

# Project Narrative

## PAD Zoning Request

Southeast corner of 81<sup>st</sup> Avenue and Beardsley Road  
Application No.: Z15-0004

PLANNED AREA DEVELOPMENT  
APPROVAL

P/Z Commission Date 12/3/15

City Council Approval Date 1/19/16

Cody Gleason  
Planner



Developer  
**Resort Lifestyle Communities**  
8040 Eiger Drive  
Lincoln, NE 68516

Attorney  
**Earl, Curley & Lagarde P.C.**  
3101 North Central Avenue, Suite 1000  
Phoenix, Arizona 85012

Prepared: March 3, 2015  
Revised November 3, 2015  
**Hearing Submittal:**

*Developer:*

***Resort Lifestyle Communities***

8040 Eiger Drive

Lincoln, Nebraska 68516

Contact: Bob Lewis

Email: [blewis@camerongeneralcontractors.com](mailto:blewis@camerongeneralcontractors.com)

Phone: (402) 420-3149

Fax: (402) 420-2324



*Engineering Consultant:*

***Bowman Consulting Group, Ltd.***

1295 West Washington Street, Suite 108

Tempe, Arizona 85281

Contact: Jeffrey Rybarczyk

E-mail: [jrybarczyk@bowmanconsulting.com](mailto:jrybarczyk@bowmanconsulting.com)

Phone: (480) 629-8830

Fax: (480) 629-8841



*Attorney:*

***Earl, Curley & Lagarde P.C.***

3101 North Central Avenue, Suite 1000

Phoenix, Arizona 85012

Attorney: Stephen C. Earl

Project Manager: Ricardo Toris

E-mail: [searl@ecllaw.com](mailto:searl@ecllaw.com)

E-mail: [rtoris@ecllaw.com](mailto:rtoris@ecllaw.com)

Phone: (602) 265-0094

Fax: (602) 265-2195



*Principals and Development Team*



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Resort Lifestyle Communities  
Rezoning Narrative

INTRODUCTION

Resort Lifestyle Communities (“RLC”) is proposing the development of a luxury resort-style retirement living community at the southeast corner of 81<sup>st</sup> Avenue and Beardsley Road. The proposed development is compatible with surrounding development, but requires a minor amendment to the General Plan Land Use Map. The General Plan Land Use Map currently designates approximately 10.6 acres of the overall 14.9 acre property as “High Density Residential 15+ (target 18 du/ac)” which is typically associated with higher density apartments. A companion rezoning from AG to PAD (“Planned Area Development”) is also being requested to allow this vacant infill site to be developed as a senior independent living community.

The requests are for: 1) a Minor General Plan Amendment to amend the General Plan Land Use map from “High Density Residential (15+ du/ac)” to “Medium-High Density Residential” on approximately 10.6 acres, and 2) a companion rezoning from AG to PAD on the overall approximately 14.9 acre property located at the southeast corner of 81<sup>st</sup> Avenue and Beardsley Road.

The senior luxury resort-style community is an ideal use for this triangular shaped parcel at the intersection of 81<sup>st</sup> Avenue and Beardsley Road. The property fronts on to 81<sup>st</sup> Avenue, backs to the New River Wash and has a narrow frontage along Beardsley Road. The configuration of the property and the resulting building layout afford the opportunity to provide a transitional buffer to the multi-family and single family residences to the south and west. Additionally, because of its low traffic generation, the senior living community reduces traffic on the adjacent streets, which could be far more impacted by the traffic generated if the property were



to be rezoned to comply with the existing High Density Residential (15+ du/ac) land use designation as is permitted under the existing General Plan designation. The quiet, low impact



senior residential use will be a good neighbor and fill a growing need in the community for senior housing offering a range of resident services.

The requested PAD for a senior independent resort lifestyle residential community is more appropriate due to the parcel size, access constraints and the proximity of the property to the residential neighborhoods across 81<sup>st</sup> Avenue and Beardsley Road. The proposed senior luxury resort-style retirement living community will complement the surrounding area and is an ideal use for the area because of its low traffic generation on the adjacent streets.

The PAD option is intended to promote exceptional projects in terms of excellence of architectural design, innovative site planning, site amenities and overall positive community impact. Consistent with the intent of the PAD zoning designation, RLC will provide high quality architectural design with enhanced landscape and streetscape treatment. The proposed site plan for the RLC community has been carefully designed and will provide a density of 12.3 senior living dwelling units per acre (net du/ac). The project will consist of one (1) 3-story residential style building, including approximately 180,000 gross square feet, landscaping, surface parking, and amenities. The building is configured into an S-shape with a well landscaped perimeter and shaded exterior seating areas. The RLC main entry from 81<sup>st</sup> Avenue has been enhanced with landscaping, a stamped/colored concrete driveway and a porte cochere at the middle of the building. No vehicular access is provided via Beardsley Road.

The design of the Independent Living Community will be primarily of the “Contemporary Southwestern Style” architectural vernacular. The building footprint and façade is not designed as a traditional box shape with one singular plane. Instead, the building includes both horizontal and vertical movement to provide a better streetscape and break up massing. Special attention has been taken to provide generous building and landscape setbacks along both 81<sup>st</sup> Avenue and Beardsley Road. These setbacks help to provide a compatible transition to the existing multi-family and residential subdivision to the west. The building is setback a minimum of 30-feet from all property lines to provide a compatible transition (The RM-1 district allows a 20-foot front and side setbacks.).

The RLC main entry from 81<sup>st</sup> Avenue has been enhanced with landscaping and a stamped/colored concrete driveway which directs you towards the porte cochere to create a sense of arrival to this community. The “core” (center portion of the overall building) has been designed to create a strong focal point through architecture and design. This portion of the building includes the porte cochere and removes exterior patios to reinforce and establish a strong identity to the building. The single building offers a variety of studio, one, two and three bedroom units with spacious floor plans. RLC communities offer homelike environments in which residents enjoy meals, social activities, housekeeping and other services.

The quiet, low impact senior residential use provides an excellent transition from the Loop 101 Freeway and the potential higher intensity land uses, which are planned on the east side of the New River wash in the City of Glendale, to the single-family residential to the west across 81<sup>st</sup> Avenue. It also fills a growing need in the community for new and more upscale senior housing with resident services. The proposed PAD zoning provides a logical zoning district for a



challenging shaped property with limited access. The proposed PAD zoning is expected to provide fewer neighborhood impacts than what could be built on the property if the property were rezoned to be consistent with the existing High Density Residential (15+ du/ac) land use designation.

