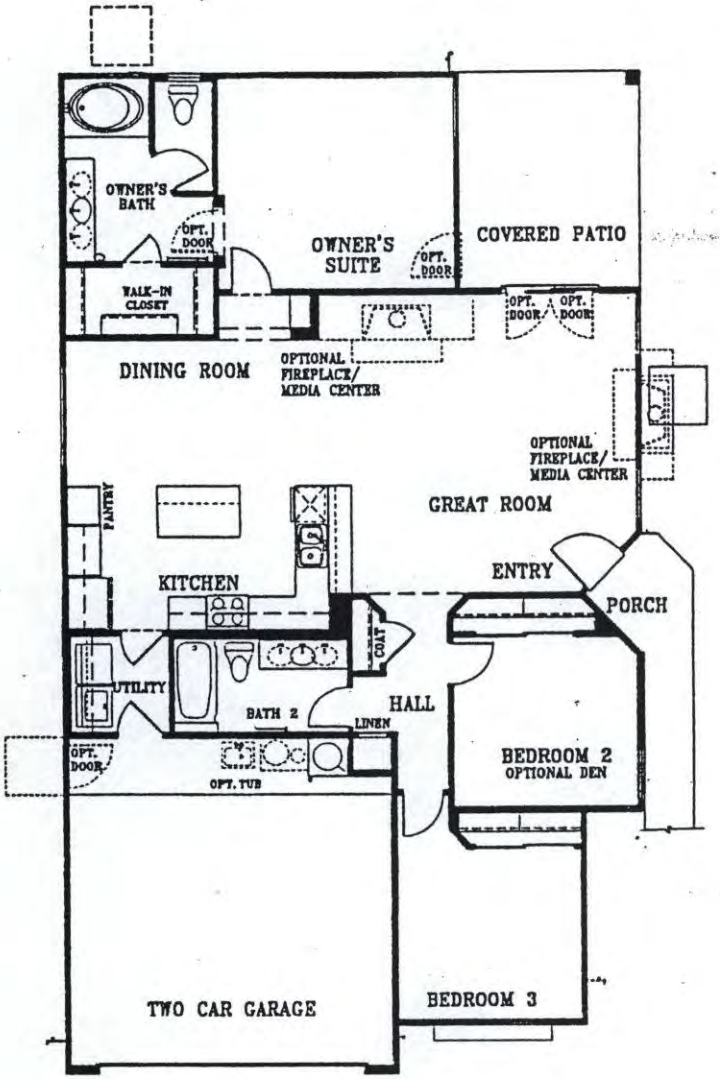
PLAN B
EXHIBIT 6

PLAN II
1500 ft

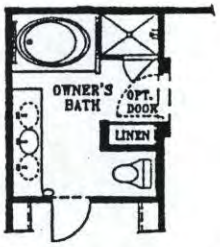
FOR ILLUSTRATIVE PURPOSES ONLY

PLAN B

EXHIBIT 6



FLOOR PLAN
35'-0" x 60'-0"



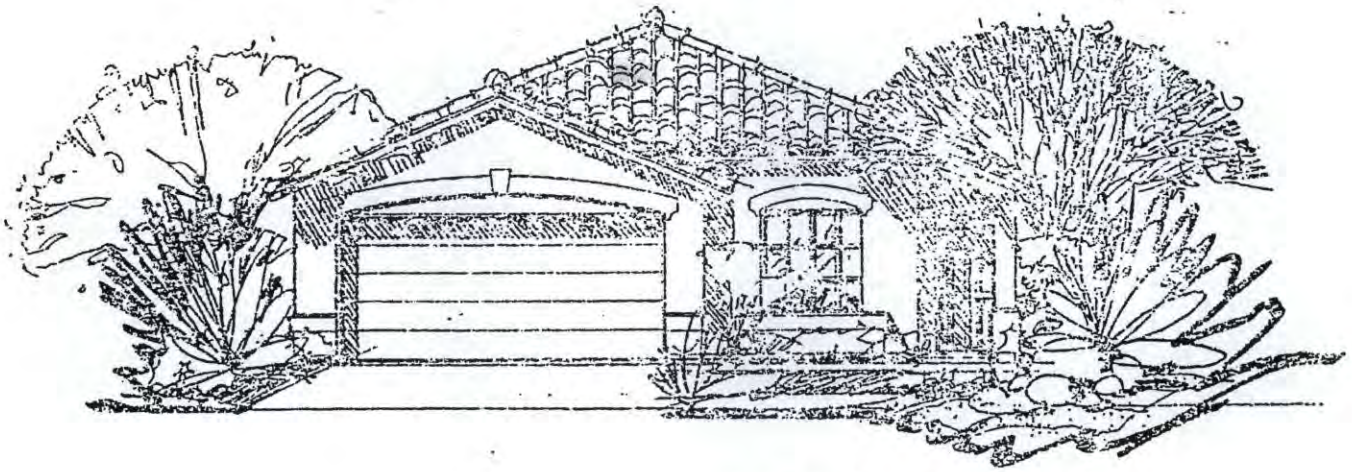
OPTIONAL OWNER'S BATH

OPTIONAL DEN

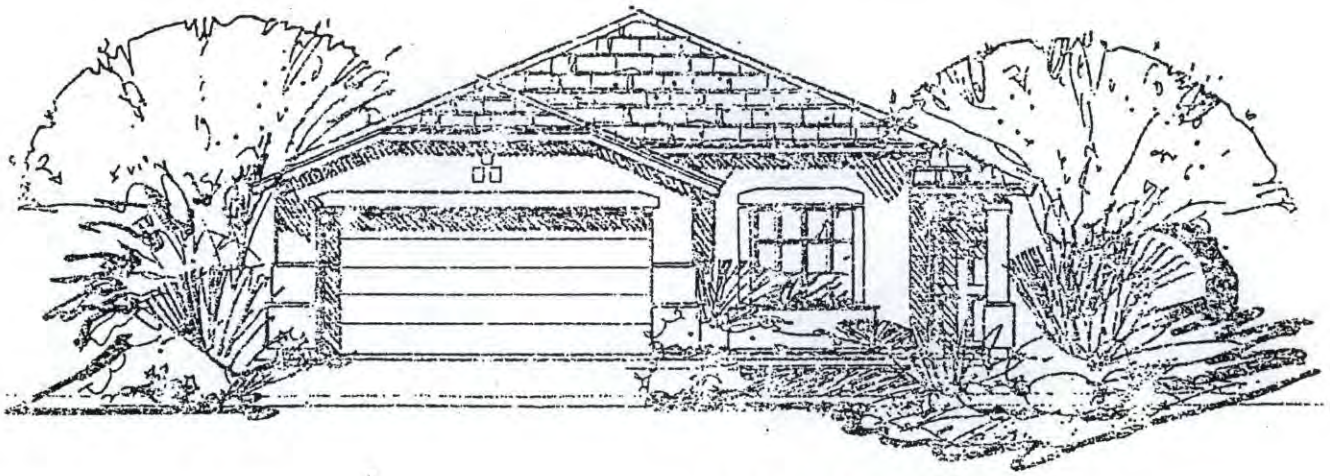
FOR ILLUSTRATIVE PURPOSES ONLY

PLAN C
EXHIBIT 6

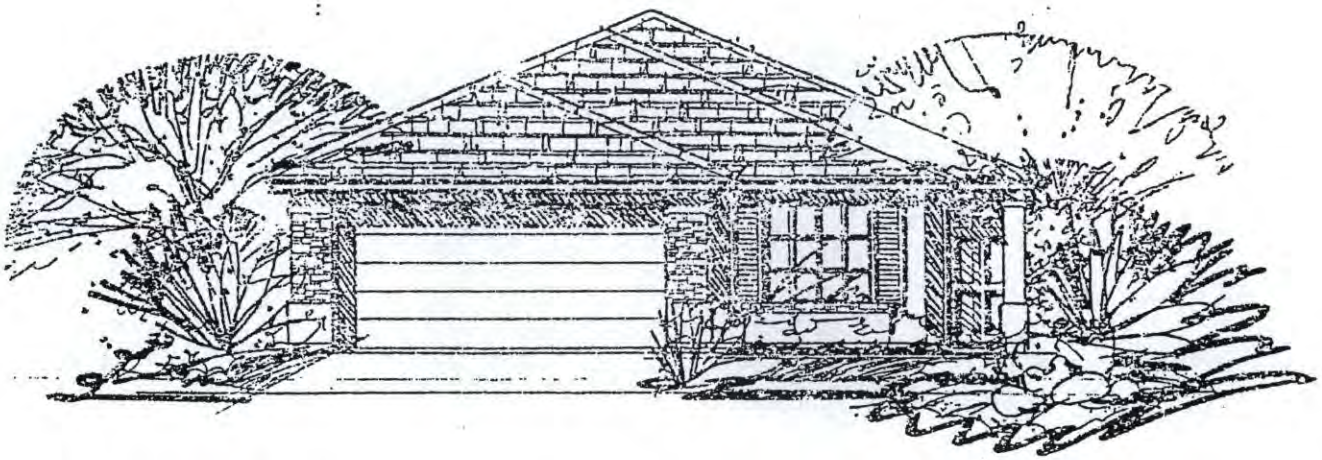
PLAN III
1650



ELEVATION 'A'



