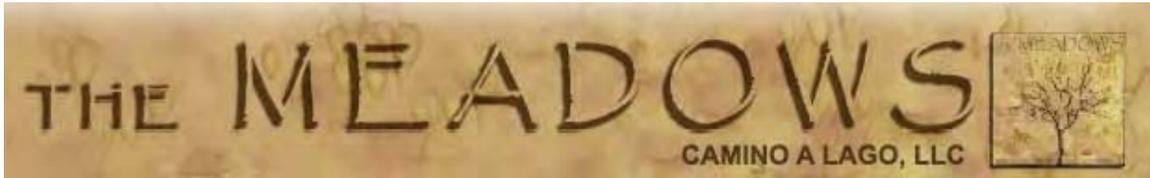


# Standards Report

*Planned Community District*  
*Camino A Lago, LLC*



*NWC 91st Avenue and Deer Valley Road, Peoria,  
Arizona*



## **CASE Z07-10A.6**

**Z07-10 Approved:**

**Minor Amendment Z07-10A.1:**

**Stipulation Revision Z07-10A.2:**

**Major Amendment Z07-10A.3:**

**Minor Amendment Z07-10A.4:**

**Minor Amendment Z07-10A.5:**

**Minor Amendment Z07-10A.6:**

**January 15, 2008**

**October 15, 2008**

**July 2, 2013**

**April 22, 2014**

**March 9, 2017**

**September 6, 2017**

**September 4, 2017**

### **PLANNING & ZONING**

*Planned Area Development Approval*

**P/Z Commission Date:** N/A

**City Council Approval Date:** N/A

**Planner:** Amanda Beck

**Administrative Approval Date:** 09/04/2019

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# THE MEADOWS

## Planned Community District

### A. Introduction

Camino A Lago, L.L.C. is the owner<sup>1</sup> (“CSW”) of the approximately 694 acre property referred to as The Meadows<sup>2</sup> which is located generally at the northwest corner of 91<sup>st</sup> Avenue and Deer Valley Road in Peoria, Arizona. The Meadows is zoned Planned Community District (“PCD”).

### B. Site and Surrounding Area

The Meadows is shown on the Aerial/Vicinity Map (Tab 1). Camino á Lago is an approximately 1,352 acre planning area located in Peoria, Arizona which is south of Pinnacle Peak Road and north of Rose Garden Lane, between 91<sup>st</sup> Avenue on the east and 107<sup>th</sup> Avenue on the west. The Meadows is approximately 694 gross acres within the Camino á Lago planning area. The Meadows is irregularly shaped and bordered on the north by Pinnacle Peak Road, on the south by Deer Valley Road, on the East by 91<sup>st</sup> Avenue and on the west by Lake Pleasant Parkway. See Table 1 below. The Meadows has been annexed into Peoria and remains mostly vacant. Parcels 4 and 11 are currently under construction for single family homes. The legal description for the Meadows is at Appendix A.

The Context Map (Tab 2) shows the zoning within The Meadows and adjacent land within approximately one-half mile. The area surrounding The Meadows is predominantly residential (with neighborhood retail/commercial). Liberty High School is located at the northeast corner of Deer Valley Road and 97<sup>th</sup> Avenue.

<b>From Site</b>	<b>Adjacent Land Use</b>	<b>Zoning</b>
North	Single Family Residential	County: R1-18, R1-35, Rural-43
East	Single Family Residential	R1-18, County: Rural-43
West	Single Family Residential	Single Family PAD
South	Single Family Residential	Single Family PAD
Northeast	Community Commercial	C-2
Southeast	Single Family Residential	Single Family PAD
Southwest	Community Commercial/Vacant	AG, Commercial PAD
Northwest	Single Family Residential/Vacant	C-2, AG, Single Family PAD

<sup>1</sup> Camino A Lago, L.L.C. is managed by Communities Southwest Management Inc., an Arizona corporation.

<sup>2</sup> The Meadows was formerly known as Camino á Lago North and is part of the Camino á Lago planning area, as further described herein.

C. **General Plan/Specific Plan**

The City of Peoria General Plan Land Use Map designates The Meadows as Residential Low (2-5 du/ac) and Residential Estate (0-2 du/ac). The Meadows is included in the Camino á Lago Specific Plan, which designates The Meadows as Estate Low Density Residential, Estate High Density Residential, Low-Medium Density Residential and Low High Density Residential. The Meadows PCD, as amended by case Z07-10A.3 conforms to the Camino á Lago Specific Area Plan as amended by minor General Plan Amendment case GPA13-0009.

D. **Area and Project Description**

1. **Project Overview**

The Meadows is a master-planned single-family, detached home residential community. The community has been designed to provide a broad range of housing types with a gradual increase in density going from the northeastern corner of The Meadows toward the southwestern corner of The Meadows. The density transition locates compatible uses near the commercial uses located at the intersection of Lake Pleasant Parkway and Deer Valley Road and affords a transition from the City Park, School Site, and the existing Liberty High School to the lower density residential areas proximate to the northern and eastern boundaries of The Meadows.

The Meadows is comprised of ten Parcels. The Parcels designated for residential uses contain a range of average lot sizes; and curvilinear street patterns serve to define the various neighborhood areas. The proposed densities within the Parcels range from 1.1 du/ac to 3.74 du/ac. The Meadows includes specific Residential Zoning Districts (the “Meadows Residential Districts” or “MRDs”) that contain distinct development standards. The Meadows provides a diverse variety of residential densities, housing types, elevations, and designs. The community will be served by an elementary school located within The Meadows, Liberty High School, a 10± acre park adjacent to the elementary school, and numerous pocket parks and other open space and trail areas distributed throughout the community.

2. **Residential Land Use Plan**

The Meadows Zoning Plan is provided at Tab 3. The Conceptual Development Plan at Tab 4 shows the land uses and locations of the Parcels within The Meadows. The community is designed to be generally consistent with the uses and densities surrounding the development, and does not exceed the maximum number of residential lots supported by the Camino a Lago Specific Area Plan, as amended by GPA13-0009 (maximum 1,874 residential lots within The Meadows). The community design utilizes tree-filled open space buffers as a further transition to surrounding development. Consistent with the Camino a Lago Specific Area Plan, the PCD provides for greater residential densities near the City Park and School Site and lower residential densities proximate to the neighbors located north and east of The Meadows. Residential densities generally decrease across The Meadows going diagonally

toward the intersection of 91<sup>st</sup> Avenue and Pinnacle Peak Road where The Meadows is bounded by residential neighborhoods.

Table 2 below is a Land Use Summary of the Parcels.

<b>Table 2: Land Use Summary</b>					
<b>Parcel</b>	<b>Land Use Description</b>	<b>Approximate Acreage <sup>a</sup></b>	<b>Density (DU/acre) <sup>b</sup></b>	<b>No. of Lots <sup>b</sup></b>	<b>Zoning</b>
1&3 <sup>c</sup>	SFR	144.6	1.1-3.52 <sup>d</sup>	312-380 <sup>d</sup>	MRD-24 MRD-18 MRD-10 MRD-7
2	SFR	85.2	1.1-3.27 <sup>d</sup>	173-209 <sup>d</sup>	MRD-24 MRD-18 MRD-10 MRD-7
4	SFR	93.2	2.35	219	MRD-10
5	Park	10.0	----	----	MRD-7
6	School	15.0	----	----	MRD-7
7	SFR	65.4	1.1-3.52 <sup>d</sup>	123-158 <sup>d</sup>	MRD-24 MRD-18 MRD-10 MRD-7
8	SFR	53.9	2.68-3.28 <sup>d</sup>	145-185 <sup>d</sup>	MRD-5
9	SFR	71.1	3.59-3.94 <sup>d</sup>	255-280 <sup>d</sup>	MRD-6 MRD-5
11	SFR	60.0	3.52	211	MRD-5
12	SFR	93.8	3.74-4.12 <sup>d</sup>	351-386 <sup>d</sup>	MRD-6 MRD-5
<b>TOTALS</b>		<b>692<sup>b</sup></b>			

<sup>a</sup> South of Parcel 12, parallel to Lake Pleasant Parkway, between Deer Valley Road and Street A, is another approximately 2 acres which are not reflected in the acreage in the table above, but which have been included in this PCD. Those 2 acres are part of Parcel A on the Specific Area Plan and are included in this PCD for right-of-way and drainage purposes.

*<sup>b</sup> Actual lot counts may be less than shown. Residential lots may be shifted between Parcels 1&3, 2, 7, 8, 9, and 12 provided that a) the total number of lots for any Parcels Unit does not exceed the maximum shown and b) the total build-out for Parcels 1 – 12 does not exceed 1874 lots. No density increase will be permitted within MRD-18 or MRD-24.*

*<sup>c</sup> Parcels 1 and 3 have been combined as a single Parcel. The dividing line for the parcels did not conform to the development plans, including street circulation plans.*

*<sup>d</sup> The higher number reflects a permitted lot count range, subject to the restriction that the aggregate lots may not exceed 1874.*

### 3. Streetscape

#### a. Streetscape Concepts and Plant Material

The Meadows will be characterized by lush landscaping at the community entries, along open space corridors connecting the neighborhoods, and along perimeter buffer areas. The Conceptual Landscape Plan is provided at Tab 9. All plant material will conform to City of Peoria Standards. As depicted in the 91<sup>st</sup> Avenue and Pinnacle Peak Road Landscape and Zoning Cross-Section (Tab 5) an approximately 100 foot wide landscaped drainage channel will be provided along the northern perimeter of The Meadows adjacent to Pinnacle Peak Road, and an approximately 20 foot wide landscape buffer tract will be provided along the eastern perimeter of The Meadows adjacent to 91<sup>st</sup> Avenue.

The Meadows will have a consistent streetscape theme. Typical Streetscape Perspectives (91<sup>st</sup> Avenue Perspective – Conceptual Design; Pinnacle Peak Road Perspective – Conceptual Design; and Deer Valley Road Perspective – Conceptual Design) are set forth at Tab 5. The plant material for the street environment will draw from the same plant palette utilized for the entries and parks. Landscape features along Lake Pleasant Parkway will comply with the design concepts set forth in the Lake Pleasant Parkway Design Theme Manual.

#### b. Entry Monument and Signs.

As shown on the Conceptual Amenities, Trails, and Signage Plan (Tab 6), entry monumentation announces arrival at The Meadows at two major entries on Deer Valley Road; one located at 98<sup>th</sup> Avenue and the other at 93<sup>rd</sup> Avenue. There will be a total of 6 community announcement monuments. The Conceptual Entry Elevations are provided at Tab 7 (98<sup>th</sup> Avenue Entry – Conceptual Design; 98<sup>th</sup> Avenue Entry Perspective – Conceptual Design; 93<sup>rd</sup> Avenue Entry – Conceptual Design; 91<sup>st</sup> Avenue Entry-Conceptual Design; Pinnacle Peak Road Entry-Conceptual Design).

As depicted in the Conceptual Amenities, Trails, and Signage Plan (Tab 6), additional entry signs, consistent with the same community theme as the entry monuments, may be provided at other community, neighborhood and park entry points (along 91<sup>st</sup> Avenue, Pinnacle Peak Road, 99<sup>th</sup> Avenue, Lake Pleasant Parkway, and Williams Drive). Enhanced

entry features are provided at 91st Avenue, Pinnacle Peak Road, and Deer Valley Road (Tab 7).

The Conceptual Wall and Fence Plan (with elevations) is set forth at Tab 8. Walls are designed to complement the community identity established by the entry monuments and intended to blend with the adjacent subdivisions. Theme walls will be provided between residential lots and arterial and collector streets and (except where view fencing is used) adjacent to open space. The community theme will be emphasized by a consistent use of materials and simple detailing. Walls, fences, and landscape features along Lake Pleasant Parkway will comply with the design concepts set forth for Lake Pleasant Parkway in the Design Review Manual.

#### 4. Circulation

The Meadows will have access to/from several arterials, including Deer Valley Road, Pinnacle Peak Road, 91<sup>st</sup> Avenue, and Lake Pleasant Parkway. Within the community, curvilinear collector roads provide a looped road circulation system which results in traffic calming within the neighborhood areas. The Conceptual Development Plan (Tab 4) depicts conceptual arterial street alignments and collector roads within The Meadows. A Traffic Impact Report has been separately submitted to City Staff.

Pedestrian circulation is accomplished in part by sidewalks along the arterials, collectors, and local roads. An extensive network of pedestrian trails is also provided through the open space areas creating connections to the proposed community amenities and between the individual neighborhoods.

#### 5. Open Space

As shown on the Conceptual Development Plan (Tab 4) and Conceptual Amenities, Trails, and Signage Plan (Tab 6), The Meadows includes a 10± acre City park adjacent to the elementary school site. A City Park Conceptual Design is provided at Tab 10 and a Typical Community HOA Park Conceptual Design is provided at Tab 11. A Community Center Conceptual Design exhibit is provided at Tab 12. A Green Belt Perspective exhibit is provided at Tab 13. Public trails along Pinnacle Peak Road and Lake Pleasant Parkway, in accordance with City design requirements, will be provided in either the public right-of-way or by trail easements, as necessary. The 10± acre park, the Community Center, neighborhood pocket parks, trails, retention areas, and other open space will provide numerous opportunities for walking, jogging, biking, and other forms of recreation. The proposed pedestrian trails and bike paths will accommodate pedestrian and bicycle access between and among the residential, school, and park uses within The Meadows and the commercial and residential uses surrounding it as well as providing a connection to Peoria's regional trail system.

The Meadows will designate a minimum of 15% of the overall Site as open space. Open space will be provided in general conformance with the Open Space Allocation exhibit (Tab 14), which identifies the required "Useable Open Space," as defined below, and total open space for each parcel. Areas defined as "Useable Open Space" shall be those including two or more of the following amenities: dedicated right-of-way for bike paths, equestrian

and/or hiking trails, private parks and recreation areas, sport courts, playing fields, pedestrian/multi-use paths or trails, tot lots, barbecue areas, drinking fountains, outdoor art, enhanced planter areas (i.e., a rose garden), ramadas, bench seating, water features, or any other amenity approved by the City’s planning department. Retention areas and site entry areas may be counted toward Usable Open Space areas if improved with two or more of the amenities identified above.