Given the significantly lower occupancy per unit and resulting reduced impacts of the proposed senior residential use in terms of public infrastructure and services demand as well as low traffic generation, the density requested is justified.

**EXISTING SITE CONDITIONS**

The undeveloped property is a pie-shaped property and situated between 81st Avenue, Beardsley Road, and the New River Wash. Both 81<sup>st</sup> Avenue and Beardsley Road have been fully improved with pavement, curb and gutter, sidewalks and street lights. A private retention tract exists near the northwest portion of the property between this property and the adjacent 81<sup>st</sup> Avenue. Additionally, an overhead power line runs along the property’s west boundary and the City of Peoria City limits (along the center of the New River wash) acts as the property’s eastern property line.

The following are the surrounding land uses and zoning.

<b>Surrounding Land Uses and Zoning</b>		
	<b>Land Use</b>	<b>Zoning</b>
<b>On site</b>	Vacant undeveloped land.	AG (Agricultural)
<b>North</b>	Beyond Beardsley Road exists a landscape tract part of Fletcher Heights single family residential subdivision Phase 1A.	PAD (Planned Area Development-Residential)
<b>South</b>	New River Wash. Beyond the wash to the east is undeveloped vacant land within the City of Glendale city limits.	PAD (Planned Area Development-Mixed Use)
<b>East</b>	New River Wash. Beyond the wash to the east is undeveloped vacant land within the City of Glendale city limits.	PAD (Planned Area Development-Mixed Use)
<b>West</b>	An existing retention basin and 81 <sup>st</sup> Avenue. Beyond 81 <sup>st</sup> Avenue are the Sonoma Ridge Multi-Family apartments along the northern portion of the property and along the southern portion of the property, is the Fletcher Height Parcel 21 single family residential subdivision.	PAD (Planned Area Development- Multi-family and Residential)



**PAD ZONING REQUEST**

The zoning request is to rezone the existing overall 14.9 acres property from AG to PAD (“Planned Area Development”) to add the proposed “Senior Independent Living Facility” and its ancillary uses as permitted uses on this property. The PAD zoning will allow this vacant infill site to be developed as a luxury resort-style retirement living community. Although the property is 14.9 acres only 10.6 acres will be used and approximately 4.3 acres will remain as a natural open space amenity for the enjoyment of residents, and the public using the adjacent trail.

This Planned Area Development (“PAD”) is intended to be a stand-alone document of zoning regulations. Provisions not specifically regulated by the PAD are governed by the Zoning Ordinance. The PAD only modifies zoning ordinance regulations and does not modify other City Codes or requirements.

**LIST OF USES**

The intent of this PAD Zoning District is to accommodate the proposed “Senior Independent Living Facility” and its ancillary uses on this property. The PAD Zoning will allow this vacant infill site to be developed as a luxury resort-style retirement living community. The following list of uses is intended to define the authorized Permitted Principal Uses, Permitted Conditional Uses, and Permitted Accessory Uses within the **RLC** PAD. The Planning Director or his designee may administratively approve a use analogous to those listed below or the referenced Sections.

- The Senior Independent Living Facility and its ancillary uses as described herein.
- Any healthcare service facilitated by 3<sup>rd</sup> party home healthcare provider and/or nurse staffing agencies who are contracted directly with the resident for those needs.
- Permitted Principal uses under the Section 14-6-2 PERMITTED PRINCIPAL USES of the Peoria Zoning Ordinance as amended and adopted by the City of Peoria.
- Permitted Conditional Uses under Section 14-6-3 PERMITTED CONDITIONAL USES of the Peoria Zoning Ordinance as amended and adopted by the City of Peoria.
- Those uses listed below and Permitted Accessory Uses under Section 14-6-4 PERMITTED ACCESSORY USES of the Peoria Zoning Ordinance as amended and adopted by the City of Peoria.
  - Bistro.
  - Coffee Shop.
  - Formal and casual dining areas.
  - Stadium seating theatre.
  - Hair salon and barber shop.



## RESORT LIFESTYLE COMMUNITIES

- Administrative offices (marketing, managers activity coordinator etc.).
- Health and fitness (workout facility with classes and spa area).
- Spa.
- Home healthcare office.
- Bank.
- Pharmacy.
- Gift shop.
- Library.
- Game Room/Arcade.
- Communication center.
- Any similar related use as approved The Planning Director or his designee.





**DEVELOPMENT STANDARDS**

	Proposed PAD Standards	
	Primary Building	Accessory Building
<b>Maximum Lot Coverage by all structures (%)</b>	55%	
<b>Minimum Lot Width (feet)</b>	n/r	
<b>Maximum number of permitted units</b>	130	
<b>Maximum Structure Height</b>	51-feet	25-feet
<b>Minimum Building Setbacks:</b>		
<b>Front (81<sup>st</sup> Avenue)</b>	30-feet	10-feet
<b>Rear (New River wash)</b>	30-feet	5-feet
<b>Side (Beardsley Road)</b>	30-feet	8-feet
<b>Minimum Landscape Setbacks (See Landscape Setback Exhibit F for more details):</b>		
<b>Front (81<sup>st</sup> Avenue-Adjacent to 81<sup>st</sup> Avenue r.o.w.)</b>	25-feet	10-feet
<b>Front (81<sup>st</sup> Avenue-Not adjacent to 81<sup>st</sup> Avenue r.o.w.)</b>	8-feet	8-feet
<b>Rear (New River wash)</b>	15-feet	5-feet
<b>Side (Beardsley Road)</b>	20-feet	8-feet
<b>Parking</b>	1 spaces per unit	

n/r = No minimum requirement.

r.o.w = Right-of-way.

Screen walls and fire emergency access roads may encroach into landscape setbacks.

**PARKING**

A senior independent living facility is an extremely low traffic generator and requires limited parking. This type of use generates less traffic than a typical multiple-family project which only helps the surrounding area by reducing the number of vehicular trips on the adjacent streets. The staffing numbers are minimal as are the parking demands from this type of use.

Parking is provided on the west and east sides of the building. The parking along 81<sup>st</sup> Avenue is screened from the public rights-of-way by landscaping and a screen wall. Both garage and surface parking spaces are provided.