ELEVATION 'B'

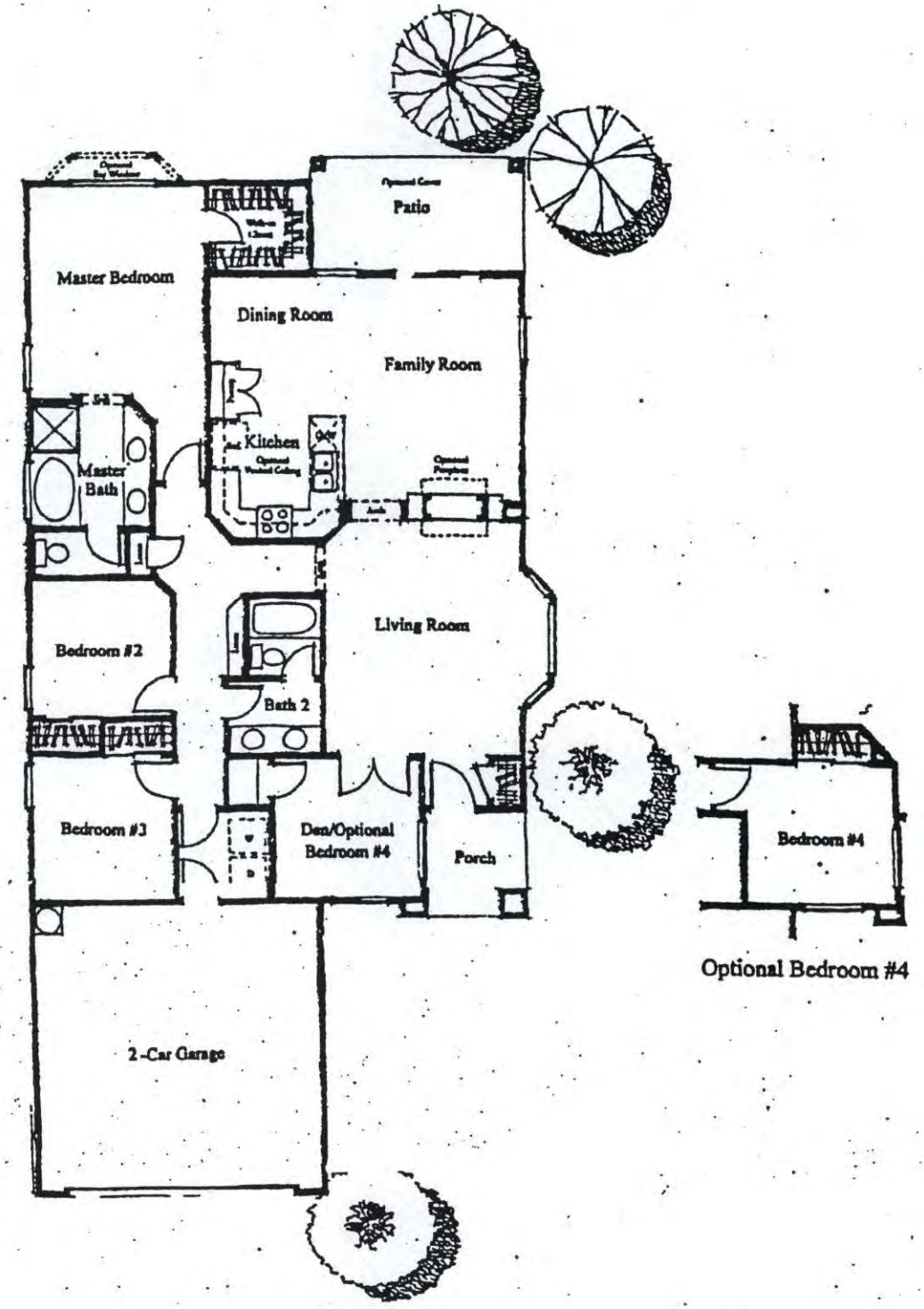


ELEVATION 'C'

FOR ILLUSTRATIVE PURPOSES ONLY

PLAN C
EXHIBIT 6

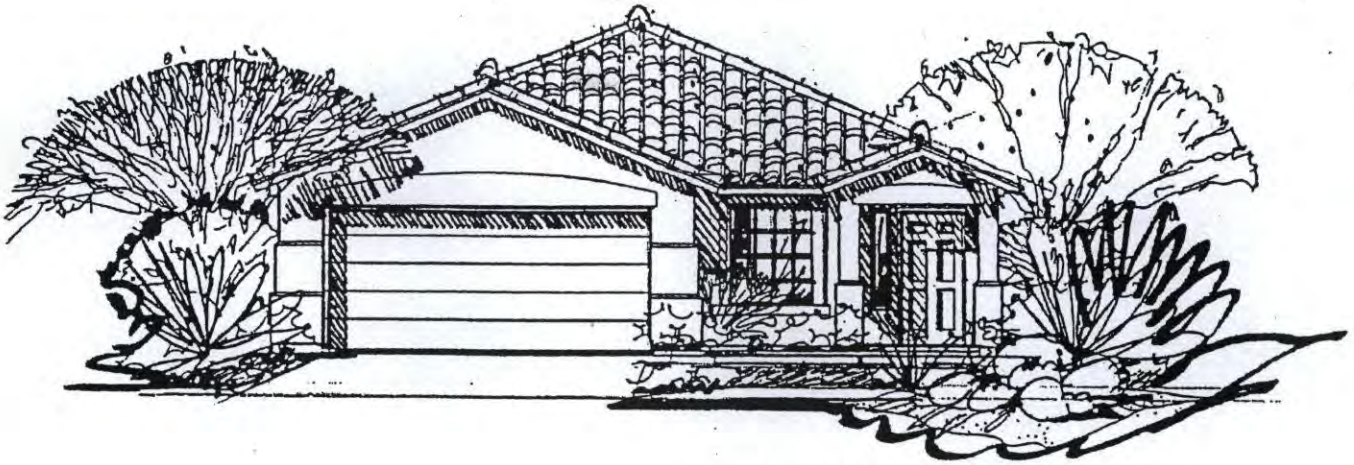
PLAN III



PLAN IV
1800 ϕ

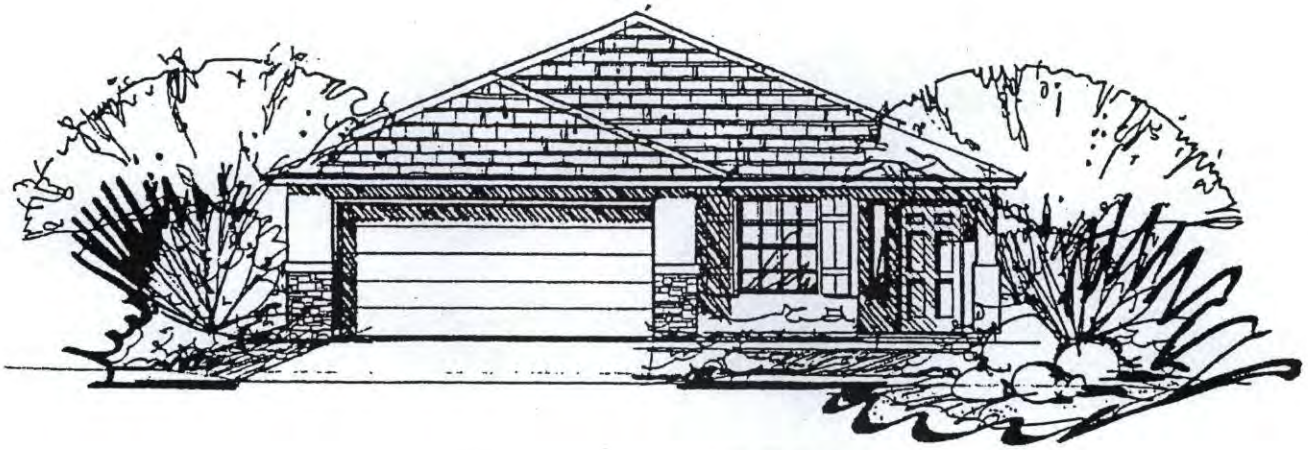
FOR ILLUSTRATIVE PURPOSES ONLY

PLAN D
EXHIBIT 6



ELEVATION 'A'

ELEVATION 'B'

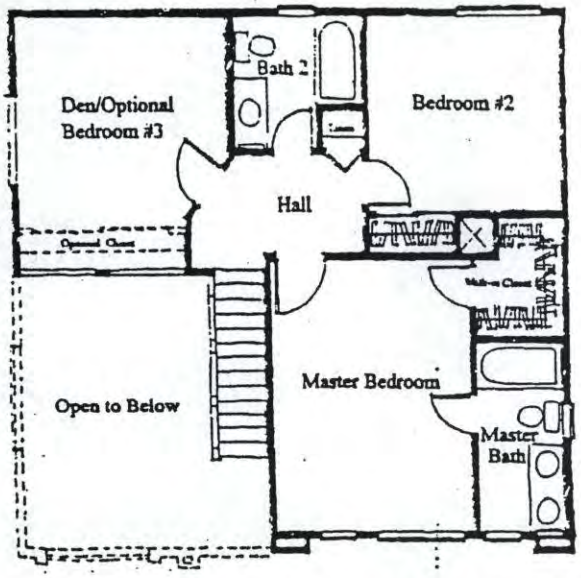


ELEVATION 'C'