6. Schools

The Meadows is in the Peoria Unified School District (“PUSD”). Developer has agreed to donate Parcel 6 to the PUSD for use as an elementary school site. PUSD is in support of this re-zoning application as evidenced by the attached letter (Appendix C). Students residing within The Meadows may attend the elementary school to be constructed on Parcel 6 of The Meadows and Liberty High School located on Parcel 10. PUSD uses a multiplier of 0.5 elementary students and 0.2 high school students per single-family unit. The Meadows is therefore expected to generate approximately 937 elementary students and approximately 375 high school students all of whom could be served by the area schools.

E. Residential Development Standards

Table 3 below sets forth the development standards for The Meadows which are intended to identify the development criteria related to minimum lot area, width, and depth, maximum building height, setbacks, and lot coverage.

<b>Table 3: Development Standards</b>									
<b>Zoning District</b>	<b>Min. Lot Size</b>	<b>Min. Lot Width</b>	<b>Min. Lot Depth</b>	<b>Max. Bldg. Height</b>	<b>Minimum Yard Setbacks</b>				<b>Max. Lot Coverage</b>
					<b>Front*</b>	<b>Rear</b>	<b>Side min/total</b>	<b>Street Side</b>	
MRD-5	5000	40	110	30	20	15**	5/10	10	<b>55%</b>
MRD-6	6000	50	110	30	20	15	5/10	10	<b>55%</b>
MRD-7	7000	55	120	30	20	15	5/10	10	<b>50%</b>
MRD-10	10,000	75	125	30	20	15	5/14	10	<b>50%</b>
MRD-18	18,000	90	130	30	20	15	5/14	10	<b>50%</b>
MRD-24	24,000	80***	140	30	25	15	10/20	10	<b>40%</b>

For development standards for accessory open air structures see section E.1.a.

*\* Within Zoning Districts MRD-5, MRD-6, and MRD-7, front setbacks will be a minimum 10' for side entry garages. Within Zoning Districts MRD-5 and MRD-6, front setbacks will be a minimum 10' to the livable one-story elements of the home, a minimum 15' to second story pop-out architectural features of the home and balconies, and a minimum 20' to two story elements of the home for forward facing garages. The paved driveway areas shall not exceed fifty percent (50%) of the required front yard area for lots less than 7,000 square feet. All driveways for lots utilizing any 10' setback shall be enhanced with bricks, pavers, or other natural materials. The front setback to a forward facing garage shall always be maintained at a minimum of 20'. (See Front Yard Setback Exhibit at Tab 15 for examples of these requirements.)*

*\*\* In the MRD-5 Zoning District, the minimum rear setback shall be 15 feet to the building wall or 10 feet to a covered patio.*

*\*\*\* In the MRD-24 Zoning District, the minimum width for typical lots (rectangular lots fronting onto streets with straight center lines or having a radius of  $\geq 500'$ ) is 120', except for such lots backing onto 91<sup>st</sup> Avenue, Pinnacle Peak Road, or Deer Valley Road, in which event the minimum width is 135'. As shown on the MRD-24 Lot Requirements exhibit (Tab 16), the minimum width for irregular shaped lots (lots which are not rectangular and are located on the exterior of "L" shaped intersections, on cul-de-sacs, or on streets having a centerline radius  $< 500'$ , shall be 80'.*

Standards with respect to any accessory buildings shall be those set forth in Article 14-5 (Section 14-5-8) of the Peoria Zoning Ordinance. For each Zoning District, permitted, conditional, and accessory uses shall be those set forth in Article 14-5 (Sections 14-5-2, 14-5-3, and 14-5-4, respectively) of the Peoria Zoning Ordinance or as modified within the PCD.

1. Accessory Structures and Uses

For each Zoning District within The Meadows, permitted principal, conditional, and accessory uses shall be those set forth in Section 21-416 through Section 21-418 of the Peoria Zoning Ordinance. For conditional and accessory uses, the development standards shall be in accordance with Section 21-421 and Section 21-422, unless modified by the development standards of The Meadows Planned Community District (PCD), whichever is the more restrictive. Nothing herein is intended to relax the building code or other applicable City standards.

a. Exceptions for Accessory Structures within Parcels 7 and 8

The following standards apply to accessory structures within The Meadows Parcels 7 and 8. When not part of the principal building, detached accessory structures shall be subject to the limitations contained herein, or as set forth in Section 21-422 of the Peoria Zoning Ordinance.

	Height	Front Setback	Side Setback	Rear Setback
Front Yard	7 feet maximum	Per principal building setback	Per principal building setback	—
Rear Yard <sup>•</sup>	Less than 12 feet	—	Per principal building setback	7 feet
	Exceeding 12 feet, maximum 20 feet	—	Per principal building setback	Per principal building setback

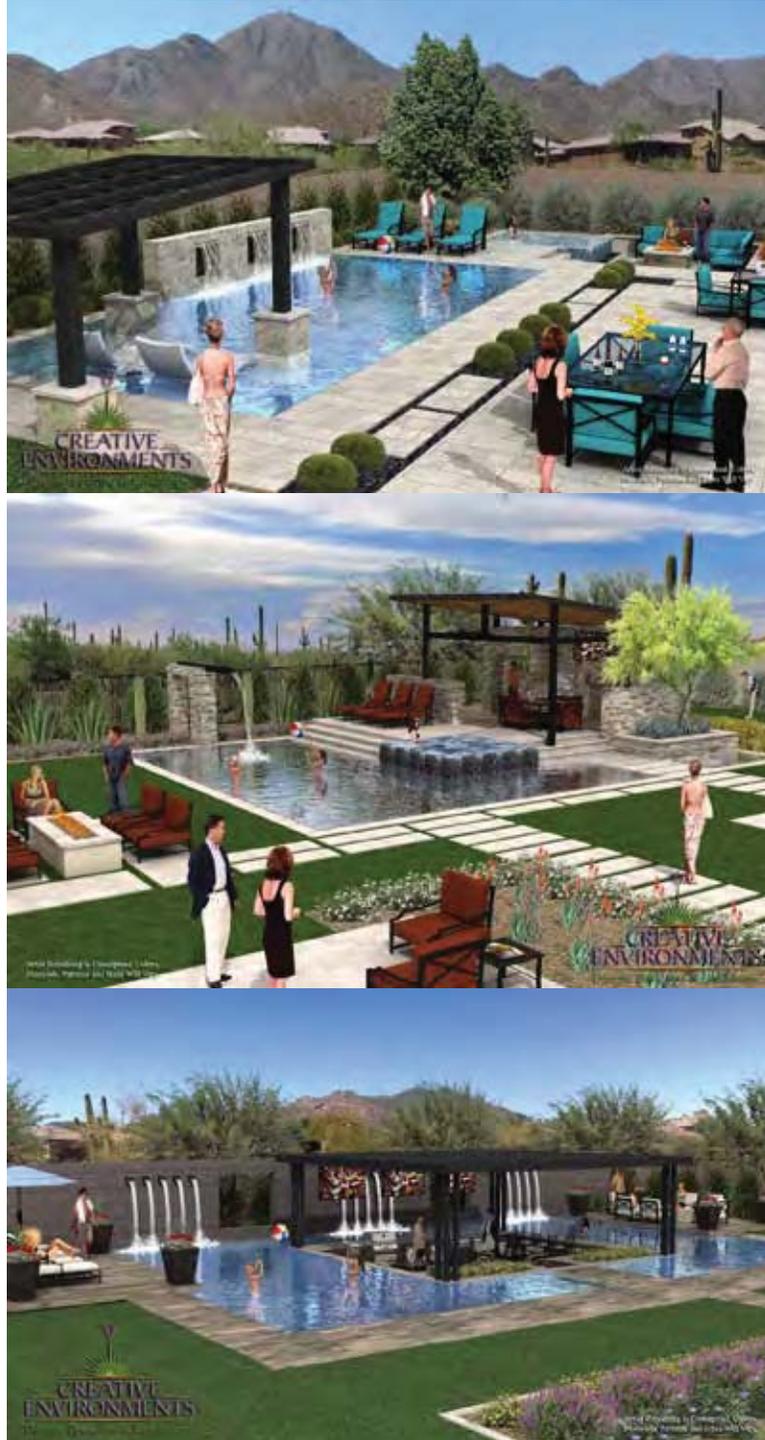
<sup>•</sup> Rear yard exceptions are for open air structures only. Detached RV garages and casitas are subject to the setbacks of the principal building.

*Design and Materials*

Architectural materials such as treated steel or aluminum, composite wood, etc. may be used for attached and detached open air structures such as ramadas, gazebos, and pergolas provided these materials generally compliment the architecture, materials, and colors of the principal building. Such structures should evoke desert hues and other earth tones including light brown, cream, and tan; off-white, light grey; colors appearing in natural stone utilized in buildings; and reds and oranges appearing in brick utilized in buildings or in roof tiles. Roof style may deviate from the style of the principal building, but shall maintain complimentary design elements.

The below are representative illustrations to guide color and materials.





F. **Miscellaneous**

1. **Grading and Drainage**

The topography within The Meadows is generally flat, sloping gently from the northeast to the southwest. Retention facilities will be constructed as necessary to handle on-site retention requirements. A large grass channel has been proposed to convey offsite flows

through the property. A Master Drainage and Hydrology report has been separately submitted to City Staff.

2. Water and Wastewater

Water and wastewater services will be provided by the City of Peoria. Public infrastructure currently exists adjacent to The Meadows with adequate capacity to serve the proposed use. A Master Water and Sewer System Report has been separately submitted to City Staff.

3. Other Utilities

Electric service will be provided by Arizona Public Service. Southwest Gas provides natural gas service in the area. Telephone service will be provided by CenturyLink.

4. Emergency Response

Police and fire services are provided by the City of Peoria. The closest facilities are located within one mile of The Meadows on Lake Pleasant Parkway south of Pinnacle Peak Road. Emergency medical response is provided by the Peoria Fire Department EMT and paramedic personnel.

5. Community Center

The community center will include an open-air building with multi-purpose meeting spaces, restrooms, community pool, shaded seating area, and an outdoor activities area.

6. Phasing

The Meadows will be constructed in several phases, which will be driven by market demand and construction efficiencies. Infrastructure improvements began in the Fall of 2012, home construction commenced during summer 2013, and project build out is estimated to occur at the end of 2020.

7. Cultural Resources

A cultural resources survey of The Meadows was conducted in 1994. This survey identified six potential archeological sites with a data recovery plan for one site. In accordance with the requirements of the Arizona State Land Department, a testing plan was submitted and approved by the State Historic Preservation Office (“SHPO”) in 2005. An updated cultural resources survey of The Meadows was conducted in August 2007. This survey concluded that one remaining site required additional excavation and research. Subsequently, any items with archeological significance were removed from The Meadows, cataloged, and stored in accordance with the requirements set forth by SHPO. The approval letter from the Arizona State Museum with the associated reports was provided to the City of Peoria.

8. HOA

A homeowners' association ("HOA") has been created to maintain the community amenities, private streets, open space areas, and other community improvements.

9. Neighborhood Outreach

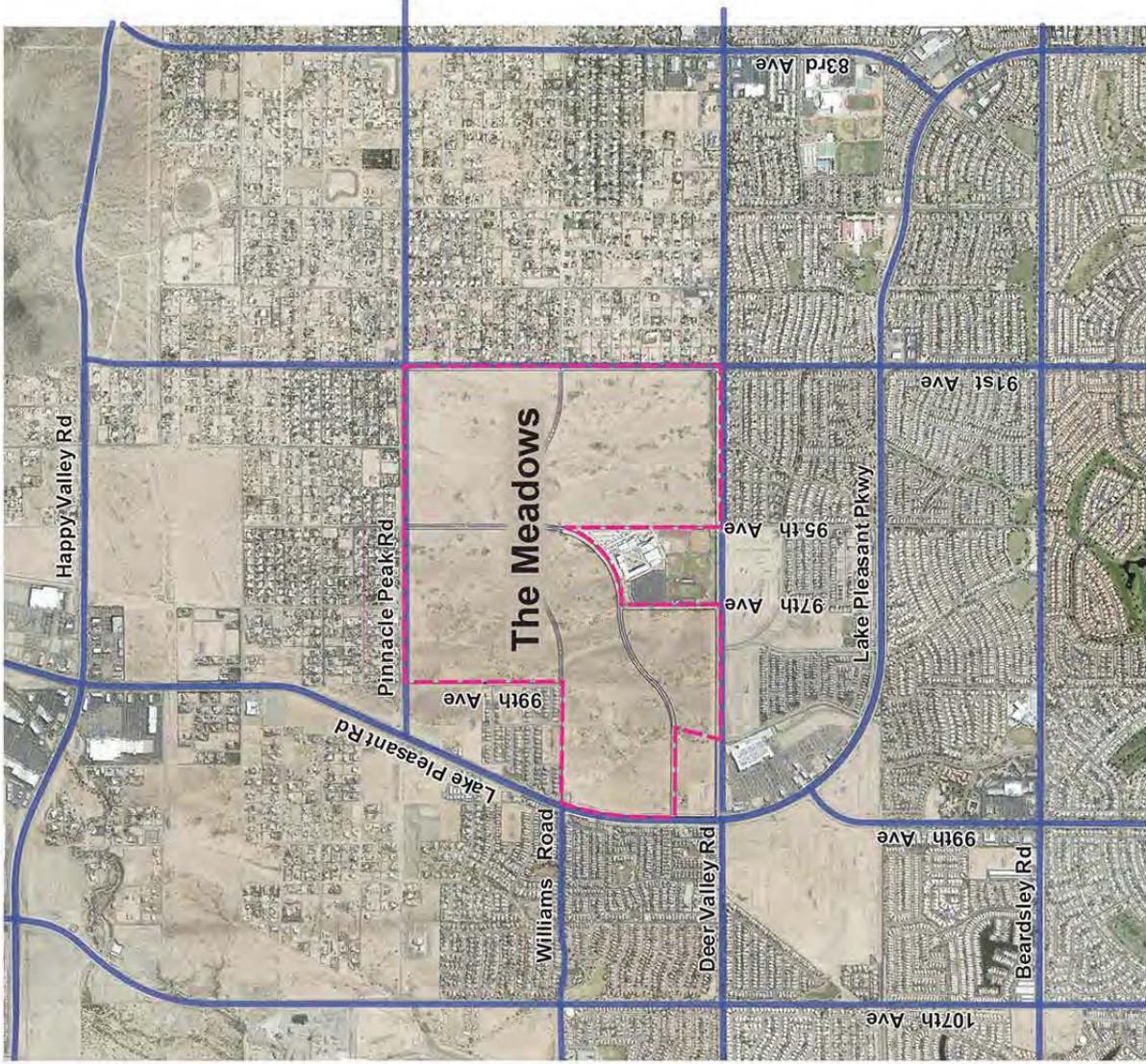
CSW will undertake a neighborhood outreach program in connection with the proposed Minor GPA and this PCD Amendment. Minutes of the meetings will be provided.