Resort Lifestyle Communities has constructed and is managing 10 similar facilities in other regions of the country and they have found those properties are actually operating on less than



1.0 spaces/unit. Their average resident is in their mid-80's and many of their residents do not own cars. As a result, one of the amenities provided by this project is a car/shuttle service. A study of their similar facilities shows an average of .41 vehicles parked on site overnight per occupied unit. The range between the eight RLC facilities studied is between .17 and .54 vehicles/occupied unit. This included staff parking on site during the same evenings. Given that RLC's provides transportation services, on-site banking, hair salon and gourmet meals there is less of a need for a vehicle. RLC's experience through their other communities they have found that a parking ratio of 0.5 spaces per unit is sufficient to accommodate the parking needs of their residents, staff, and visitors. Based on Resort Lifestyle Communities experience and the on-site amenities as well as the fact that many of the residents do not own cars this PAD seeks a 1space per unit parking standard for this development. This 1 space per unit ratio for parking spaces is more than sufficient to accommodate the residents, staff and guest parking for this senior independent community.

## **DESIGN STANDARDS**

### ***Architectural Design and Landscaping***

The RLC community has been designed to reflect the architectural and landscaping theme established in the area and to bring an even higher level of design quality. The single 3-story residential style building is configured into an S-shape with a well landscaped perimeter and shaded exterior seating areas. The design of the community will be primarily of the "Contemporary Southwestern Style" architectural vernacular. The building façades are well articulated and include balconies, columns, window trims, overhangs and varied roof lines. There are a minimal 28 residential units located in the "core" portion of the building that are designed around a common internal courtyard instead of providing exterior private patio space for these few units. In these few instances exterior space is merely shifted inward to a more useable common internal space. It should be noted that except for these few units, all other exterior facing units located along the wings of the building will provide either patio area for ground level units or balconies for upper level units. The patio area for ground level units or balconies for upper level units shall be not less than 75 square feet per unit. This amount of private patio space is adequate space for outdoor furniture, without becoming large enough to accommodate unsightly resident storage. In lieu of the larger private outdoor space that typically become outside storage, the developer is merely shifting the private open space requirement to common open space. The façade treatment and the roof material used in this design enhance the residential character and appeal of the project. The color palette for the building's stucco finish reflects warm desert tones with natural sandstone accents.

Approximately 3.9 acres of the 10.6 acres will be used as landscape area. This is approximately 36% of the 10.6 acres that is planned as landscape/open space area. This exceeds the City requirements. A generous landscape area is located at the northwest corner of the property. The landscape setback along the Beardsley Road frontage varies in width from a minimum of 20-feet adjacent the internal drive aisle to well over 30-feet. The northwest portion of the property is separated from 81<sup>st</sup> Avenue by an existing outparcel that belongs to the adjacent apartment



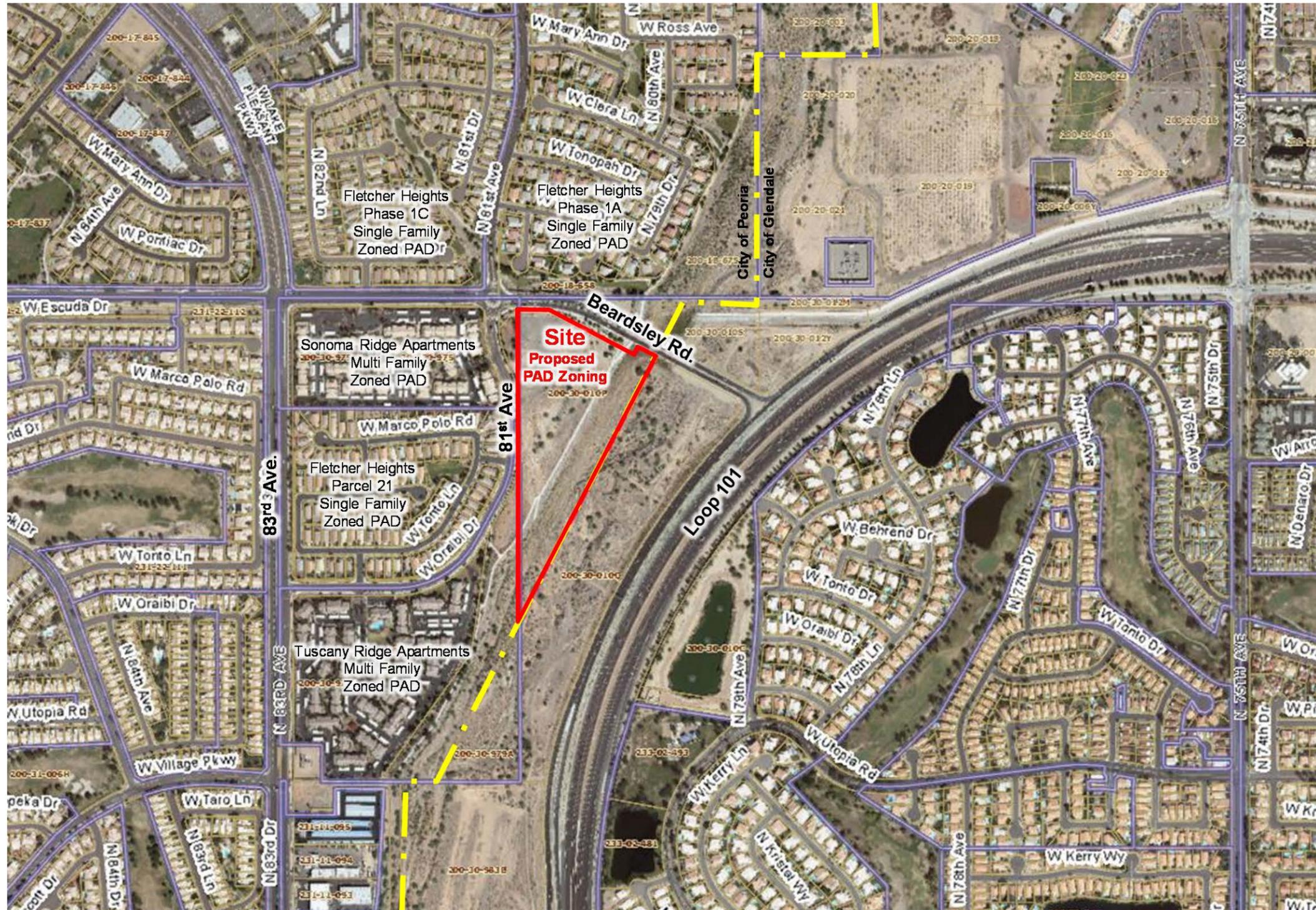
## RESORT LIFESTYLE COMMUNITIES

project. This existing parcel provides generous separation between parking spaces and 81st Avenue. Except when an emergency access road is required by the City a minimum 8-foot wide landscape buffer shall be provided along the west property line when not adjacent to 81<sup>st</sup> Avenue right-of-way. When adjacent to 81<sup>st</sup> Avenue right-of-way a minimum 25-foot landscape buffer shall be provided.