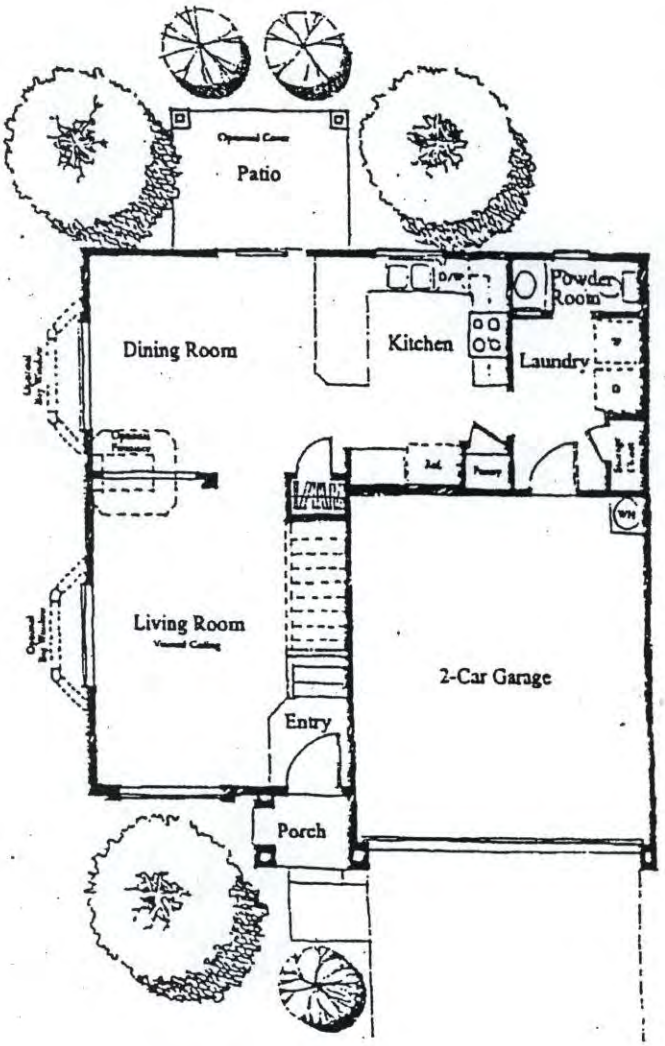
FOR ILLUSTRATIVE PURPOSES ONLY

PLAN D
EXHIBIT 6

PLAN IV



SECOND FLOOR

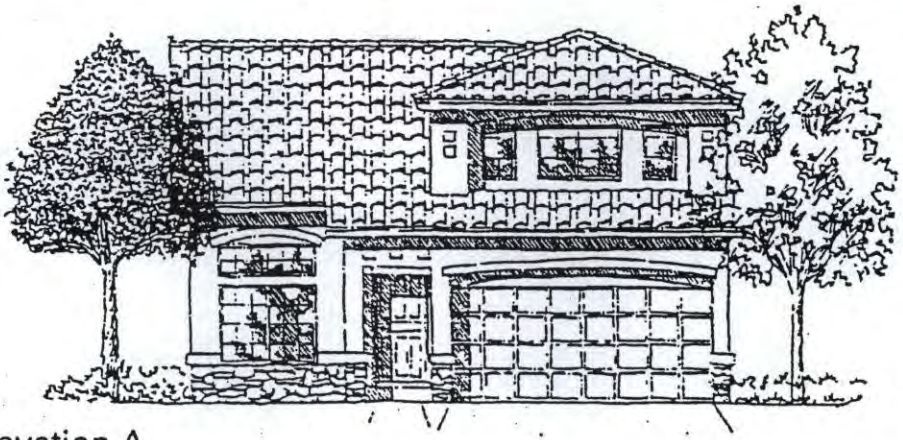


FIRST FLOOR

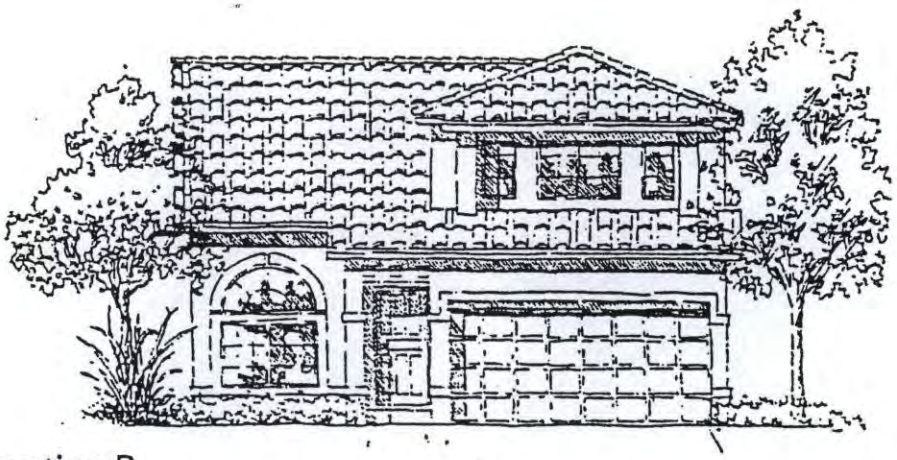
PLAN VI
1850

FOR ILLUSTRATIVE PURPOSES ONLY

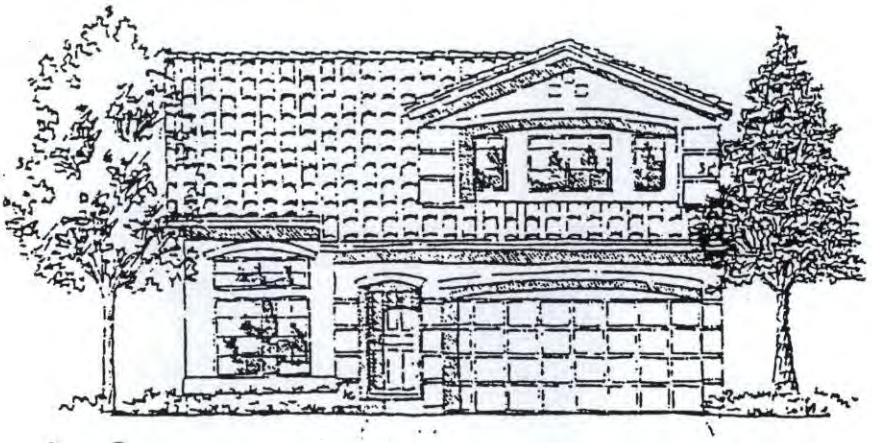
PLAN E
EXHIBIT 6



Elevation A



Elevation B

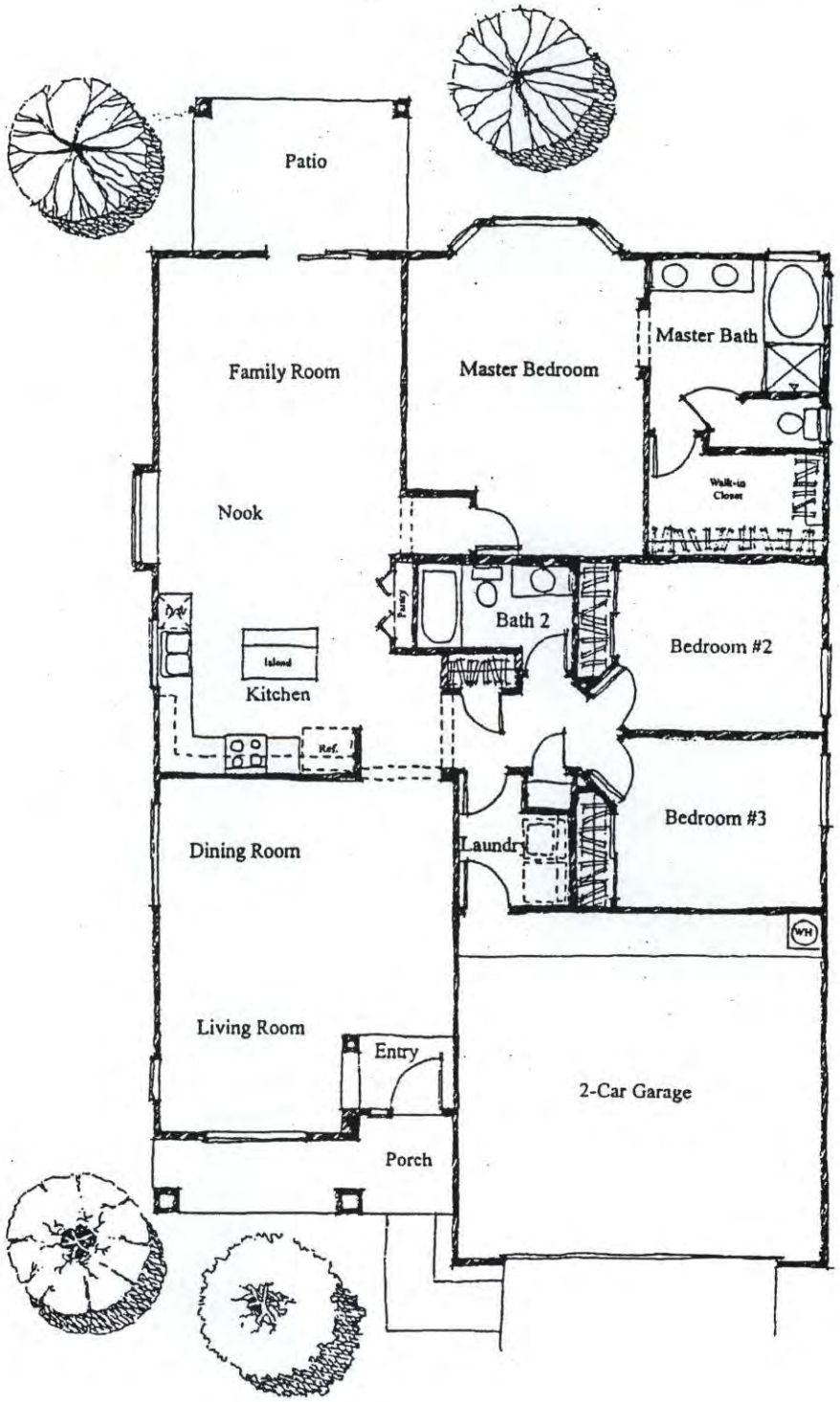


Elevation C

PLAN VI
1850 ϕ

FOR ILLUSTRATIVE PURPOSES ONLY

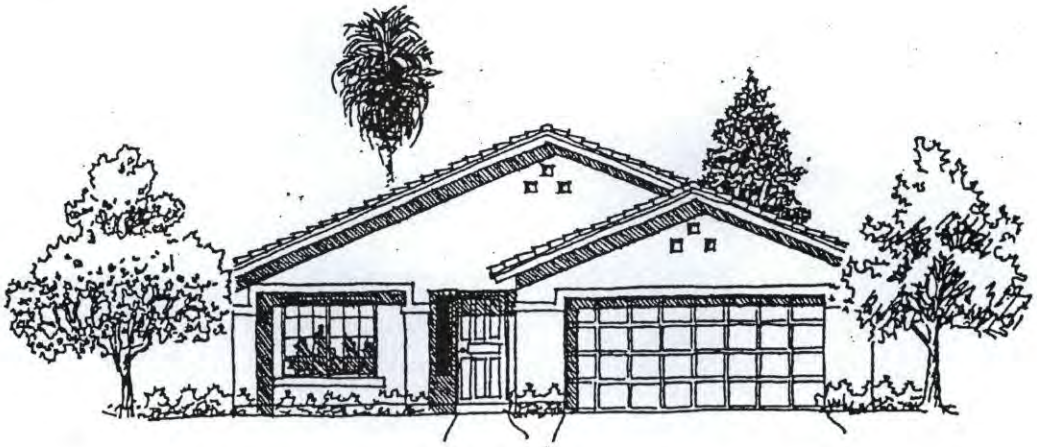