G. Conclusion

The proposed The Meadows PCD is consistent with the overall intent of the General Plan, Camino a Lago Specific Area Plan, and the surrounding residential development. Approval is requested.

Camino A Lago, L.L.C.

# TAB 1



# TAB 2

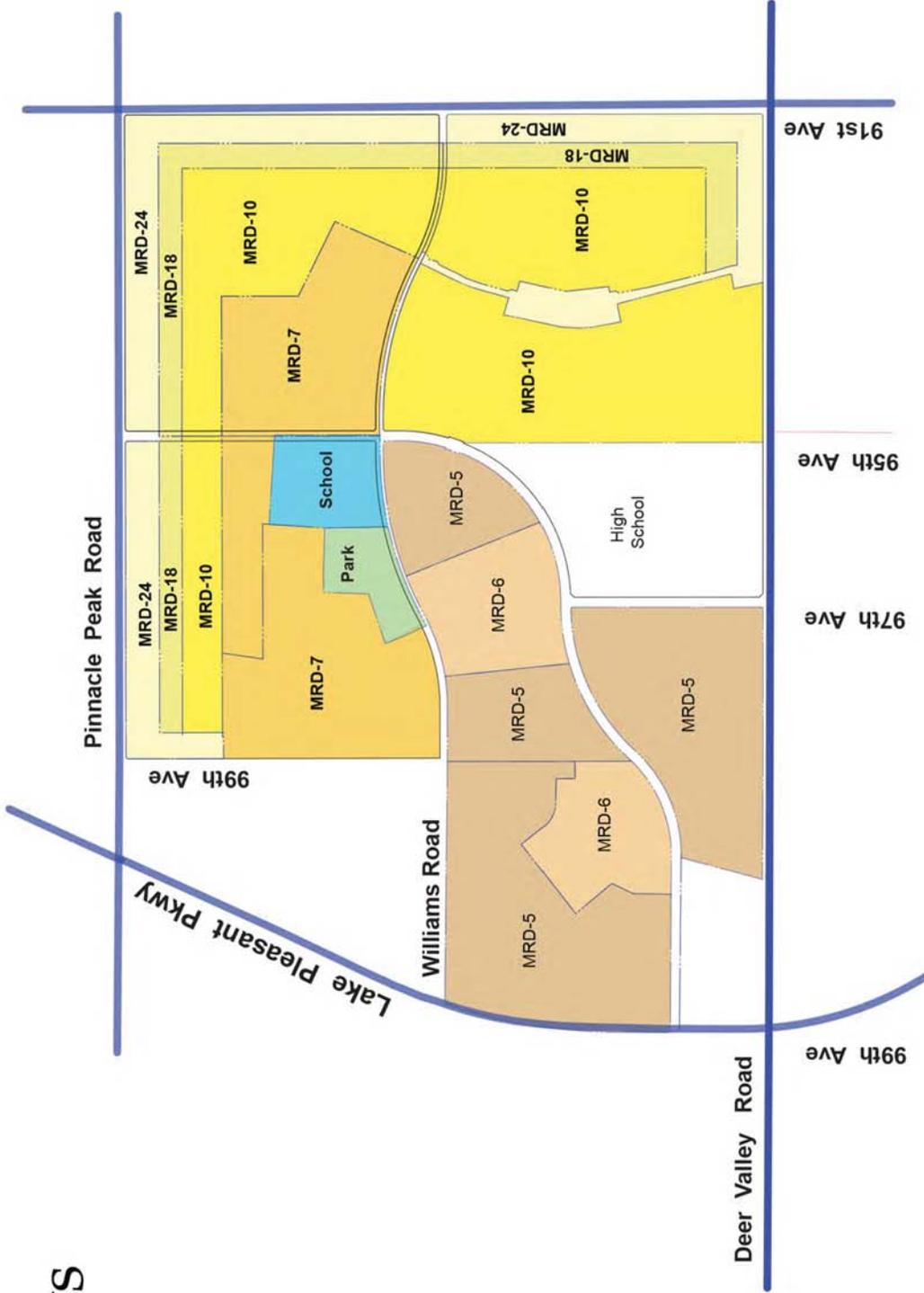


# TAB 3

# The Meadows

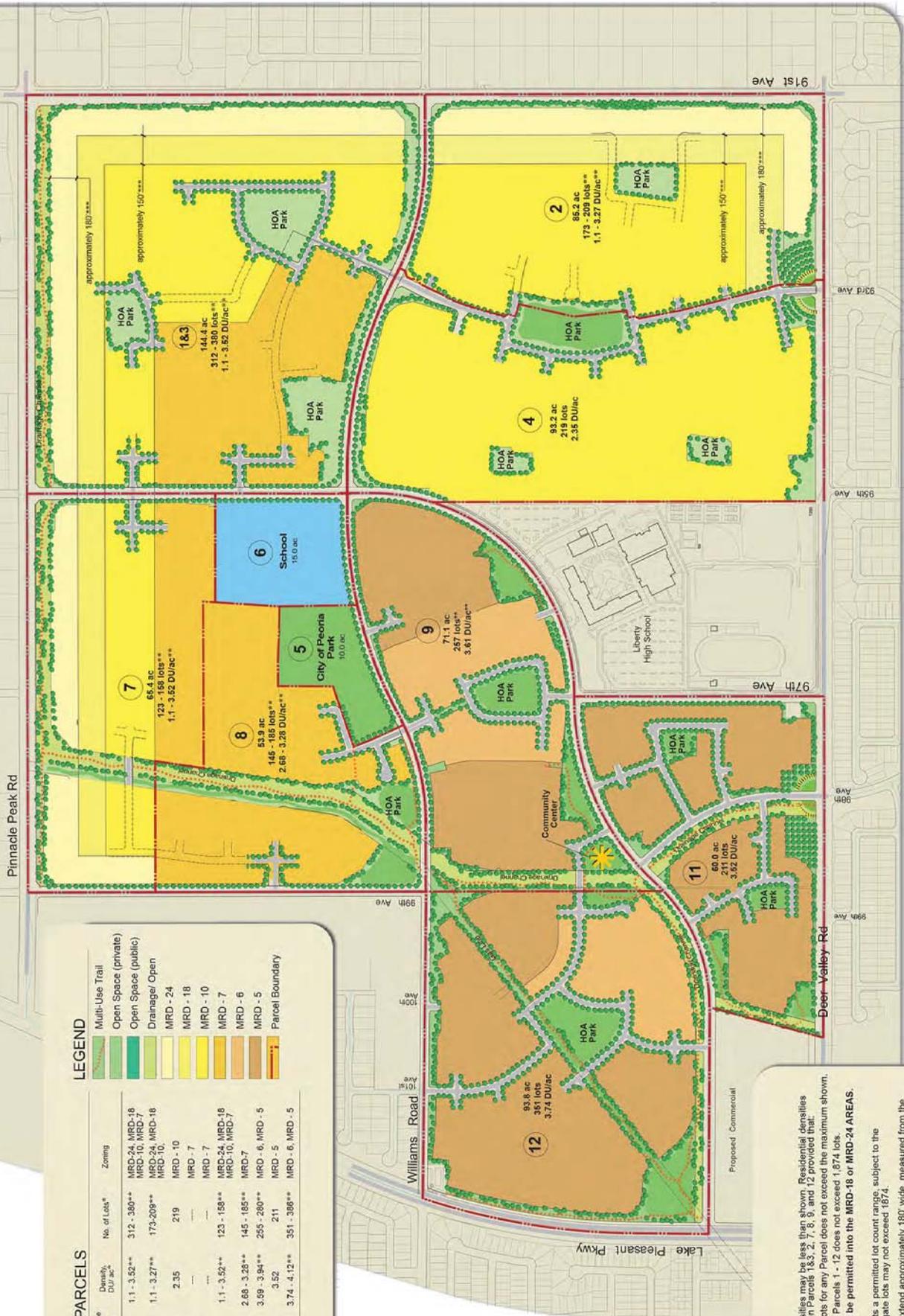
## LEGEND

-  MRD - 24
-  MRD - 18
-  MRD - 10
-  MRD - 7
-  MRD - 6
-  MRD - 5



## Zoning Map

# TAB 4



**LEGEND**

- Multi-Use Trail
- Open Space (private)
- Open Space (public)
- Drainage/Open
- MRD - 24
- MRD - 18
- MRD - 10
- MRD - 7
- MRD - 6
- MRD - 5
- Parcel Boundary

**SITE DATA - PARCELS**

Parcel	Lot Use Description	Approximate Area, Gross ac	Density, DU/ac**	No. of Lots*	Zoning
1&3	SFR	144.4	1.1 - 3.52**	312 - 380**	MRD-24, MRD-18, MRD-10, MRD-7
2	SFR	85.2	1.1 - 3.27**	173-209**	MRD-24, MRD-18, MRD-10,
4	SFR	83.2	2.35	219	MRD - 10
5	Park	10.0	---	---	MRD - 7
6	School	15.0	---	---	MRD - 10
7	SFR	65.4	1.1 - 3.52**	123 - 158**	MRD-24, MRD-18, MRD-10, MRD-7
8	SFR	53.9	2.68 - 3.28**	145 - 185**	MRD-7
9	SFR	71.1	3.59 - 3.94**	235 - 280**	MRD - 6, MRD - 5
11	SFR	60.0	3.52	211	MRD - 5
12	SFR	93.8	3.74 - 4.12**	351 - 386**	MRD - 6, MRD - 5
<b>Total</b>					692.0

**NOTES**

- \*Actual lot counts and densities may be less than shown. Residential densities may be transferred between Parcels 1&3, 2, 7, 8, 9, and 12 provided that:
  - (a) The total number of lots for any Parcel does not exceed the maximum shown.
  - (b) The total build-out for Parcels 1 - 12 does not exceed 1,974 lots.
- No density transfer will be permitted into the MRD-18 or MRD-24 AREAS.
- \*\*The higher Number reflects a permitted lot count range, subject to the restriction that the aggregate lots may not exceed 1674.
- \*\*\*The MRD-24 area shall extend approximately 180' wide, measured from the interior boundary of the adjacent perimeter landscape tract. The MRD-18 area shall extend approximately 150' wide, measured from the interior boundary of the MRD-24 area.

# TAB 5



91st Avenue Perspective

## The Meadows

91st Avenue Street Section - Conceptual Design

Prepared for:



Scale: Not To Scale





Pinnacle Peak Road Perspective

## The Meadows

Pinnacle Peak Road Street Perspective - Conceptual Design

Prepared for:

**communities**  
southwest

Scale: Not To Scale





Deer Valley Road Perspective

## The Meadows

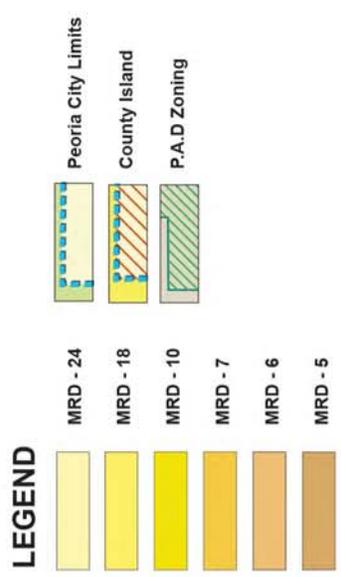
Deer Valley Road Perspective - Conceptual Design

Prepared for:

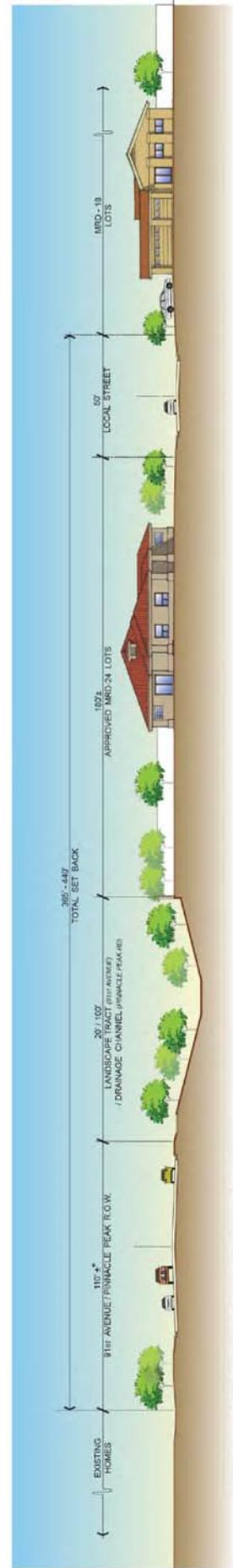


Scale: Not To Scale





**PROPOSED ZONING**

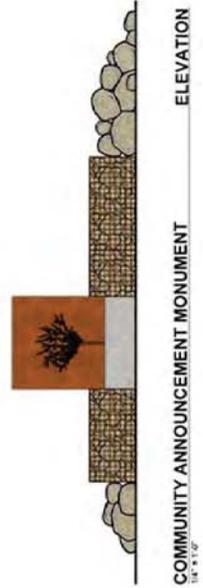
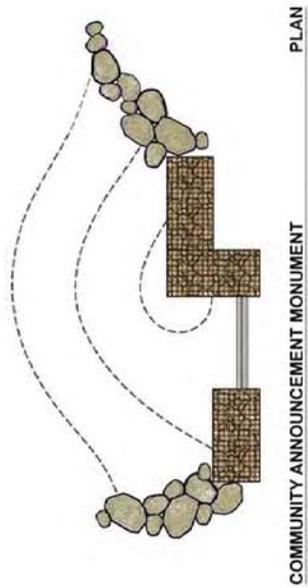


**SECTION LOOKING SOUTH AT 91ST AVENUE**  
**OR**  
**SECTION LOOKING EAST AT PINNACLE PEAK ROAD**  
 NOTE: Distances shown are approximations only and final design may vary.  
 \*R.O.W. varies from a minimum of 95' on Pinnacle Peak Road to a maximum of 115' on 91st Avenue.