Site landscaping utilizes a low water use desert plant palette accented with native desert trees as well as flowering shrub varieties. Colorful shrubs and groundcovers will also enhance the entry drives and planting areas within the site. Landscaping will also be used to complement outdoor amenity areas, with limited turf used to enhance the usability of open active recreation areas. The site will use primarily low water use plants that provide a lush green appearance.

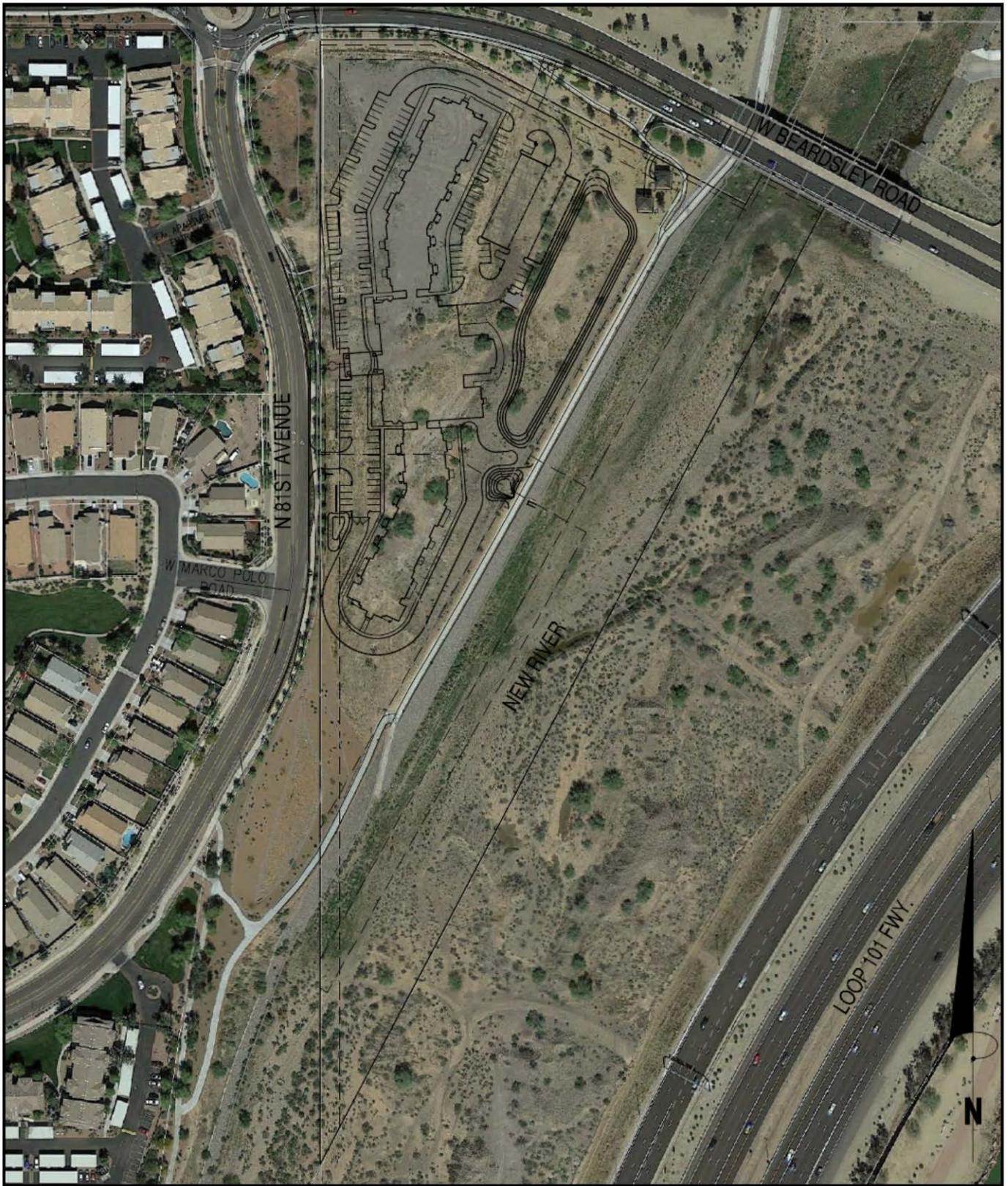
### **SIGNAGE**

All signage shall comply with the City of Peoria Zoning Ordinance. No accessory uses within the facility shall be permitted to have exterior signage.



Vicinity and Aerial Plan – SEC 81<sup>st</sup> Avenue and Beardsley Road  
Resort Lifestyle Communities