PLAN E
EXHIBIT 6



PLAN V
1925

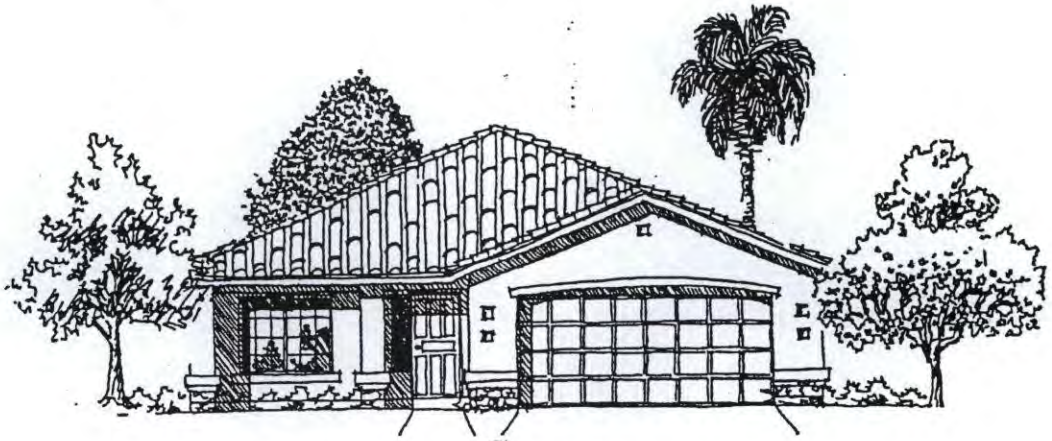
FOR ILLUSTRATIVE PURPOSES ONLY

PLAN
EXHIBIT 6



A

B

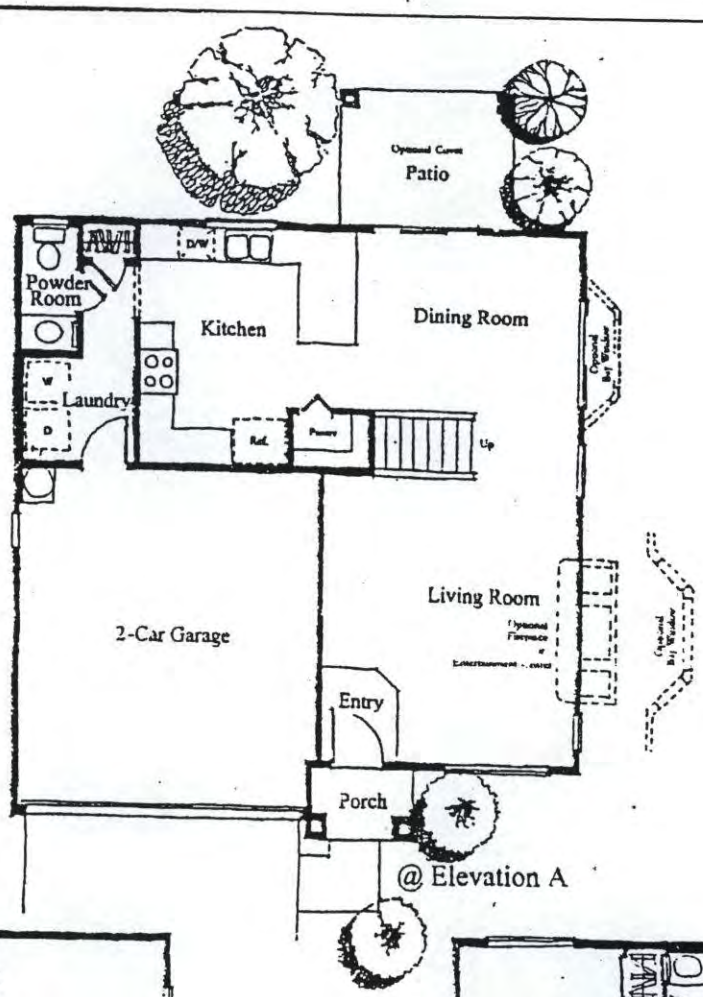


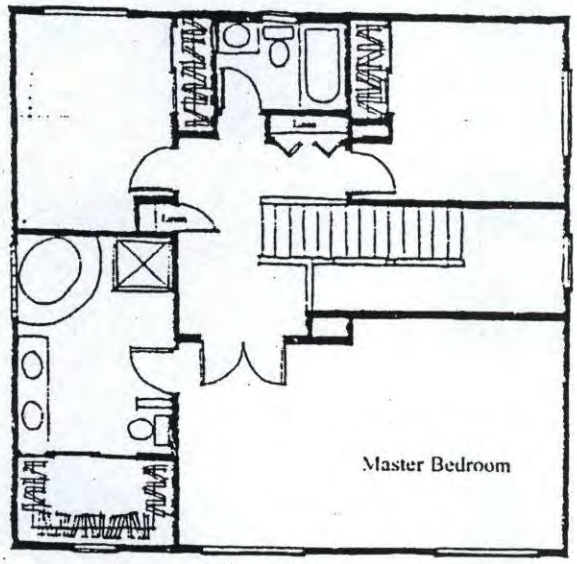
C

PLAN V
1925

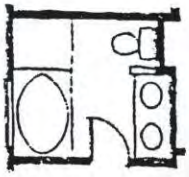
FOR ILLUSTRATIVE PURPOSES ONLY

PLAN F
EXHIBIT 6

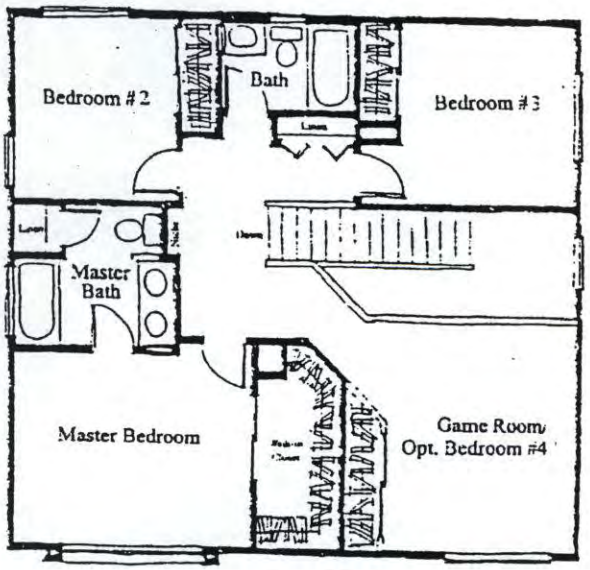




Optional Master Suite



Optional Master Bath

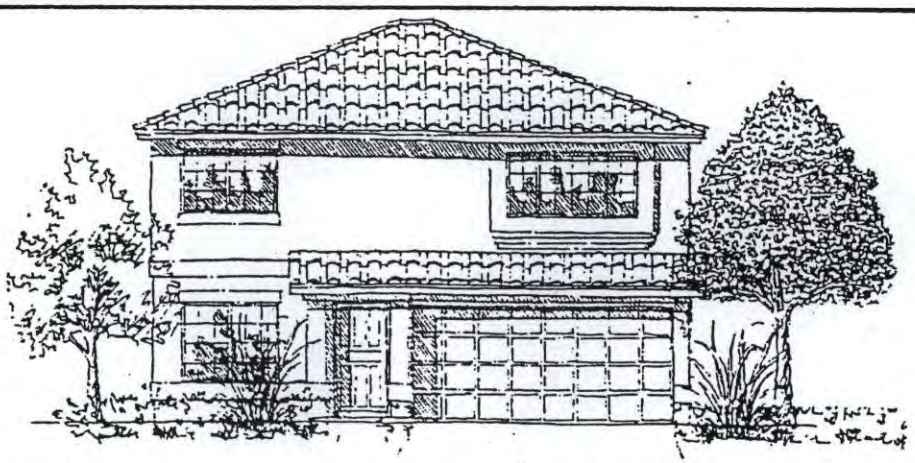


Elevation A