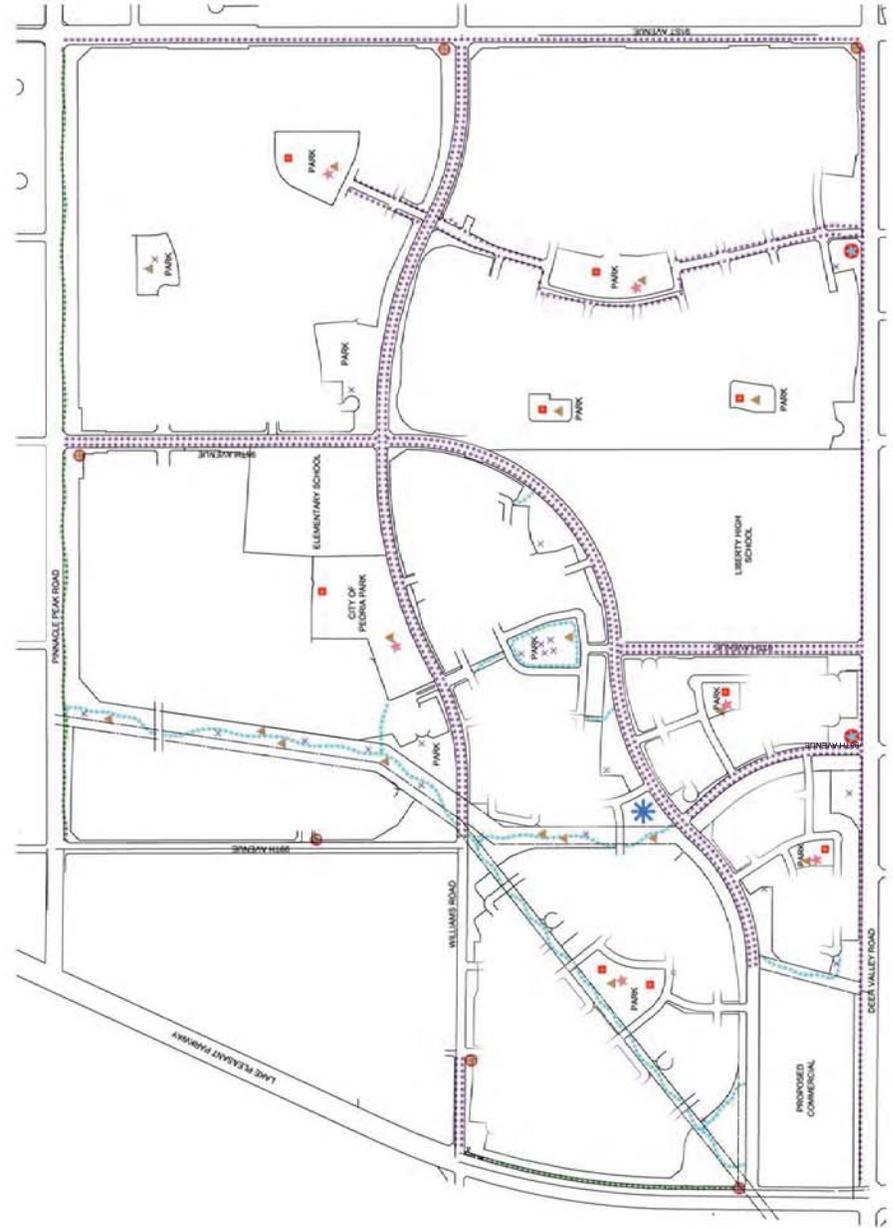


Date: 2/13/2013

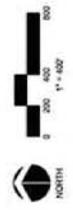
# TAB 6



NOTE: Monuments may vary in exact design and layout.



- LEGEND**
- City of Peoria Trail System
  - Community Trails
  - Community Bike Lane
  - Entry Monument
  - Community Announcement Monument
  - Ramada
  - Active Amenity or Lawn Area
  - Tool Lot
  - Seating Area
  - Community Center



01/22/2014

PEORIA, ARIZONA **Cardno**

**THE MEADOWS**

CAMINO A LAGO, L.L.C.

CONCEPTUAL AMENITIES, TRAILS, AND SIGNAGE

# TAB 7

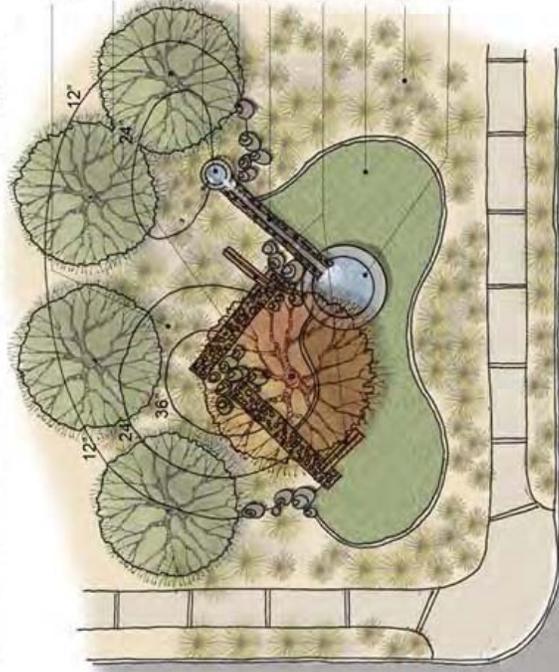


**93<sup>rd</sup> Avenue/98<sup>th</sup> Avenue and Deer Valley Road Entry Monument**



Thematic elements and materials: concrete, steel, water, stone, and grasses

- Berms behind monument
- Rock filled gabion baskets
- Small cistern
- Granite boulders
- Gabion channel
- Sign panel
- Turf area
- Meadow grasses
- Large cistern



Sign Panel



Entry Monument Perspective

Sign Panel, Cistern, and Channel



Plan View of Entry Monument

# THE MEADOWS

CAMINO A LAGO, LLC

ENTRY MONUMENT - CONCEPTUAL DESIGN



DEER VALLEY ROAD

98th AVENUE

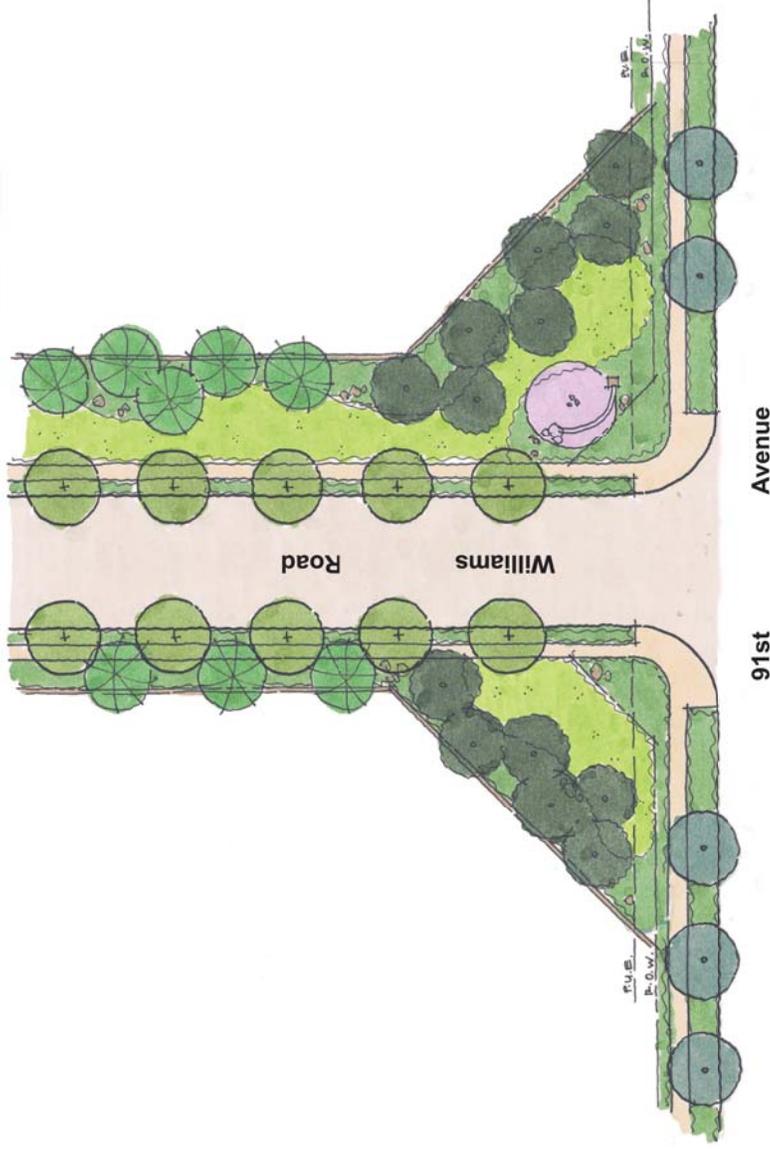
REFER TO ENTRY MONUMENT  
CONCEPTUAL DESIGN

# THE MEADOWS

CAMINO A LAGO, L.L.C.  
TAB 7c

PEORIA, ARIZONA  **Cardno**

98th AVENUE PLAN - CONCEPTUAL DESIGN



91st Avenue Entry Program Elements

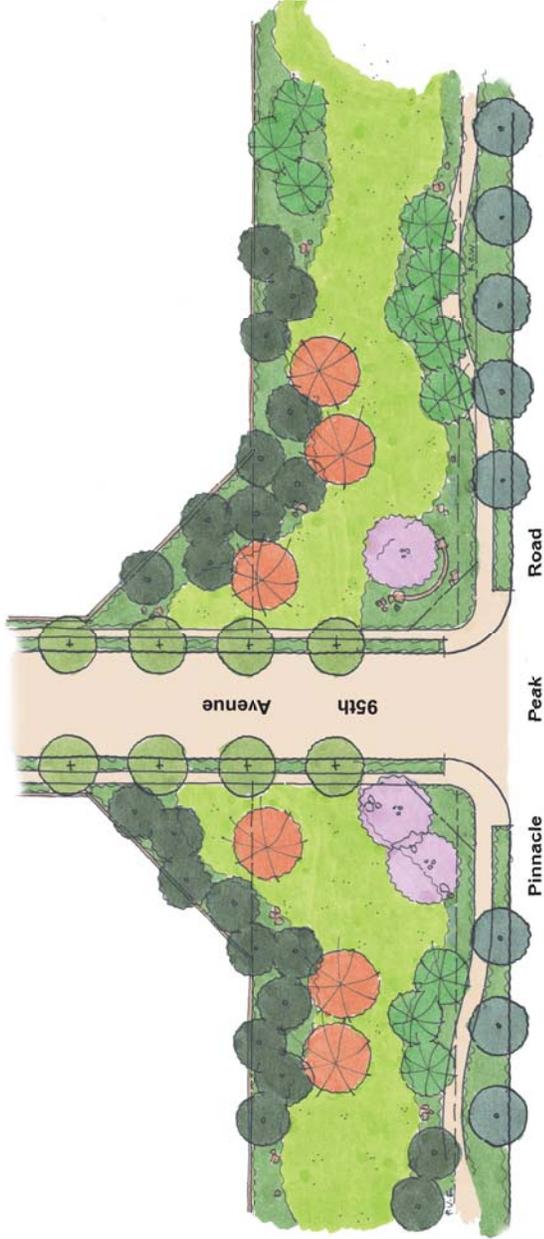
- Community Announcement Monument
- Concrete Sidewalk
- 6' High Masonry Wall
- Tree Massing
- Accent Trees
- "Heritage" Tree
- Vertical Evergreen Trees
- Street Tree
- Landscape Mounding
- Groundcover and Shrubs
- Site Lighting
- Turf
- Decomposed Granite
- Rock Outcropping



# The Meadows

91st Avenue Entry - Conceptual Design





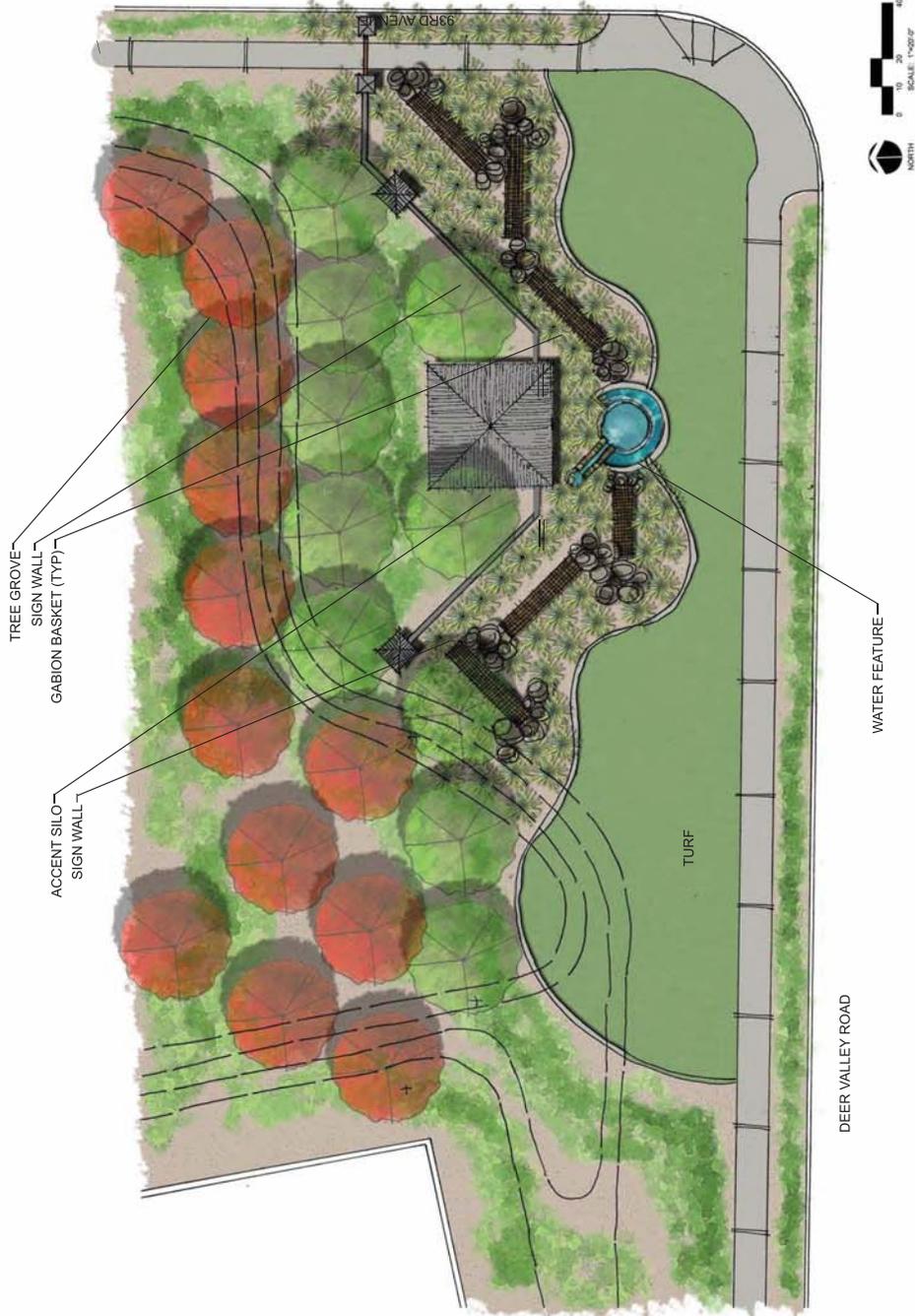
**Pinnacle Peak Road Entry Program Elements**