*Exhibit A*



*Exhibit B - Aerial with Site Plan*

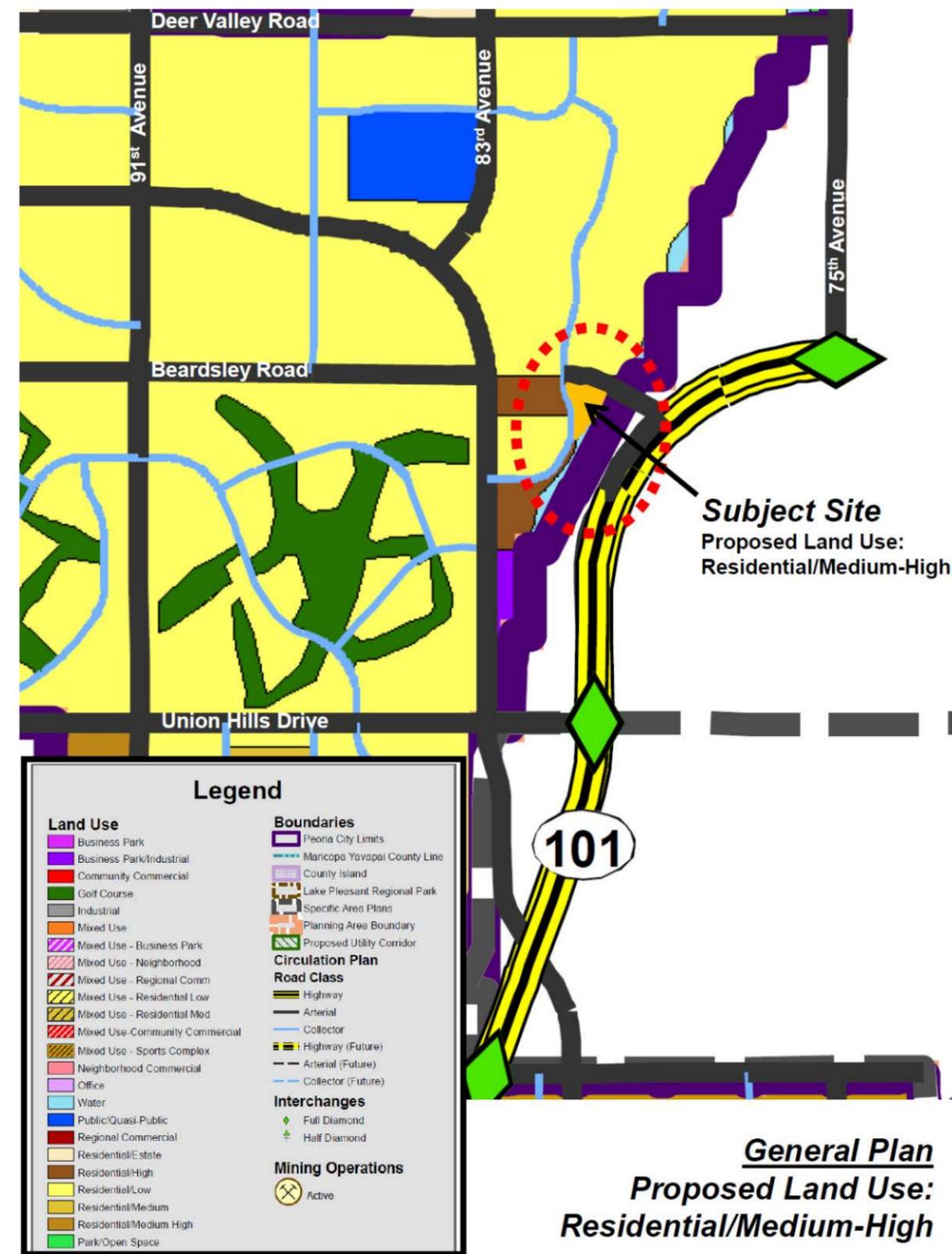
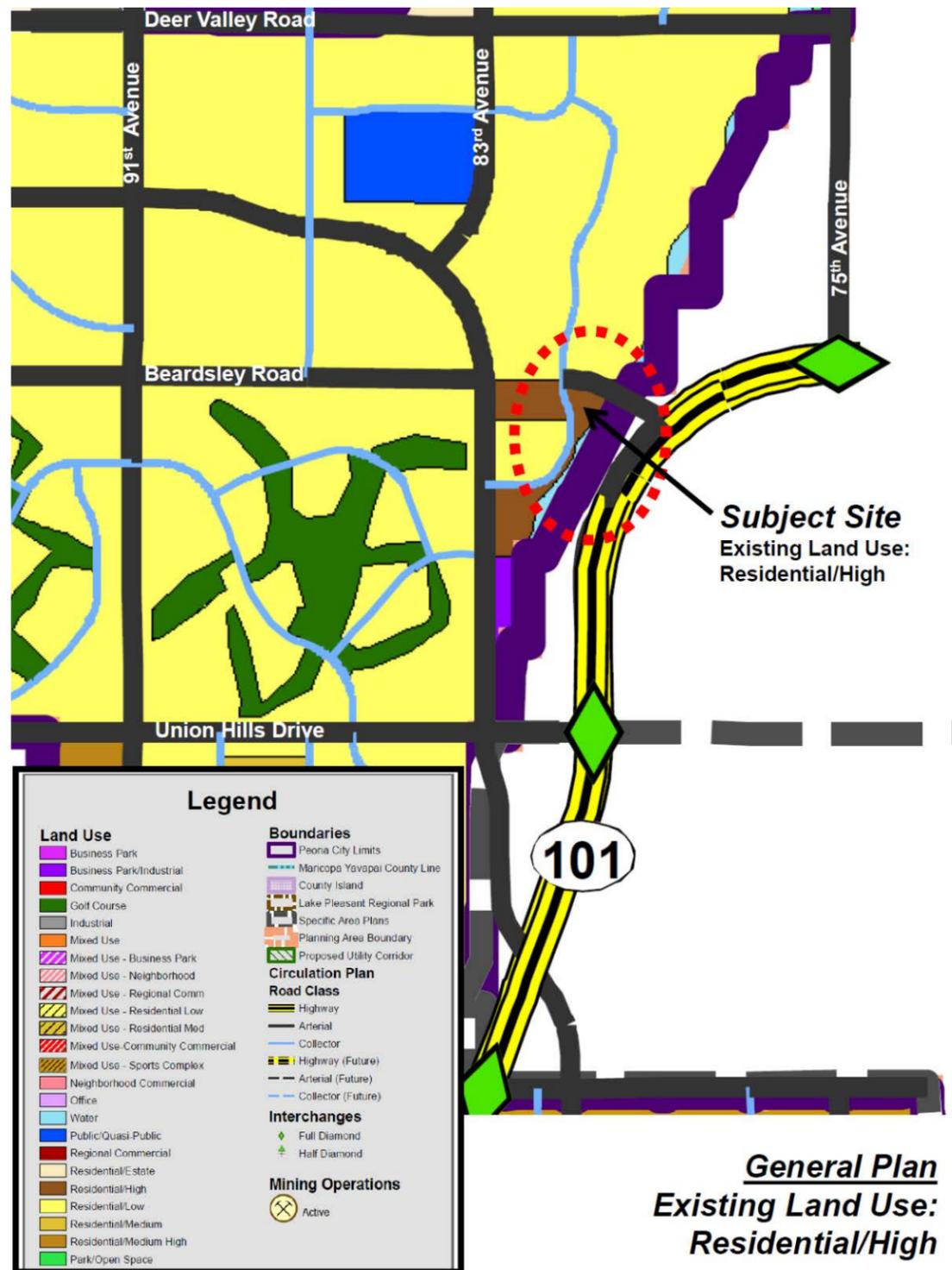