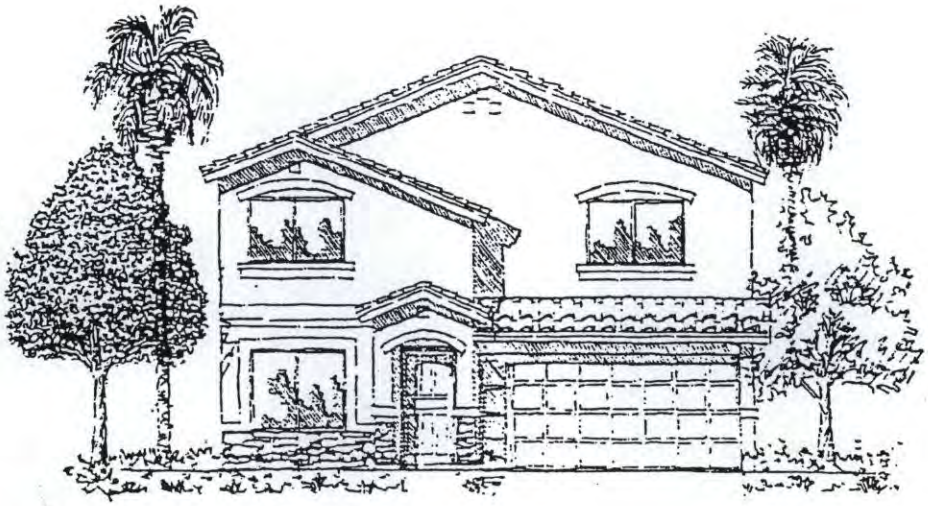
FOR ILLUSTRATIVE PURPOSES ONLY

PLAN G
EXHIBIT 6

PLAN VIII
2000



Elevation A



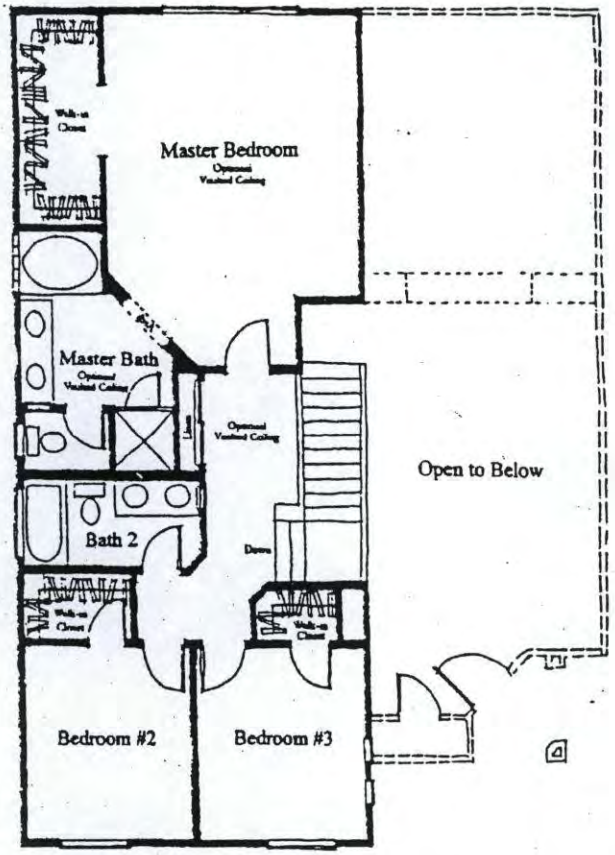
Elevation B

FOR ILLUSTRATIVE PURPOSES ONLY

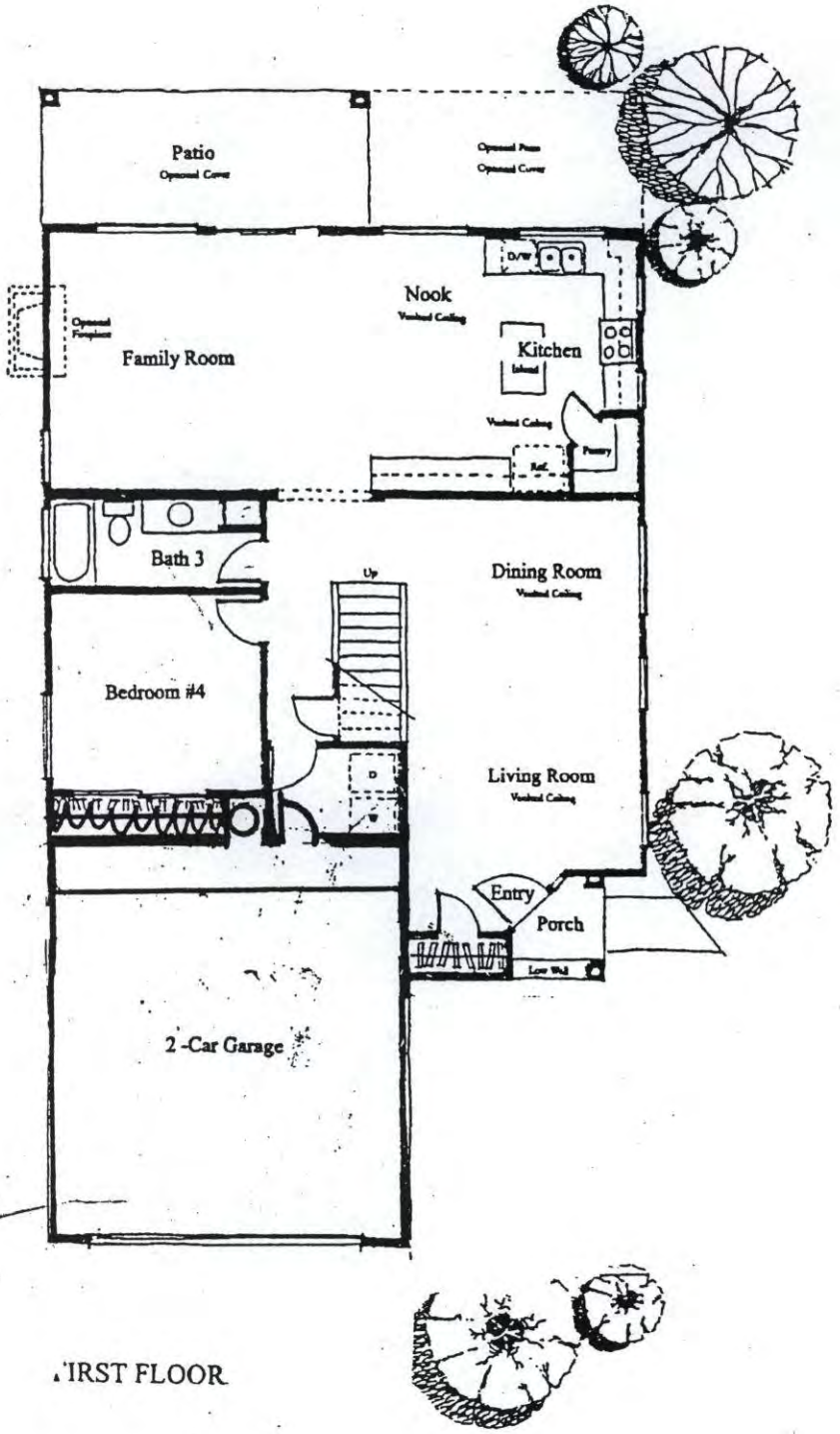
Elevation C

PLAN G
EXHIBIT 6

PLAN VIII
2000



SECOND FLOOR



FIRST FLOOR

PLAN VII
2200

FOR ILLUSTRATIVE PURPOSES ONLY

PLAN H

EXHIBIT 6

NOTE: ELEVATIONS FOR PLAN H ARE NOT AVAILABLE AT THIS TIME.
ELEVATIONS WILL BE SIMILAR TO THOSE SHOWN IN PLAN G.