- Community Announcement Monument
- Concrete Sidewalk
- 6' High Masonry Wall
- Tree Massing
- Accent Trees
- "Heritage" Tree
- Vertical Evergreen Trees
- Street Tree
- Landscape Mounding
- Groundcover and Shrubs
- Site Lighting
- Turf
- Decomposed Granite
- Rock Outcropping



# The Meadows

Pinnacle Peak Road Entry - Conceptual Design



# THE MEADOWS

CAMINO A LAGO, L.L.C



WOVEN METAL EXAMPLE



CORRUGATED METAL ROOF



STONE VENEER



GABION BASKETS



WATER FEATURE

CORRUGATED METAL ROOF  
WOVEN METAL TOWER  
WATER TROUGH  
SHEER DESCENT WATER FEATURE

ACCENT COLUMNS AND  
DECORATIVE METALWORK TO  
CREATE WALKWAY

RAW CONCRETE WALL  
METAL SIGN  
GABION BASKETS



# THE MEADOWS PARCEL 4

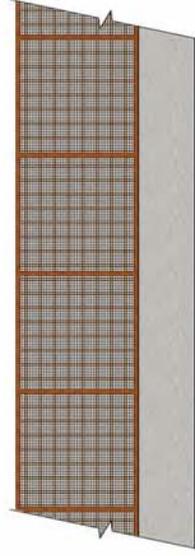
MERITAGE HOMES

ENTRY MONUMENT ELEVATION OPTION 'A'

# TAB 8



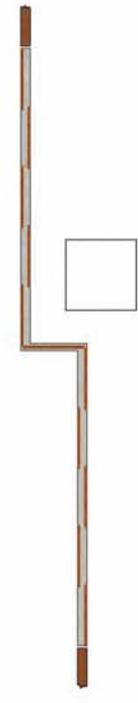
**THEME WALL**  
1/8" = 1'-0"



**VIEW WALL**  
1/8" = 1'-0"



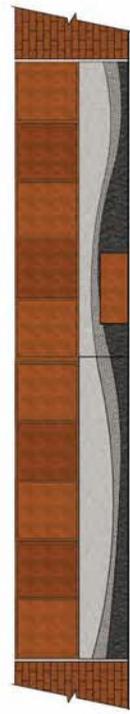
**WALL ARTICULATION**  
1/8" = 1'-0"



**WALL ARTICULATION**  
1/8" = 1'-0"

**LEGEND**

- 6'-4" Theme Wall
  - 6'-0" Theme Wall
  - View Wall
  - Lake Pleasant Parkway Wall
  - Wall Articulation
- Note:  
Exact locations of wall may be modified w/ City of Peoria Planning Department approval



**LAKE PLEASANT PARKWAY WALL**  
1/8" = 1'-0"

# TAB 9



PINNACLE PEAK LANDSCAPE



GREEN BELT LANDSCAPE

**LEGEND**

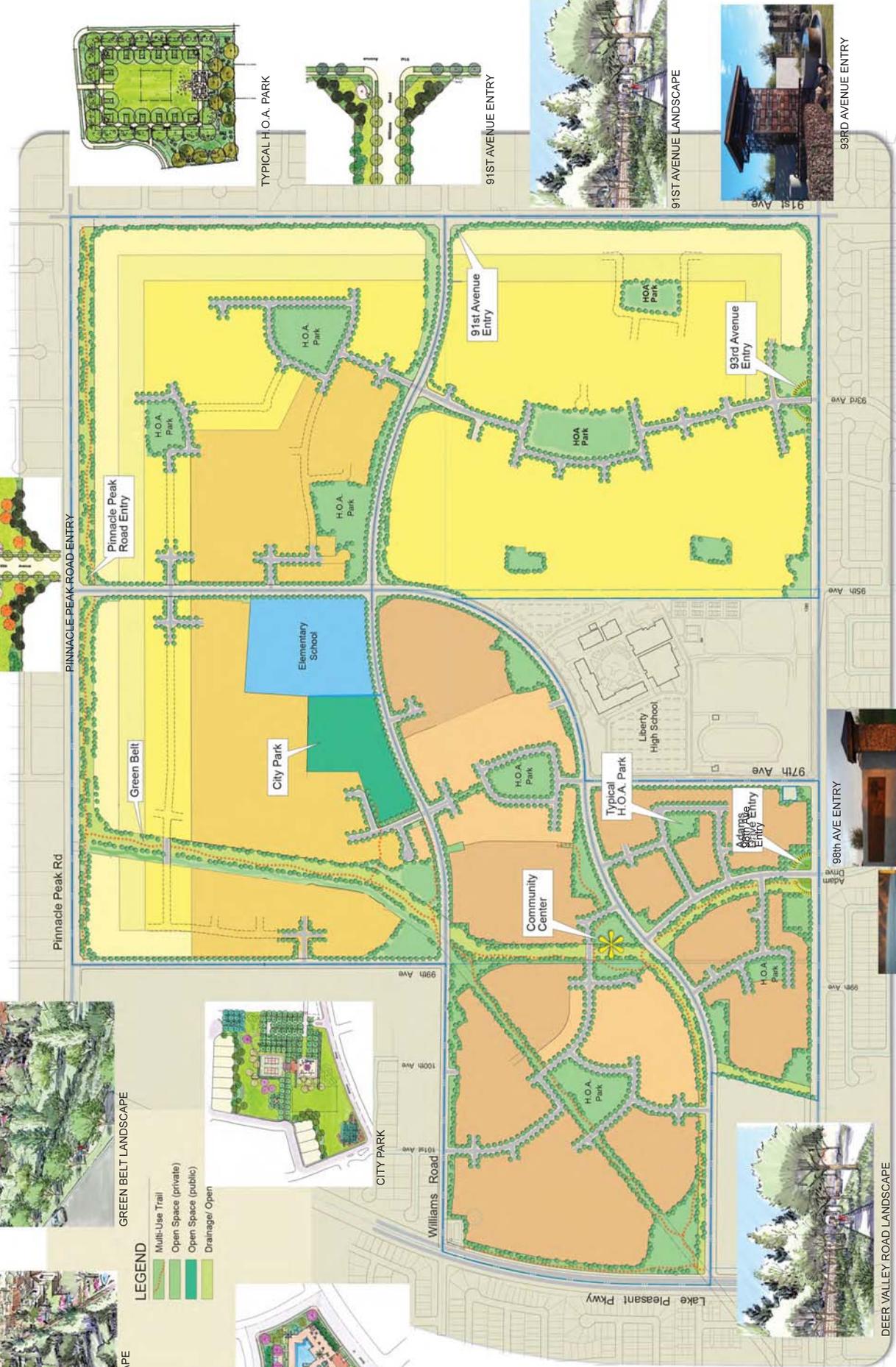
- Multi-Use Trail
- Open Space (private)
- Open Space (public)
- Drainage/Open



COMMUNITY CENTER



CITY PARK



PINNACLE PEAK ROAD ENTRY

Pinnacle Peak Road Entry

Green Belt

City Park

Elementary School

99th Ave

100th Ave

Williams Road

101st Ave

102nd Ave

99th Ave

97th Ave

95th Ave

93rd Ave

91st Avenue Entry

93rd Avenue Entry

Typical H.O.A. Park

91st Avenue Entry

98th Avenue Entry

93rd Ave

95th Ave

97th Ave

99th Ave

101st Ave

102nd Ave

103rd Ave

104th Ave

105th Ave

106th Ave

107th Ave

108th Ave



91ST AVENUE LANDSCAPE



93RD AVENUE ENTRY



DEER VALLEY ROAD LANDSCAPE



98th Avenue Entry



98th Avenue Entry

1/24/2014



# The Meadows



## Conceptual Landscape Plan

# TAB 10



City Park Program Elements

- Ramada With Restrooms per City of Peoria Code Requirements
- Tot Lot (satisfy two age groups)
- Tennis Courts (Lighted)
- Social Gardens With Tree Bosque
- Shared Parking Lot With Elementary School
- Vehicular Gate at Parking Lot Entry
- Soccer Field Overlay
- Rock Outcropping
- Stabilized D.G. Sealing Area
- Passive Turf Play Areas
- Turf Mounding
- Park Furniture
  - Benches
  - Trash Receptacles
  - Dog Waste Receptacles
  - Drinking Fountain
- Concrete Sidewalk
- Park Signage
- Accent Trees
- Vertical Evergreen Trees
- Broad Dome Canopy Trees
- Groundcover and Shrubs
- Decomposed Granite
- Site Lighting

\* The approximate 10 acre park site does not include residential lots.



# The Meadows

City Park Conceptual Design

# TAB 11



Park Program Elements

- Ramada
- Picnic Tables
- BBQ's
- Seating Areas
  - Park Benches
  - Trash Receptacles
  - Dog Waste Receptacles
- Tree Boscage
- View Fencing With Gate
- Turf
- Toi Lot
- Groundcover / Shrubs
- Vertical Evergreen Tree
- Enhanced Paving (Ramada Location)
- Stabilized D.G. Walkway
- Concrete Sidewalk
- Accent Pottery



# The Meadows

Typical Community Park - Conceptual Design

# TAB 12



# The Meadows

Community Center - Conceptual Design



# TAB 13



## The Meadows

Green Belt Perspective - Conceptual Design

# TAB 14

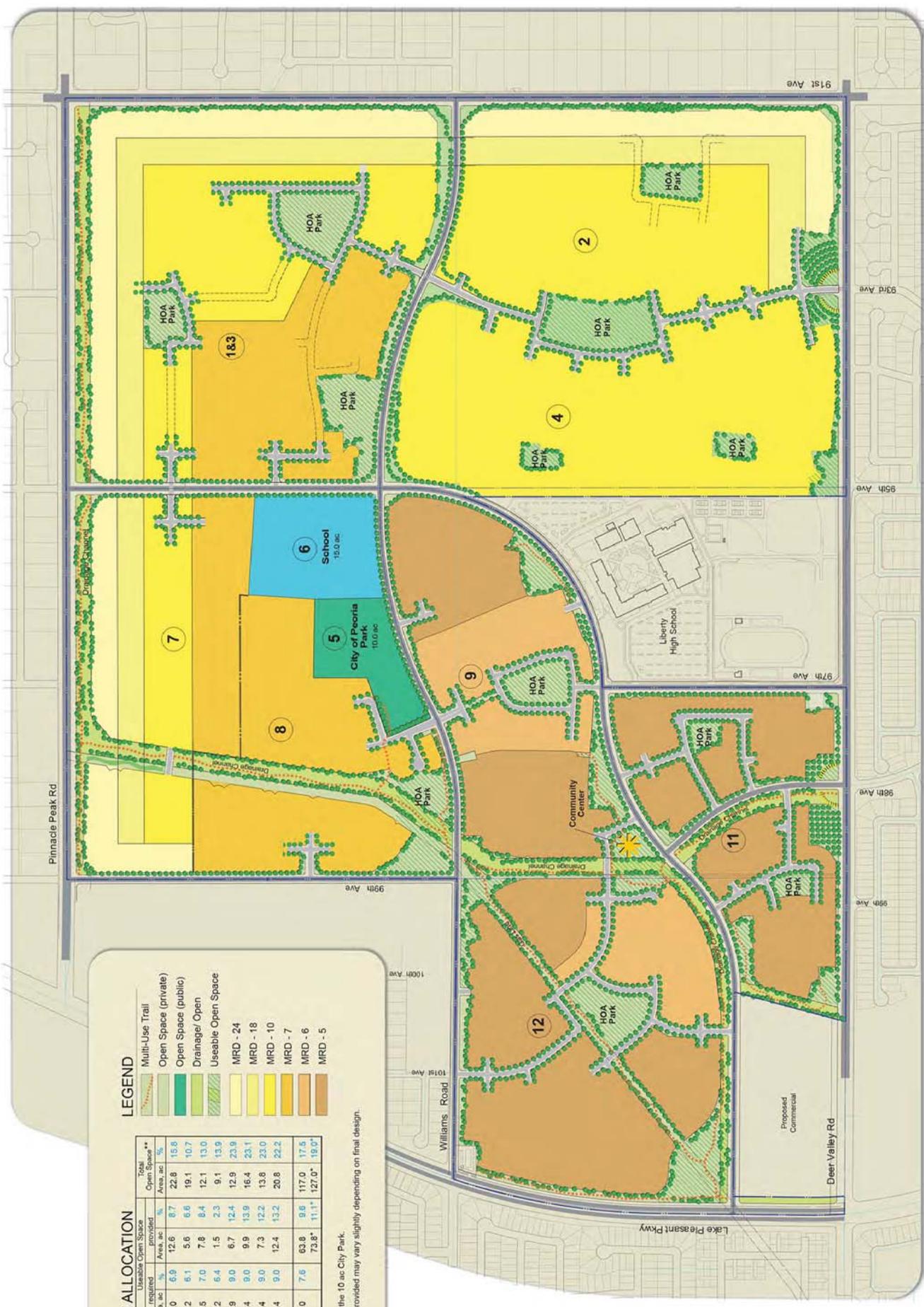
### OPEN SPACE ALLOCATION

Parcel	Parcel Area, ac	Unavailable Open Space		Open Space**		Total Open Space**
		Area, ac	%	Area, ac	%	
1 & 3	144.4	10.0	6.9	12.6	8.7	15.8
2	85.2	5.2	6.1	5.6	6.6	19.1
4	93.2	6.5	7.0	7.8	8.4	13.0
7	85.4	4.2	6.4	1.5	2.3	9.1
8	53.9	4.9	9.0	6.7	12.4	12.9
9	71.1	6.4	9.0	9.9	13.9	16.4
11	80.0	5.4	9.0	7.3	12.2	13.8
12	93.8	8.4	9.0	12.4	13.2	20.8
<b>Total</b>	<b>687.0</b>	<b>51.0</b>	<b>7.6</b>	<b>63.8</b>	<b>9.6</b>	<b>117.0</b>
				<b>73.8*</b>	<b>11.1*</b>	<b>127.0*</b>