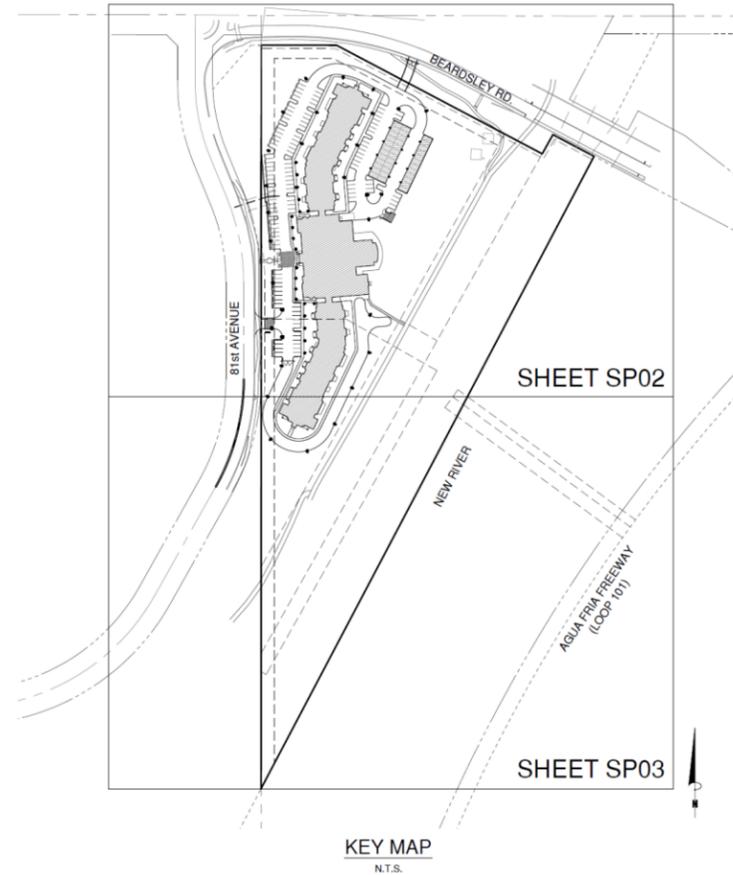
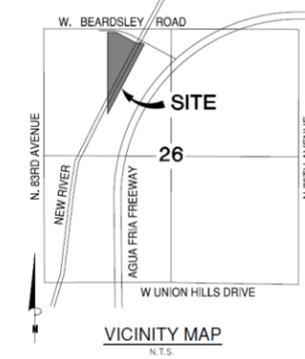
Exhibit C



# RESORT LIFESTYLE COMMUNITIES

## SITE PLAN FOR FLETCHER HEIGHTS RETIREMENT COMMUNITY

LOCATED IN THE NORTH HALF OF SECTION 26,  
TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
MARICOPA COUNTY, ARIZONA



### DEVELOPER

CAMERON GENERAL CONTRACTORS  
8040 EIGER DRIVE  
LINCOLN, NEBRASKA 68526  
CONTACT: PAUL FITCHIE  
PHONE: 402.420.2335

### CIVIL ENGINEER

BOWMAN CONSULTING  
1295 W. WASHINGTON STREET  
SUITE 108  
TEMPE, ARIZONA 85281  
CONTACT: TROY PETERSON  
PHONE: 480.559.8355

### SHEET INDEX

SP01 COVER SHEET  
SP02 SITE PLAN  
SP03 SITE PLAN

### BENCHMARK

PROJECT BENCHMARK  
UNIQUE ID: 9945  
POINT NAME: 47527-1  
PROJECT: GDACS  
NAVD88 ELEVATION: 1251.212  
DESCRIPTION: FD 3 1/2" BLM BC 1.3" DN  
SPC AZ C N: 970412.931  
SPC AZ C E: 604052.001  
PROVIDED BY MCDOT

### BASIS OF BEARING

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA PER GDACS RECORD OF SURVEY PLSS SUBDIVISION, DOC. 2005-1312320, M.C.R., PROVIDED BY MCDOT, SAID BEARING BEING:

SOUTH 89 DEGREES 52 MINUTES 21 SECONDS EAST

### SITE DATA

A.P.N. 200-30-010P  
EXISTING ZONING: AG  
PROPOSED ZONING: PAD

AREA (GROSS): 14.89 ACRES  
AREA (NET): 14.89 ACRES

NUMBER OF UNITS: 130

PARKING RATIO REQUIRED: 1 SPACE PER UNIT-130 SPACES

PARKING RATIO PROVIDED: 1.2 SPACES PER UNIT  
157 TOTAL SPACES  
(121 SPACES + 36 GARAGE SPACES)  
157/130=1.2 SPACES/UNIT

### NOTES

1. SITE IS WITHIN THE NEW RIVER WATER SERVICE AREA
2. SIGNAGE WILL BE BY SEPARATE PERMIT

# Bowman CONSULTING

Bowman Consulting Group, Ltd.  
1295 West Washington St. 108  
Tempe, Arizona 85281  
Phone: (480) 559-8355  
www.bowmanconsulting.com  
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SITE PLAN - FLETCHER HEIGHTS  
RETIREMENT COMMUNITY  
COVER SHEET  
MARICOPA COUNTY  
PEORIA, ARIZONA

050105  
PROJECT NUMBER

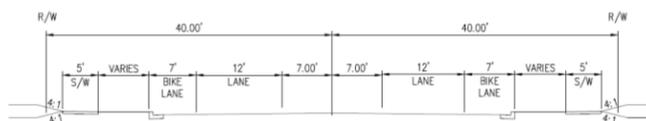


PLAN STATUS

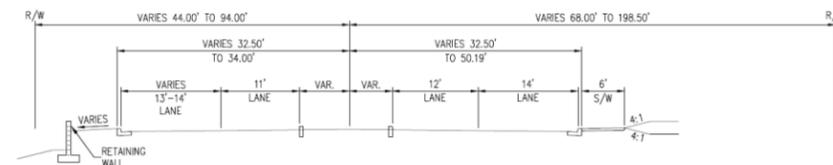
DATE	DESCRIPTION
JAS	JAS JR
DESIGN	DRAWN
	CHKD
SCALE:	H: N.T.S.
	V:
JOB No.	050105
DATE:	9/16/2015