FOR ILLUSTRATIVE PURPOSES ONLY

PLAN H
EXHIBIT 6

PRELIMINARY PLAT
OF
STAR SUMMIT

A PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 34,
TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN MARICOPA COUNTY, ARIZONA
PEORIA, ARIZONA

PROJECT DATA

EXISTING ZONING.....AG
PROPOSED ZONING.....PAD
OF LOTS.....112
TOTAL SITE AREA (GROSS).....780,339 SF OR 17.91 ACRES
TOTAL OPEN SPACE AREA.....86,257 SF OR 1.98 ACRES
LARGEST LOT.....7,200 SF OR 0.17 ACRES
SMALLEST LOT.....4,725 SF OR 0.11 ACRES
PROJECT DENSITY.....6.2 UNITS PER ACRE

ZONING TABLE

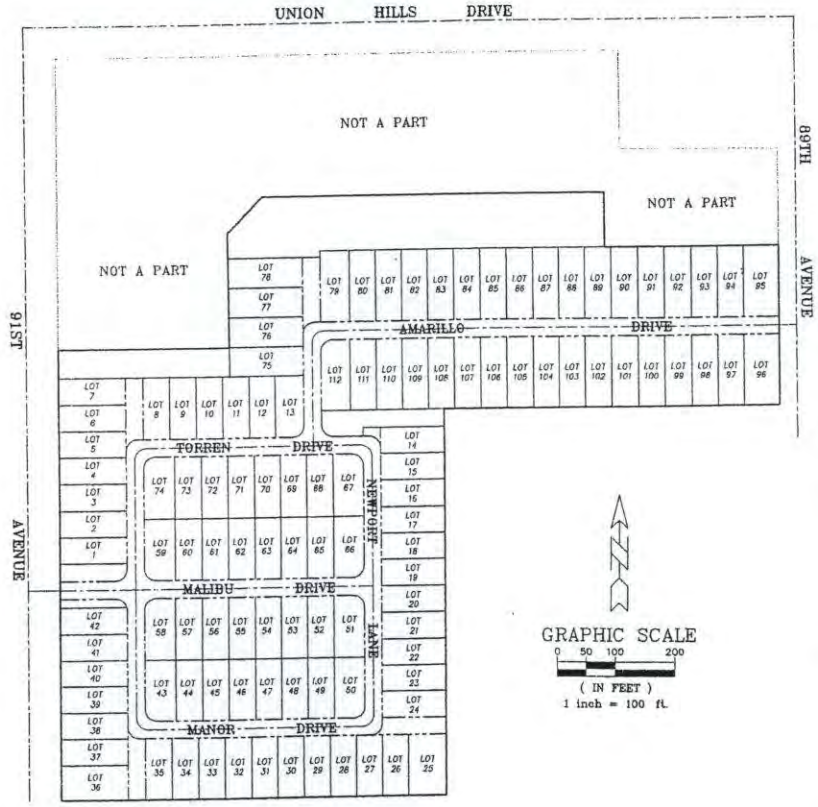
ZONING DISTRICT	PAD
MAXIMUM BUILDING HEIGHT	25 FT
MINIMUM LOT AREA	4,725 SF
MINIMUM LOT WIDTH	45 FT
MINIMUM FRONT YARD	10 & 20 FT
MINIMUM SIDE YARDS	10 FT
MINIMUM SIDE SETBACK	5 FT
MINIMUM REAR SETBACK	20 FT
REQUIRED OPEN SPACE	11%
PROVIDED OPEN SPACE	11.1%

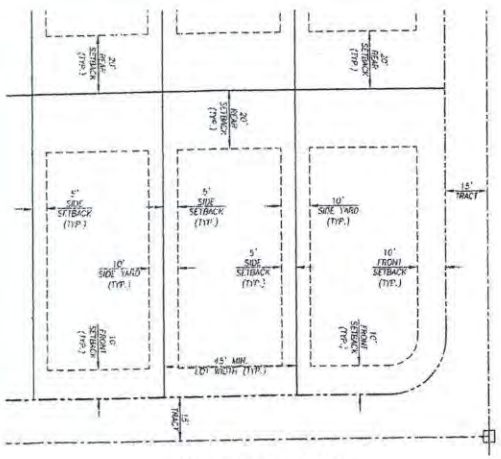
TRACT TABLE

TRACT A	97,890 SF
TRACT B	58,444 SF
TRACT C	14,384 SF
TRACT D	7,424 SF
TRACT E	3,366 SF
TRACT F	1,639 SF
TRACT G	3,238 SF
TRACT H	3,384 SF
TRACT I	3,381 SF
TRACT J	514 SF
TRACT K	3,234 SF

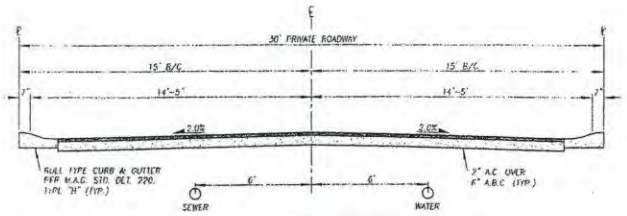
LEGEND

- BOUNDARY
- LOTLINES
- EASEMENT
- CENTERLINE
- 6" PROPOSED WATER
- 8" PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED FIREHYDRANT
- PROPOSED WATER VALVE
- CENTERLINE MONUMENT
- FOUND MONUMENTS (TYPE SHOWN)
- 1210 EXISTING CONTOURS
- ROW RIGHT OF WAY

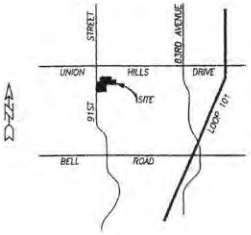




TYPICAL LOT LAYOUT
N.T.S.



TYPICAL STREET SECTION
LOCAL RESIDENTIAL
N.T.S.



VICINITY MAP
N.T.S.

SHEET INDEX

1 COVER & GENERAL INFORMATION
2 PRELIMINARY PLAT

OWNER/DEVELOPER

MONTALBANO HOMES
8800 N. GAINEY CENTER DRIVE, SUITE 250
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 948-1068
CONTACT: MIKE ZIPPRICH

ENGINEER

UNITED ENGINEERING GROUP
10201 SOUTH 51ST STREET, SUITE 285
PHOENIX, ARIZONA 85044
PHONE: (480) 705-5372
CONTACT: SCOTT F. LENZ, P.E.

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

BENCHMARK

BRASS CAP IN HAND HOLE LOCATED AT 91ST AVENUE AND UNION HILLS DRIVE.

ELEVATION= 1220.83 (CITY OF PEORIA DATUM)

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF SECTION 34, BEARING BEING S0°23'11"E.

Two working days before you dig CALL FOR THE BLUE STAKES 263-1100 1-800-STAKE-IT OUTSIDE MARICOPA COUNTY

united engineering group
10201 South 51st Street
Suite 285
Phoenix, Arizona 85044
Phone: (480) 705-5372
Fax: (480) 705-5378

NO.	REVISIONS DESCRIPTION	DATE

PRELIMINARY PLAT
STAR SUMMIT
PEORIA, ARIZONA

JOB No.: 101
DATE: 10/08/
DESIGNED BY: DL
DRAWN BY: DL
CHECKED BY: CF
FILENAME: 131-prec
PATH: G:\UEG\

SCOTT F. LENZ 33997 ARIZONA U.S.A.

1
SHEET 1 OF 2
PROJECT NUMBER
10131

PRELIMINARY DEVELOPMENT PLAN
EXHIBIT 7

PEORIA
UNIFIED SCHOOL DISTRICT NO. 11

Mr. Tim Loughrin
Planner
City of Peoria
8401 West Monroe Street
Peoria, AZ 85345

December 13, 2001

RE: S/O SEC 91st Avenue & Union Hills

Dear Mr. Loughrin,

The Peoria Unified School District has received the zoning information for case Z01-17 located S/O the SEC of 91st Ave. and Union Hills and would like to offer comments about it.