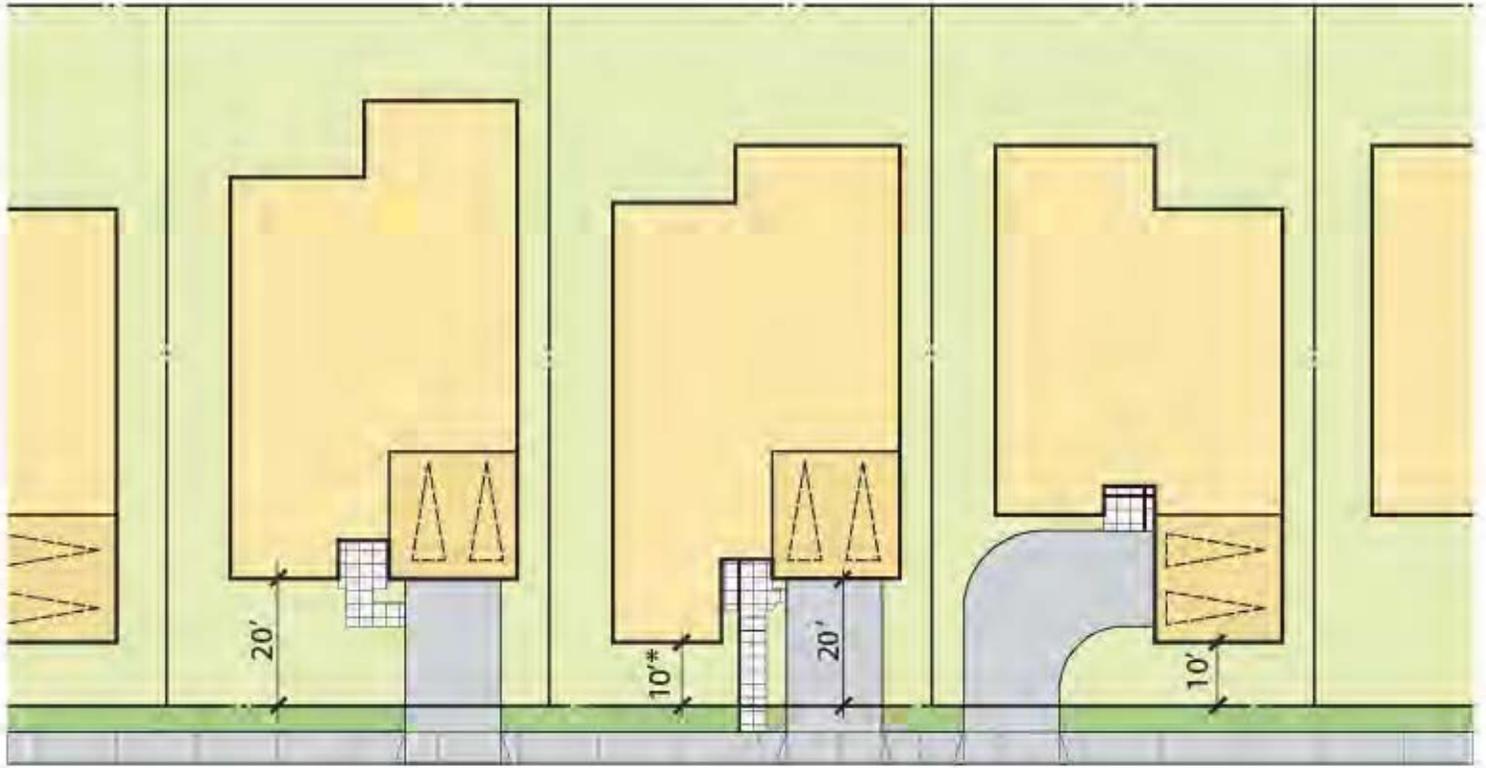
### LEGEND

- Multi-Use Trail
- Open Space (private)
- Open Space (public)
- Drainage/Open
- Useable Open Space
- MRD - 24
- MRD - 18
- MRD - 10
- MRD - 7
- MRD - 6
- MRD - 5

\*Area calculation including the 10 ac City Park.  
 \*\*The area of open space provided may vary slightly depending on final design.



# TAB 15



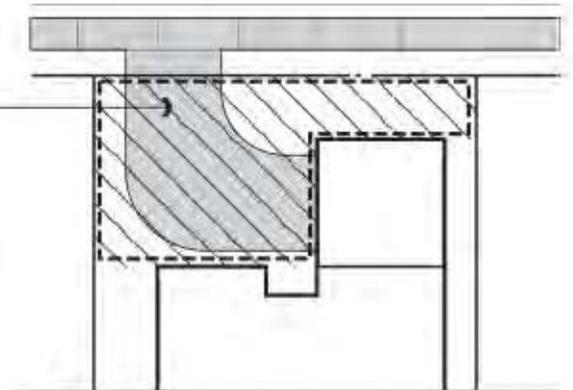
Typical Lot

House Forward

Side Entry Garage

For lots less than 7000 square feet, the total area of paved driveway shall not exceed 50% of the area between the house and the front property line.

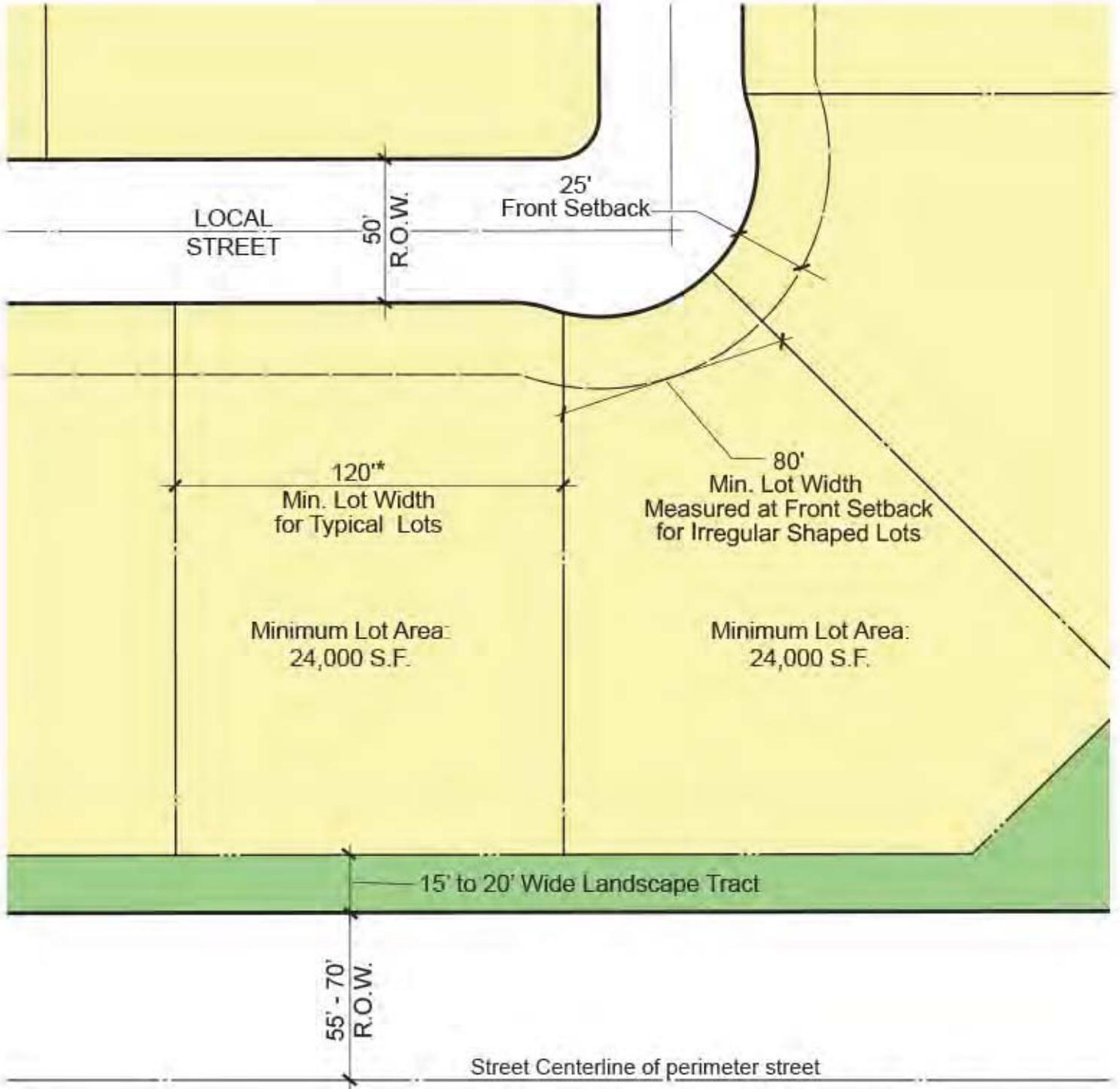
\*Setbacks will be a minimum 10' to the livable one-story elements of the home, a minimum 15' to second story pop-out architectural features of the home and balconies, and a minimum 20' to two story elements of the home. All driveways for lots utilizing any 10' setback shall be enhanced with bricks, pavers, or other natural materials.



# The Meadows

**MRD-5, MRD-6 and MRD-7**  
**Front Yard Setback Requirements**  
 for Parcels 1&3, 7, 8, 9, 11 and 12

# **TAB 16**



Typical Lots: Lots that front onto streets with center lines that are straight or have a radius of 500' or greater and are rectangular in shape.

Irregular Shaped Lots: Lots that are irregularly shaped because they are located on the exterior of "L" shaped intersections, cul-de-sac's or on streets with center lines that have a radius of less than 500'.

\*Typical Lots that back onto Pinnacle Peak Road, 91st. Ave or Deer Valley Road will have a minimum width of 135'.

# The Meadows

**MRD-24 Lot Requirements**  
for Parcels 1&3, 2 and 7

# **APPENDIX A**

## Legal Description

A parcel of land including Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, a portion of Tract 11 and a portion of Tract "A" of State Plat No. 43 Camino A Lago, Book 456, Page 06, Maricopa County Records, located in the Northeast, Northwest, Southeast and Southwest quarters of Section 16, and the Southeast quarter of Section 17, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

**Beginning** at the Northeast corner of Section 16;

**Thence** S00°04'46"E 2,639.19 feet, along the East line of the Northeast quarter of said Section 16, to the East quarter corner thereof;

**Thence** S00°06'03"E 2,636.45 feet, along the East line of the Southeast quarter of said Section 16, to the Southeast corner thereof;

**Thence** S89°59'02"W 2,635.92 feet, along the South line of the Southeast quarter of said Section 16, to the South quarter corner thereof;

**Thence** S89°58'25"W 60.00 feet, along the South line of the Southwest quarter of said Section 16, to the Southeast corner of Tract 10, per State Plat No. 43 Camino A Lago, as recorded in Book 456, Page 06, Maricopa County Records;

**Thence**, leaving said South line, N00°06'37"W 2,592.97 feet, along the East boundary line of said Tract 10, to the Northeast corner thereof, said point also marking the beginning of a non-tangent 1,337.18 foot radius curve to the right, from which the center of said curve bears N72°52'53"W;

**Thence** southwesterly 1,708.91 feet, along said curve, and along the North boundary line of said Tract 10, through a central angle of 73°13'26", to the Northwest corner thereof;

**Thence** S00°01'54"E 1,650.00 feet, along the West boundary line of said Tract 10, to a point on the South line of said Southwest quarter of Section 16;

**Thence**, leaving said West boundary line, S89°58'25"W 1,285.51 feet, along said South line, to the Southwest corner of said Section 16;

**Thence** N89°38'08"W 972.17 feet, along the South line of the Southeast quarter of Section 17, to the Southeast corner of Tract "A", per said State Plat No. 43;

**Thence** N14°55'26"E 776.48 feet, along the East boundary line of said Tract "A", to the Northeast corner thereof;

June 15, 2007

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bdy-2007-06-14

Page 1 of 5

**Thence** N89°38'24"W 1,379.50 feet, along the North boundary line of said Tract "A", to a point 120.00 feet East of the Northwest corner thereof;

**Thence**, leaving said North boundary line, S00°37'58"W 517.31 feet, parallel with and 120.00 feet East of the West line of said Tract "A", to the beginning of a 2,745.00 foot radius curve to the left;

**Thence** along said curve, parallel with and 120.00 feet East of the West line of said Tract "A", Southerly 234.38 feet, through a central angle of 04°53'32", to a point on the South line of the Southeast quarter of said Section 17;

**Thence** N89°38'08"W 120.38 feet, along said South line, to the Southwest corner of said Tract "A", and the beginning of a non-tangent 2,865.00 foot radius curve to the right, from which the center of said curve bears N85°56'05"E;

**Thence** northerly 234.92 feet, along said curve, and along the West line of said Tract "A", through a central angle of 04°41'53", to a point;

**Thence**, along the West line of said Tract "A", and the West line of Tract 12, N00°37'58"E 1,015.78 feet, to the beginning of a non-tangent 4,583.66 foot radius curve to the right, from which the center of said curve bears S89°24'24"E;

**Thence**, along the West line of said Tract 12, and along said curve, northerly 1,413.91 feet, through a central angle of 17°40'26", to the Northwest corner thereof, and a point on the North line of said Southeast quarter of Section 17;

**Thence**, leaving said West line, S89°22'50"E 2,029.34 feet, along said North line, to the East quarter corner of Section 17;

**Thence** N00°08'06"W 2,633.11 feet, along the West line of the Northwest quarter of Section 16, to the Northwest corner thereof;

**Thence** N89°52'15"E 2,637.76 feet, along the North line of said Northwest quarter of Section 16, to the North quarter corner thereof;

**Thence** N89°51'47"E 2,637.76 feet, along the North line of the Northeast quarter of Section 16, to the **Point of Beginning**.