SP01  
SHEET 01 OF 03

Exhibit D



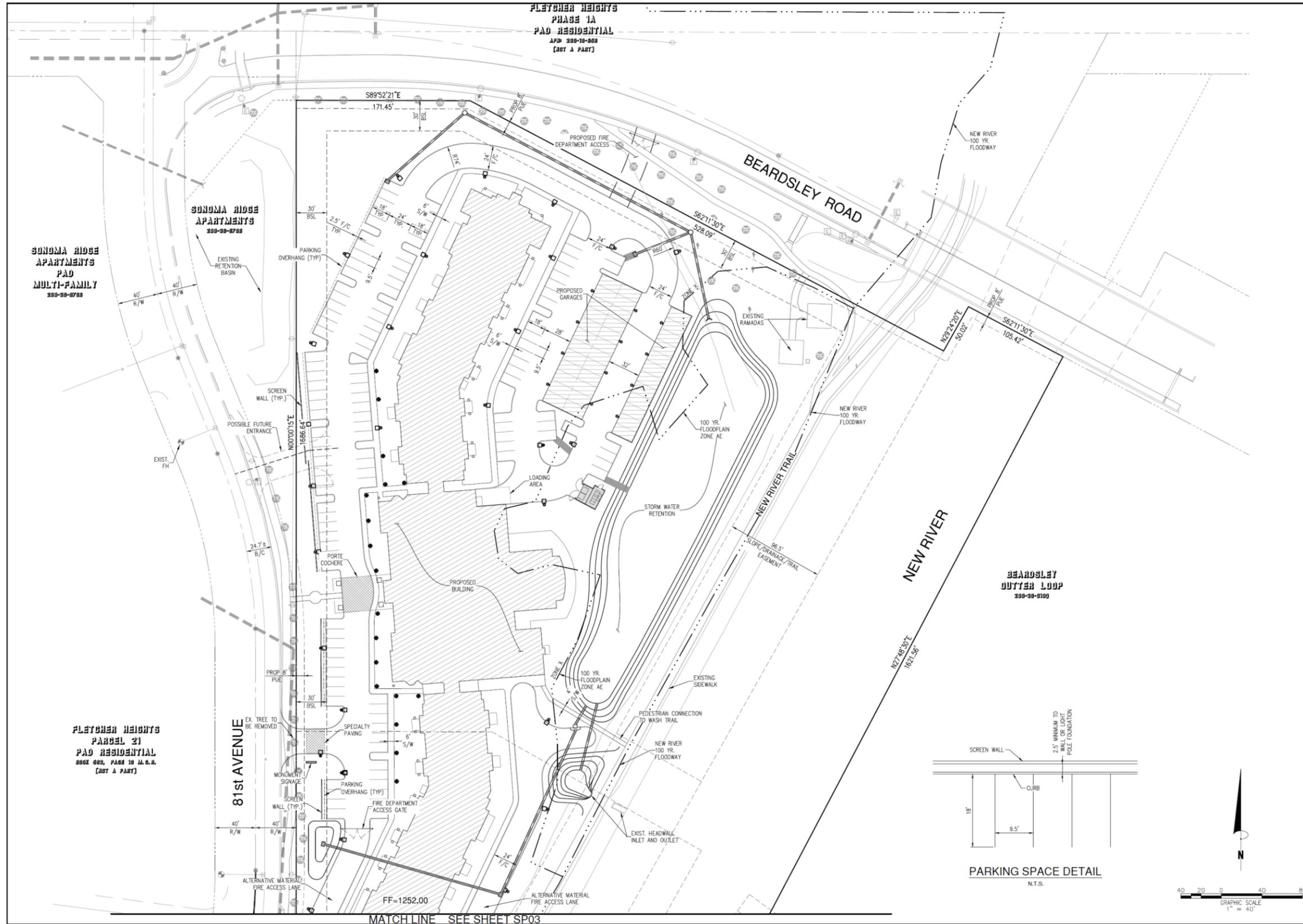
EXISTING 81ST AVENUE  
IMPROVEMENT  
(LOOKING NORTH)



EXISTING BEARDSLEY ROAD  
IMPROVEMENT  
(LOOKING EAST)



# RESORT LIFESTYLE COMMUNITIES



# Bowman

CONSULTING

Bowman Consulting Group, Ltd.  
1298 West Washington Ste 108  
Tempe, Arizona 85281  
Phone: (480) 959-9830  
www.bowmanconsulting.com  
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SITE PLAN - FLETCHER HEIGHTS  
RETIREMENT COMMUNITY