The District met with the developer of the project on December, 12th concerning the rezoning of this parcel and the future effects to the District. We explained that the development would fall into the Apache Elementary service area and discussed the District's tremendous growth north of Bell Road. The District stressed that we rely on cooperation from developers in the area to adequately provide public education to residents. The developer seemed to understand our position and be willing to cooperate. A copy of our Developer's Assistance Agreement was given to the developer for review.

Although we look forward to cooperation from the developer, no type of agreement has yet been reached. Because of this, the Peoria Unified School District currently opposes the rezoning and will notify the City of any future communications with the developer.

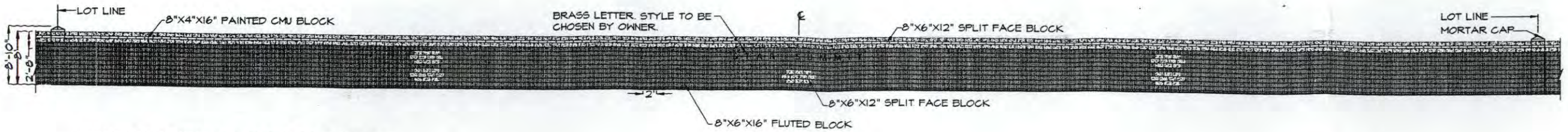
Sincerely,

Janell Brandhorst

Janell Brandhorst
Office of Research, Planning and Assessment

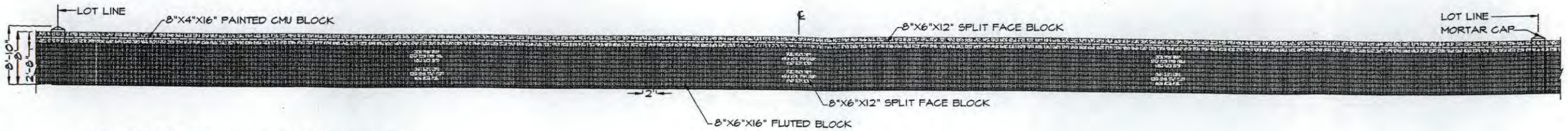
6330 W. Thunderbird Road · Glendale, AZ. 85306
P.O. Box 39 · Peoria, Arizona 85380-0039
623.486.6000 · www.peoriaud.k12.az.us

Exhibit 8



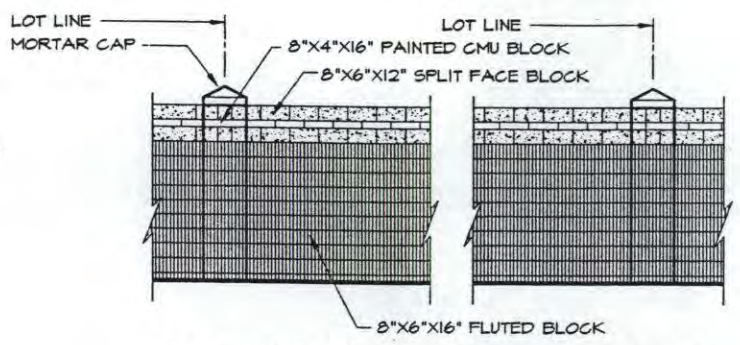
(A) ENTRY SIGN WALL ELEVATION FOR LOTS 2-6

SCALE: 1/8" =1'-0"



(B) PERIMETER THEME WALL ELEVATION LOTS 37-41

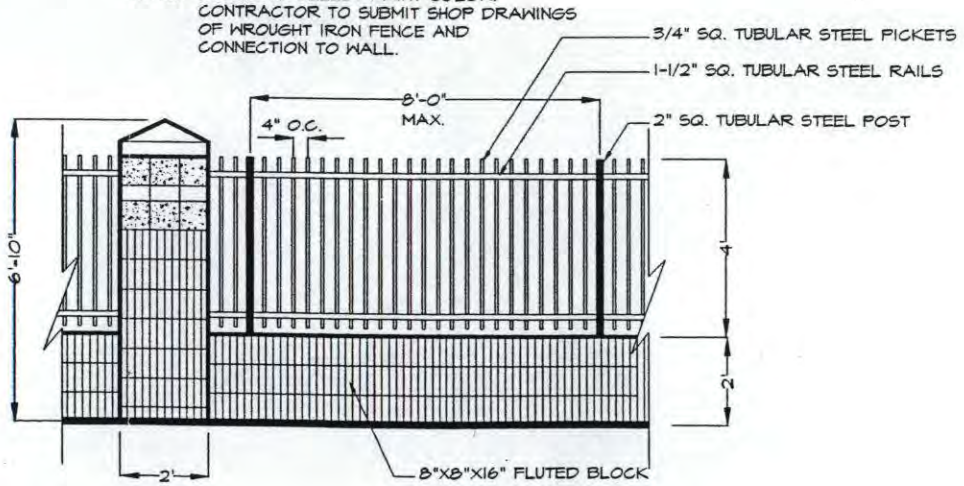
SCALE: 1/8" =1'-0"



(C) THEME WALL ELEVATION FOR LOTS 1, 7, 42, AND 36

SCALE: 1/4" =1'-0"

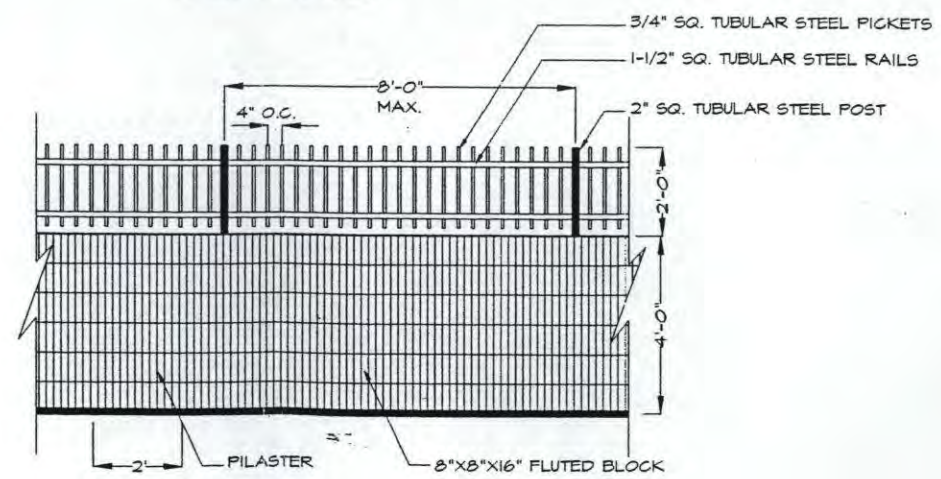
NOTE: OWNER TO SELECT PAINT COLOR. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF WROUGHT IRON FENCE AND CONNECTION TO WALL.



(D) VIEW WALL WITH PILASTER AT PARK

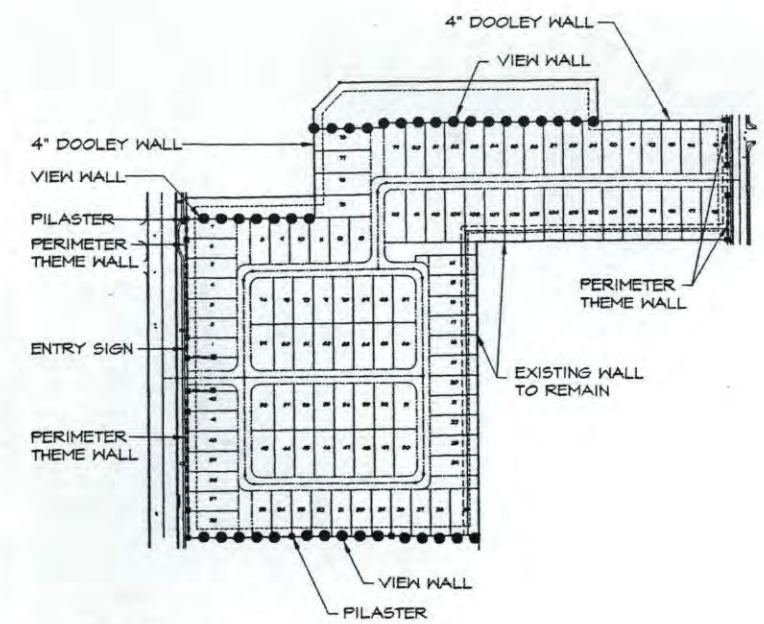
SCALE: 1/2" =1'-0"

NOTE: OWNER TO SELECT PAINT COLOR. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF WROUGHT IRON FENCE AND CONNECTION TO WALL.