Containing 30,246,936 square feet or 694.3741 acres, more or less.

June 15, 2007

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bndy-2007-06-14

Page 2 of 5

**Excepting Therefrom:**

A portion of Tract 11, per State Plat No. 43 Camino A Lago, Book 456, Page 06, Maricopa County Records, located in the Southwest quarter of Section 16, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

**Commencing** at the South quarter corner of Section 16;

**Thence** S89°58'25"W 1,350.00 feet, along the South line of the Southwest quarter of Section 16, to the Southeast corner of Tract 11, per State Plat No. 43 Camino A Lago, as recorded in Book 456, Page 06, Maricopa County Records;

**Thence** leaving said South line, N00°01'54"W 255.00 feet, along the East line of said Tract 11, to a point;

**Thence**, leaving said East line, S89°58'25"W 40.00 feet, to the **Point of Beginning**;

**Thence** S00°01'54"E 100.00 feet, parallel with and 40.00 feet West of said East line, to a point;

**Thence** S89°58'25"W 100.00 feet, parallel with and 155.00 feet North of said South line, to a point;

**Thence** N00°01'54"W 100.00 feet, parallel with and 140.00 feet West of said East line, to a point;

**Thence** N89°58'25"E 100.00 feet, parallel with and 255.00 feet North of said South line, to the **Point of Beginning**.

Containing 10,000 square feet or 0.2296 acres, more or less.

Total parcel containing ±30,236,936 square feet or ±694.1445 acres, more or less.

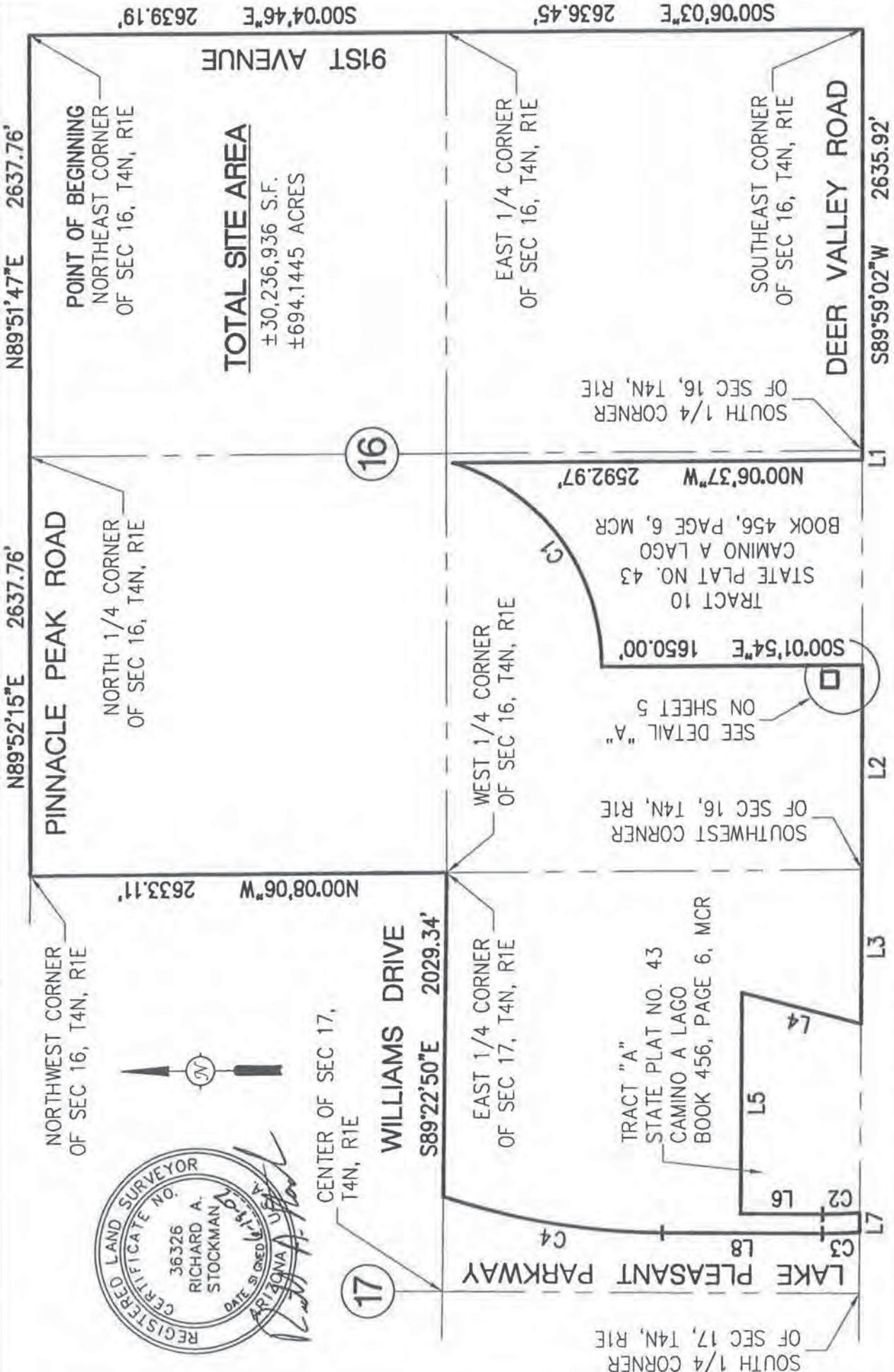
See attached Exhibit "A".



June 15, 2007

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bndy-2007-06-14

Page 3 of 5



**TOTAL SITE AREA**  
 ±30,236,936 S.F.  
 ±694.1445 ACRES

PROJECT NO. 4077063.00  
 DATE: 6-15-07  
 BY: AWR  
 SCALE: NTS  
 SHEET NO. 4 OF 5

**EXHIBIT "A"**  
 CAMINO A LAGO  
 PEORIA, ARIZONA

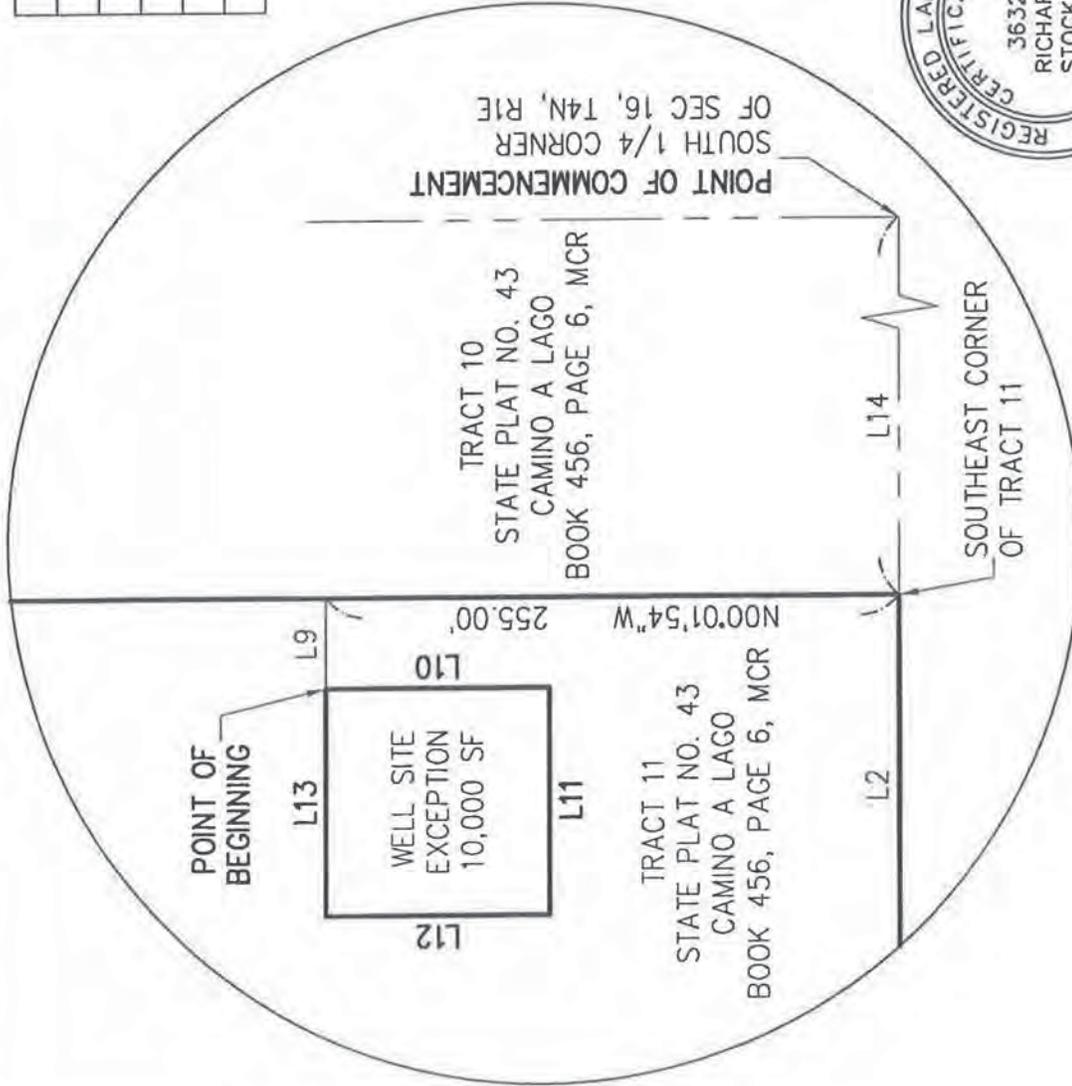
**W R G**  
**D E S I G N I N G**

9771 N. 90th Street Suite 1050 Scottsdale, AZ 85258  
 Tel: 602.777.6000 Fax: 602.777.6009

PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

CURVE	LENGTH	RADIUS	DELTA	RADIAL
C1	1708.91	1337.18	73°13'26"	N72°52'53"W
C2	234.38	2745.00	4°53'32"	N85°44'26"E
C3	234.92	2865.00	4°41'53"	N85°56'05"E
C4	1413.91	4583.66	17°40'26"	S89°24'24"E

LINE	BEARING	LENGTH
L1	S89°58'25"W	60.00
L2	S89°58'25"W	1285.51
L3	N89°38'08"W	972.17
L4	N14°55'26"E	776.48
L5	N89°38'24"W	1379.50
L6	S00°37'58"W	517.31
L7	N89°38'08"W	120.38
L8	N00°37'58"E	1015.78
L9	S89°58'25"W	40.00
L10	S00°01'54"E	100.00
L11	S89°58'25"W	100.00
L12	N00°01'54"W	100.00
L13	N89°58'25"E	100.00
L14	S89°58'25"W	1350.00



**DETAIL "A"**  
NOT TO SCALE

PROJECT NO. 4077063.00  
DATE: 6-15-07  
BY: AWR  
SCALE: NTS  
SHEET NO. 5 OF 5

**EXHIBIT "A"**  
CAMINO A LAGO  
PEORIA, ARIZONA

# **APPENDIX B**

Federal Reserve - with  
Broker Commission



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2007-0423363 04/11/07 09:10 AM  
1 OF 1

When Recorded, Return To:  
Brian Hegardt  
Camino A Lago  
7001 N. Scottsdale Rd #1015  
Attention Scottsdale, AZ 85253

FRAU10J

## CERTIFICATE OF PURCHASE

No. 53-108549

STATE LAND DEPARTMENT OF THE STATE OF ARIZONA  
OFFICE OF THE STATE LAND COMMISSIONER

Sale No.: 53-108549  
Grant: 030 & 046

WHEREAS, on the 15<sup>th</sup> day of February, A.D. 2007

**CAMINO A' LAGO, LLC, a Delaware limited liability company**

(referred to herein as "Purchaser") purchased from the State of Arizona the following described land, to-wit:

### SEE EXHIBIT A1 ATTACHED HERETO

Section 16, Township 4N, Range 1E, G.&S.R.M., County of Maricopa, State of Arizona, containing 694.14 acres, more or less for the sum of:

**SIXTY ONE MILLION ONE HUNDRED THOUSAND AND NO/DOLLARS (\$61,100,000.00)** (the "Original Purchase Price"), of which there has been paid to the State Land Department the sum of **SIX MILLION ONE HUNDRED TEN THOUSAND AND NO/DOLLARS (\$6,110,000.00)**, leaving a principal balance due of **FIFTY FOUR MILLION NINE HUNDRED NINETY THOUSAND AND NO/DOLLARS (\$54,990,000.00)** ("Principal Balance") together with interest on the outstanding Principal Balance, as described in paragraph 2 below of the Terms and Conditions, plus Participation payments.

AND, WHEREAS, Purchaser agrees to pay the outstanding Principal Balance pursuant to paragraph 2 of the Terms and Conditions below;

AND, WHEREAS, there are no improvements on the land which the Purchaser is required to purchase together with the land;

AND, WHEREAS, a Selling and Administrative Fee of **EIGHT HUNDRED SIXTY THOUSAND AND NO/DOLLARS (\$860,000.00)** payable by the Purchaser pursuant to A.R.S. § 37-108 has been paid in full, of which **FIVE HUNDRED THOUSAND AND NO/DOLLARS (\$500,000.00)** has been paid to the designated broker as a broker commission;

NOW, THEREFORE, upon full compliance with all the terms and conditions herein contained, payment of all sums remaining due as set forth herein, and compliance with all the provisions of law, Purchaser or its successor in interest will be entitled to have and receive a Patent from the State of Arizona to the land hereinbefore described.

### **TERMS AND CONDITIONS**

1. Definitions.

A. Amortization Period: Twenty-five (25) years.

B. Final Payment Date: February 15, 2014 (Installment #7)

C. Interest Rate: 10.76%, which is the sum of (i) 6% and (ii) the rate per annum equal to the weekly average yield on United States Treasury Securities-Constant Maturity Series issued by the United States Government for a term of seven (7) years, as released on the Monday prior to the auction by the Board of Governors of the Federal Reserve System in Federal Reserve Statistical Release H.15 (519) and found at [HTTP://federalreserve.gov/releases/h15/current/](http://federalreserve.gov/releases/h15/current/)

D. Annual Payment Dates: The 15<sup>th</sup> day of February, beginning February 15, 2008 and ending February 15, 2014.

2. Principal and Interest.

A. Interest shall accrue on the outstanding Principal Balance at the Interest Rate and shall be compounded daily. Principal and interest shall be paid as follows:

### **SEE EXHIBIT A2 ATTACHED HERETO**

B. If not sooner paid, the outstanding Principal Balance together with all accrued and unpaid interest, shall be due and payable in full on the Final Payment Date.

C. All scheduled payments hereunder shall be applied, first, to accrued interest and then to principal.

D. Principal and Interest may be prepaid from time to time or at any time, in whole or in part, without any premium or penalty, provided that Purchaser shall receive a credit in the amount of any such principal prepayment against the next-due installment of principal hereunder.

3. Taxes and Assessments. Purchaser agrees to pay all taxes, water assessments or charges which may be assessed against said land, or the water rights thereto; that any right to the use of water appurtenant to or existing upon the lands shall be so maintained by Purchaser as to prevent the forfeiture or abandonment of said right; that all taxes levied against the land and all construction and maintenance charges in connection with any United States reclamation project, from and subject to which the lands shall receive water, will be promptly paid, and all other acts will be performed to insure the acquisition and maintenance of said rights and the use of said water; provided, that if the successful irrigation of any such lands susceptible of irrigation from works constructed or controlled by the United States government should not be dependent upon said irrigation works, it shall not be necessary to acquire and maintain such water rights thereon.

4. No Waste. Purchaser agrees that Purchaser will permit no loss or cause any waste in, to, or upon said land.

5. Assignment. Purchaser, if not in default, may, upon the written consent of the State Land Commissioner which shall not be unreasonably withheld, assign Purchaser's right, title and interest under this Certificate. Should Purchaser desire to assign this Certificate he must do so upon the approved forms, which will be furnished upon request.

6. Insurance for Vertical Improvements. The purchaser of vertical improvements located upon the Property from the owner of said improvements, when such vertical improvements are not fully paid for by the Purchaser, shall, at all times while this Certificate is extant, keep the insurable vertical improvements adequately insured for the benefit of the State of Arizona. The policies covering said insurance shall be deposited with the State Land Commissioner.

7. Miscellaneous.

A. This Certificate of Purchase is issued subject to any and all reservations, easements, or rights-of-way heretofore legally obtained and now in full force and effect.

B. The State of Arizona, by and through its Land Department reserves all gas, oil, metals and mineral rights, as provided by law.

C. This instrument is executed subject to and shall be construed under the laws of the State of Arizona.

D. Additional conditions of sale, if any, are as attached. **SEE EXHIBIT A3 ATTACHED HERETO**

E. Time is an essential element in the premises, and Purchaser agrees, in accepting this Certificate, to make the payments as specified herein, failing in which this Certificate will be subject to forfeiture as provided by law.

F. The Commissioner, on behalf of the State of Arizona, may, in his sole and absolute discretion, grant reasonable extensions to time frames set forth in this document.

IN WITNESS WHEREOF, Purchaser has affixed his/her/its signature at the City of Scottsdale, State of Arizona on the 27th day of March, A.D., 2007.

(Sign here) Camino a Lago, LLC  
PURCHASER  
Brian Heyardt  
By President of Communitiv Southwest Management, Inc  
It's Manager  
Its 7001 N. Scottsdale Rd., Ste. 1015  
Address  
Scottsdale, Maricopa County, Arizona  
City/Town County State

and the State Land Commissioner has affixed his signature at Phoenix, State of Arizona, on the 3<sup>rd</sup> day of April, A.D., 2007.

[Signature]  
State Land Commissioner.

By \_\_\_\_\_  
Deputy State Land Commissioner.

(Purchaser's Signature must be notarized on page 5)



STATE OF ARIZONA

County of MARICOPA

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of

MARCH, 2007 by BRIAN HEGARDT the PRESIDENT of  
COMMUNITIES MANAGEMENT SOUTHWEST  
MANAGEMENT, INC., for and on behalf of such CAMINO A LAGO, LLC.

Feb. 13, 2011

My Commission Expires:



Donna W. Huck  
Notary Public

### INSTRUCTIONS

The statutes provide that all installments must be paid in advance and Purchaser, accordingly, is hereby notified to make said payments on or before the dates as specified in this document. Payments should be by draft, check or money order in favor of the State Land Department. Currency or specie should not be remitted except by registered mail.

Payments must be accompanied by duplicate tax receipts or other statement by the collecting agency as evidence that all taxes are paid to date.

**STATE LAND DEPARTMENT  
CERTIFICATE OF PURCHASE NO. 53-108549**

**EXHIBIT A1 PROPERTY LEGAL DESCRIPTION**

TRACTS 1 THROUGH 9 INCLUSIVE, 11, 12 AND THE WEST 120.00 FEET OF TRACT A, OF STATE PLAT NO. 43 CAMINO A LAGO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 456 OF MAPS, PAGE 6, AND LOCATED IN SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING A PORTION OF TRACT 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16;  
THENCE NORTH 89° 58' 17" EAST ALONG THE SOUTH LINE OF SAID 16 A DISTANCE OF 1244.84 FEET TO A POINT WHICH IS 40.00 FEET WEST OF THE EAST LINE OF SAID TRACT 11 AND AN EXTENSION OF THE PROPOSED WEST RIGHT-OF-WAY LINE OF STREET "B" AS SHOWN ON STATE PLAT NO. 43;  
THENCE NORTH 00° 01' 46" WEST ALONG THE PROPOSED WEST RIGHT-OF-WAY LINE OF STREET "B" AS SHOWN ON STATE PLAT NO. 43, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 40.00 FEET WEST OF THE EAST LINE OF SAID TRACT 11 A DISTANCE OF 155.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00° 01' 46" WEST ALONG THE PROPOSED WEST RIGHT-OF-WAY LINE OF STREET "B" A DISTANCE OF 100.00 FEET;  
THENCE SOUTH 89° 58' 17" WEST ALONG A LINE PARALLEL WITH AND 255.00 FEET NORTH OF THE SOUTH LINE OF SECTION 16 A DISTANCE OF 100.00 FEET;  
THENCE SOUTH 00° 01' 46" EAST ALONG A LINE PARALLEL WITH AND 140.00 FEET WEST OF THE EAST LINE OF SAID TRACT 11 A DISTANCE OF 100.00 FEET;  
THENCE NORTH 89° 58' 17" EAST ALONG A LINE PARALLEL WITH AND 155.00 FEET NORTH OF THE SOUTH LINE OF SECTION 16 A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAING 694.14 GROSS ACRES, MORE OR LESS

**STATE LAND DEPARTMENT  
CERTIFICATE OF PURCHASE NO. 53-108549**

**EXHIBIT A2 PAYMENT SCHEDULE**

The first installment in the sum of \$6,705,237.19 (Installment #1) includes both principal and interest at the rate of 10.76% and will be due and payable on the 15<sup>th</sup> day of February, 2008. Subsequent annual installments in the sum of \$6,705,237.19 (Installments #2 through #6) include both principal and interest at the rate of 10.76% and will be due and payable to wit: on the 15<sup>th</sup> day of February each and every year from and including the 15<sup>th</sup> day of February, 2009 to and including the 15<sup>th</sup> day of February, 2013. The final installment, in the sum of \$57,202,439.69 (Installment #7) includes both principal and interest at the rate of 10.76% and will be due and payable on the 15<sup>th</sup> day of February, 2014.

<u>NO.</u>	<u>DATE DUE</u>	<u>PAYMENT</u>	<u>INTEREST</u>	<u>PRINCIPAL</u>	<u>BALANCE</u>
					\$54,990,000.00
1.	02/15/2008	\$ 6,705,237.19	\$6,246,014.81	\$ 459,222.38	\$54,530,777.62
2.	02/15/2009	\$ 6,705,237.19	\$6,211,755.53	\$ 493,481.66	\$54,037,295.96
3.	02/15/2010	\$ 6,705,237.19	\$6,137,802.34	\$ 567,434.85	\$53,469,861.11
4.	02/15/2011	\$ 6,705,237.19	\$6,073,350.51	\$ 631,886.68	\$52,837,974.43
5.	02/15/2012	\$ 6,705,237.19	\$6,001,577.94	\$ 703,659.25	\$52,134,315.18
6.	02/15/2013	\$ 6,705,237.19	\$5,938,767.69	\$ 766,469.50	\$51,367,845.68
7.	02/15/2014	\$57,202,439.69	\$5,834,594.01	\$51,367,845.68	\$ 0.00

**STATE LAND DEPARTMENT  
CERTIFICATE OF PURCHASE NO. 53-108549**

**EXHIBIT A3 ADDITIONAL CONDITIONS**

**(A)** The construction of 1508 dwelling units has been authorized by for the subject parcel within the Camino A Lago Development Plan. Construction of any units in excess of that amount requires the consent of the ASLD Commissioner and may require additional consideration pursuant to A.R.S. 37-334 I.

**(B)** The successful bidder or its assignee (Buyer) shall coordinate the dedication of a school site not to exceed fifteen (15) acres within the sale area with the Peoria Unified School District No. 11 (District) for use as a public elementary school site. If the school site is not dedicated and the school facility is not constructed within seven (7) years of the date of Auction, then the land reverts to the Buyer. Upon written request by the District, with the consent of the Buyer, an extension may be granted by the State Land Commissioner.

**(C)** The Purchaser shall provide the department with all cultural resource studies or documentation, including but not limited to eligibility testing and data recovery plans, archeological research designs, results of testing and data recovery reports, necessary for the department's use in its consultation with the State Historic Preservation Officer (SHPO) pursuant to A.R.S. §41-861 et seq. No ground disturbing activity shall occur on the subject property, nor will the department issue any patent without a deed restriction, until the purchaser has completed all required eligibility testing. No ground disturbing activity shall occur, nor will the department issue any patent without a deed restriction, on cultural resource sites until SHPO has confirmed that the Purchaser has completed all required data recovery pursuant to A.R.S. § 41-861 et seq. The Purchaser shall complete all testing and data recovery with reasonable diligence.

**(D)** When requested by the City of Peoria, the purchaser and/or assigns shall grant/dedicate within a reasonable time period, such roadway and underground utility easements to permit continued access for the City of Peoria to construct public arterial roadways and public utilities within the alignments of 91<sup>st</sup> Avenue, Lake Pleasant Parkway and Deer Valley Road for which the City has received a right-of-entry from the ASLD.

**(E)** In addition to improving the North ½ of Deer Valley Road associated with the development of the sale parcel, purchaser/assigns will also be required to design and improve the north ½ of Deer Valley Drive fronting Parcel A, identified in the Camino A Lago Specific Plan. Parcel A is located at the northeast corner of Lake Pleasant Parkway and Deer Valley Road. Improvements fronting Parcel A on Deer Valley Road shall be constructed to City standards during the installation of roadway improvements to Deer Valley Road fronting the sale parcel.

(F) The successful bidder and/or assigns shall permit access to the successful bidder of sale area 53-110363 for the purposes of developing a municipal well site.

# APPENDIX C



December 18<sup>th</sup>, 2013

Planning Department,  
City of Peoria  
9875 N. 85<sup>th</sup> Avenue  
Peoria, AZ 85345

RE: The Meadows (Z07-10A.3)

Dear Planning Staff,

This letter is intended to keep you informed about the Peoria Unified School District's communication with Communities Southwest/Camino A Lago, LLC, concerning The Meadows at Camino á Lago and the Camino á Lago Specific Area Plan. We would like to express the district's continuing support for this project.

Representatives of Communities Southwest and staff at the Peoria Unified School District have worked diligently in the past several months to execute a Developer Assistance Agreement and establish shared understanding. At this time, Camino A Lago, LLC has signed the agreement and the item has been approved by our Governing Board. Communities Southwest has expressed their commitment to our Developer Assistance Agreement and their support to the students who will be living in The Meadows and the greater school district. With this promise of collaboration, the district offers continuing support for Camino A Lago LLC's progression through the rezoning, platting, and construction process.

We commend the Developer's commitment to public education and for helping us to provide an outstanding education to students in the Peoria Unified School District. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Christian M. Williams,  
Department of Research and Planning

Cc: Kenneth Hicks, Chief Financial Officer

6330 W. Thunderbird Road • Glendale, Arizona 85306  
P.O. Box 39 • Peoria, Arizona 85380-0039  
623.486.6000 • [www.peoriaud.k12.az.us](http://www.peoriaud.k12.az.us)

# **APPENDIX D**

Janice K. Brewer  
Governor

ARIZONA STATE  LAND DEPARTMENT

Vanessa P. Hickman  
State Land  
Commissioner

June 13, 2013

Mike Kern  
Communities Southwest  
7001 N. Scottsdale Road, Suite 1015  
Scottsdale, AZ 85253

Re: Certificate of Purchase No. 53-108549 dated February 15, 2007, issued by the Arizona State Land Department ("ASLD") to Camino A Lago, LLC, a Delaware limited liability company ("Purchaser").

Dear Mr. Kern:

As you are aware, paragraph A of the Additional Conditions to the above-reference Certificate of Purchase provides that "The construction of 1508 dwelling units has been authorized . . . for the subject parcel within the Camino A Lago Development Plan. Construction of any units in excess of that amount requires the consent of the ASLD Commissioner and may require additional consideration pursuant to A.R.S. 37-334(I)."

This letter confirms that no additional consideration shall be required for an increase of up to 410 additional dwelling units to be constructed on the remaining unpatented state trust land covered by the subject Certificate of Purchase, provided, however, that the increase shall comply with all applicable laws, rules and regulations governing amendments to the Camino A Lago Development Plan.

Sincerely,



Vanessa P. Hickman  
State Land Commissioner

C: File #53-108549