(E) VIEW WALL

SCALE: 1/2" =1'-0"



(F) WALL KEY PLAN

SCALE: 1" =200'-0"

PINNACLE DESIGN, INC

4343 E. Camelback Rd
Suite 100 ▲ Phoenix, AZ 85018
Ofc:(602)952-8585 ▲ Fax:952-8686
JOB NO. 01156
JANUARY 29, 2002

PRELIMINARY LANDSCAPE PLAN

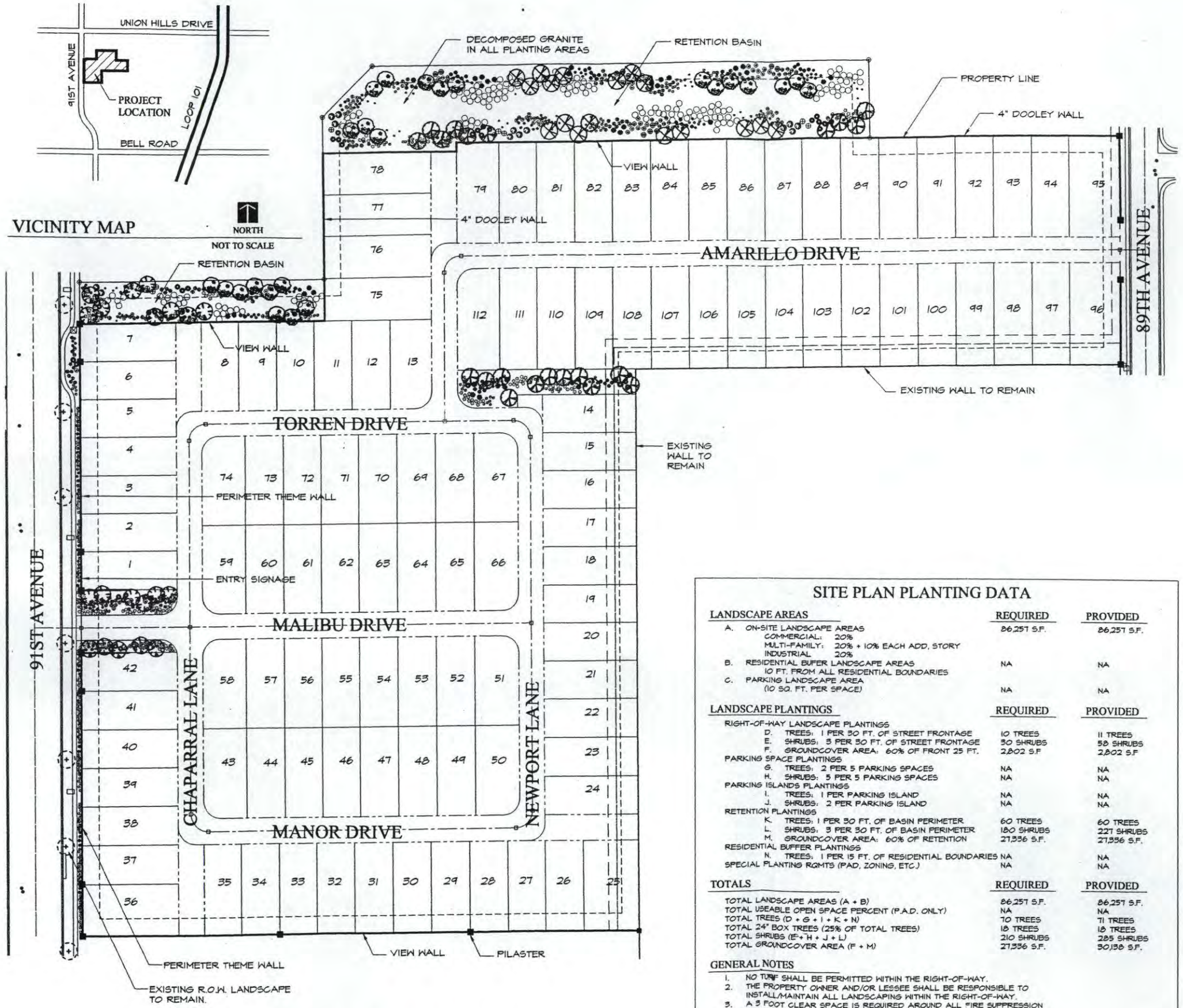
STAR SUMMIT

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 11198 WILLIAM D.H. FRANCIS Date Signed ARIZONA, U.S.A.

NORTH

PREPARED FOR: MONTALBANO HOMES, 8800 N. Gainey Center Drive, Ste. 250, Scottsdale, Arizona 85258

Exhibit 9



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	EXISTING TREE	VARIES	VARIES
	ACACIA SMALLII	SWEET ACACIA	24" BOX
	ACACIA SALICINA	WILLOW ACACIA	24" BOX
	DALBERGIA SISSOO	SISSO TREE	15 GAL.
	FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH	15 GAL.
	SHRUBS		
	BOUGAINVILLA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	5 GAL.
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	5 GAL.
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.
	DALEA LUTEA	SIERRA MOONRISE	5 GAL.
	EREMOPHILA SP.	VALENTINE	5 GAL.
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD	5 GAL.
	RUELLIA BRITTONIANA	BARIO RUELLIA	5 GAL.
	TECOMA STANS	YELLOW BELLS	5 GAL.
	ACCENTS		
	AGAVE AMERICANA	CENTURY PLANT	5 GAL.
	DASYLIRION ACROTRICHE	GREEN DESERT SPOON	5 GAL.
	HESPERALOE FUNIFERA	GIANT HESPERALOE	5 GAL.
	PENNISETUM SETACEUM 'CUPREUM'	PURPLE FOUNTAIN GRASS	5 GAL.
	GROUNDCOVER		
	ACACIA REDOLENS	DESERT CARPET	1 GAL.
	BACCHARIS STARN HYBRID	THOMPSON BACCHARIS	1 GAL.
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.
	HYMENOXYS ACAULIS	ANGELITA DAISY	1 GAL.
	LANTANA 'ALBA'	WHITE LANTANA	1 GAL.
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	INERT GROUNDCOVER		
2	DECOMPOSED GRANITE	EXPRESS ROSE	3/4" SCREENE

SITE PLAN PLANTING DATA

LANDSCAPE AREAS	REQUIRED	PROVIDED
A. ON-SITE LANDSCAPE AREAS	86,257 S.F.	86,257 S.F.
COMMERCIAL: 20%		
MULTI-FAMILY: 20% + 10% EACH ADD. STORY		
INDUSTRIAL 20%		
B. RESIDENTIAL BUFER LANDSCAPE AREAS 10 FT. FROM ALL RESIDENTIAL BOUNDARIES	NA	NA
C. PARKING LANDSCAPE AREA (10 SQ. FT. PER SPACE)	NA	NA
LANDSCAPE PLANTINGS	**REQUIRED**	**PROVIDED**
RIGHT-OF-WAY LANDSCAPE PLANTINGS		
D. TREES: 1 PER 30 FT. OF STREET FRONTAGE	10 TREES	11 TREES
E. SHRUBS: 5 PER 30 FT. OF STREET FRONTAGE	50 SHRUBS	58 SHRUBS
F. GROUNDCOVER AREA: 60% OF FRONT 25 FT.	2,802 S.F	2,802 S.F
PARKING SPACE PLANTINGS		
G. TREES: 2 PER 5 PARKING SPACES	NA	NA
H. SHRUBS: 5 PER 5 PARKING SPACES	NA	NA
PARKING ISLANDS PLANTINGS		
I. TREES: 1 PER PARKING ISLAND	NA	NA
J. SHRUBS: 2 PER PARKING ISLAND	NA	NA
RETENTION PLANTINGS		
K. TREES: 1 PER 30 FT. OF BASIN PERIMETER	60 TREES	60 TREES
L. SHRUBS: 3 PER 30 FT. OF BASIN PERIMETER	180 SHRUBS	227 SHRUBS
M. GROUNDCOVER AREA: 60% OF RETENTION	27,336 S.F.	27,336 S.F.
RESIDENTIAL BUFFER PLANTINGS		
N. TREES: 1 PER 15 FT. OF RESIDENTIAL BOUNDARIES	NA	NA
SPECIAL PLANTING RQMTS (PAD, ZONING, ETC.)	NA	NA
TOTALS	**REQUIRED**	**PROVIDED**
TOTAL LANDSCAPE AREAS (A + B)	86,257 S.F.	86,257 S.F.
TOTAL USEABLE OPEN SPACE PERCENT (P.A.D. ONLY)	NA	NA
TOTAL TREES (D + G + I + K + N)	70 TREES	71 TREES
TOTAL 24" BOX TREES (25% OF TOTAL TREES)	18 TREES	18 TREES
TOTAL SHRUBS (E + H + J + L)	210 SHRUBS	285 SHRUBS
TOTAL GROUNDCOVER AREA (F + M)	27,336 S.F.	30,138 S.F.

GENERAL NOTES

1. NO TURF SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY.
2. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.
3. A 3 FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS SHALL BE INSTALLED THAT WILL ENCROACH WHEN MATURE.

PRELIMINARY LANDSCAPE NOTES

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF PEORIA STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF PEORIA. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 3/4" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 11198 WILLIAM D.H. FRANCIS Date Signed ARIZONA, U.S.A.

NORTH

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JOB NO. 01158
JANUARY 28, 2002

PRELIMINARY LANDSCAPE PLAN
STAR SUMMIT

PREPARED FOR: MONTALBANO HOMES, 8800 N. Gainey Center Drive, Ste. 250, Scottsdale, Arizona 85258

Exhibit 9 2' 18C