PEORIA, ARIZONA  
MARICOPA COUNTY

050105  
PROJECT NUMBER



PLAN STATUS

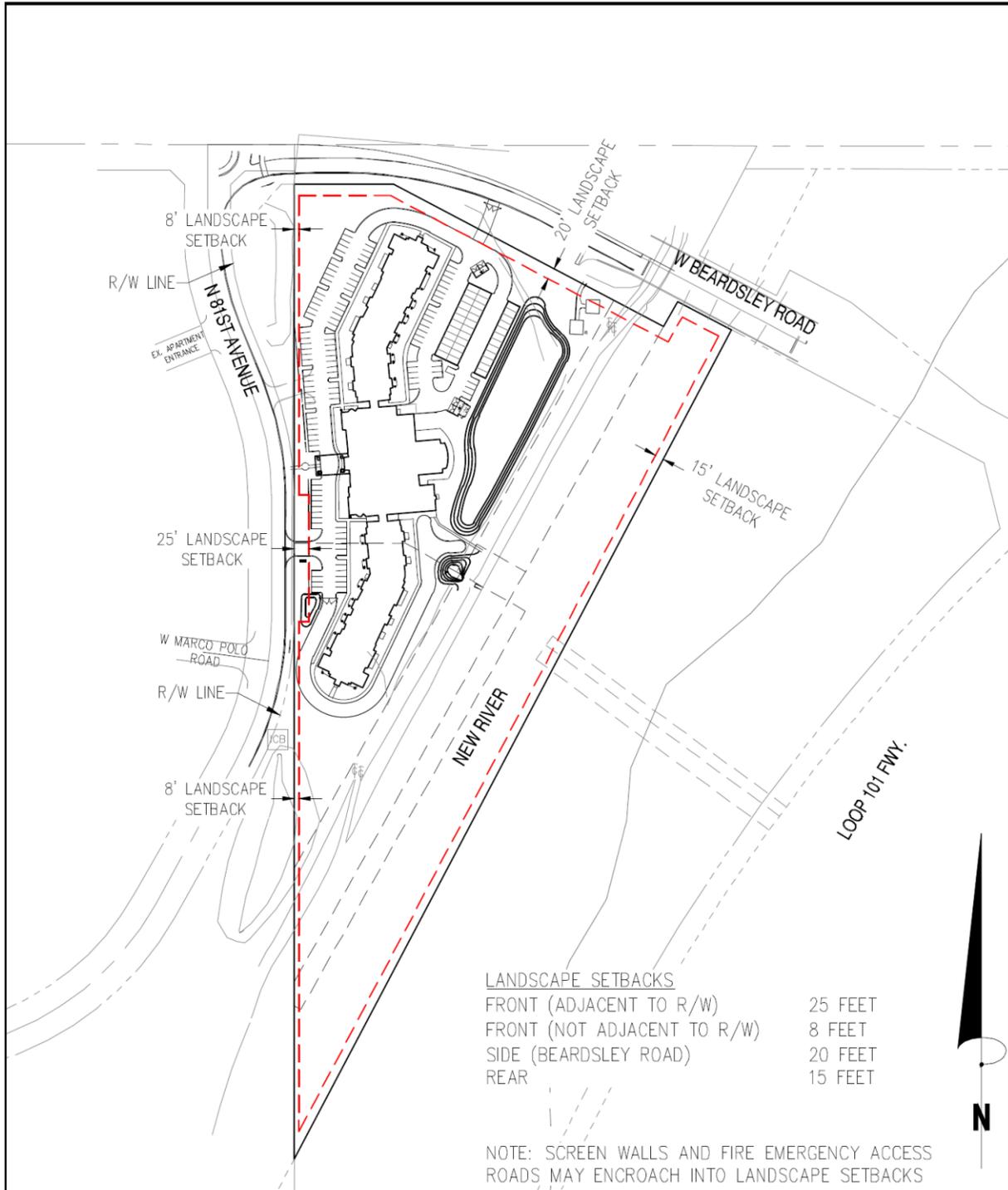
DATE	DESCRIPTION
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DESIGN	DRAWN
SCALE	H: 1"=40'
	V:

JOB No. 050105  
DATE: 9/16/2015

SP02  
SHEET 02 OF 03







LANDSCAPE SETBACKS	
FRONT (ADJACENT TO R/W)	25 FEET
FRONT (NOT ADJACENT TO R/W)	8 FEET
SIDE (BEARDSLEY ROAD)	20 FEET
REAR	15 FEET

NOTE: SCREEN WALLS AND FIRE EMERGENCY ACCESS ROADS MAY ENCRoACH INTO LANDSCAPE SETBACKS

**Bowman CONSULTING**  
 1295 West Washington Ste 108 Phone: (480) 629-8830  
 Tempe, Arizona 85281 www.bowmanconsulting.com

FLETCHER HEIGHTS RETIREMENT COMMUNITY  
 PEORIA, ARIZONA  
 LANDSCAPE SETBACK: EXHIBIT F

JOB #	050105
DATE	11/10/2015
SCALE	N.T.S.
DRAWN	ALD
SHT 1 OF 1	

CAD FILE NAME: P:\050105 - Fletcher Heights Retirement Comm\050105-01-001 (ENG)\Engineering\Engineering Plans\Site Plan\05105-PR-LSB.dwg 11/10/2015

**Exhibit F**



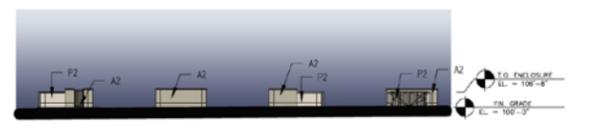
**1 Front Elevation**  
SCALE: 1" = 30'-0" (SEE SHEETS M201A, M201B, AND M201C FOR ENLARGED VIEWS)



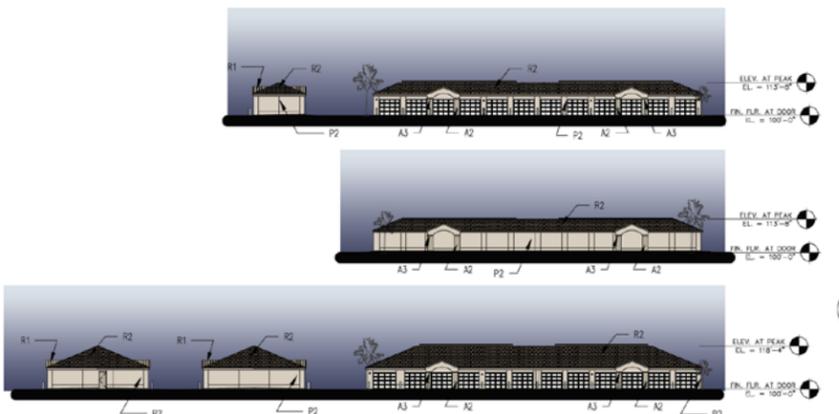
**2 Rear Elevation**  
SCALE: 1" = 30'-0" (SEE SHEETS M201A, M201B, AND M201C FOR ENLARGED VIEWS)

COLOR/MATERIAL LEGEND

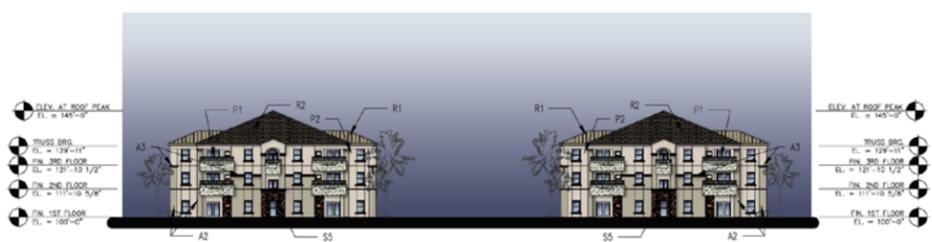
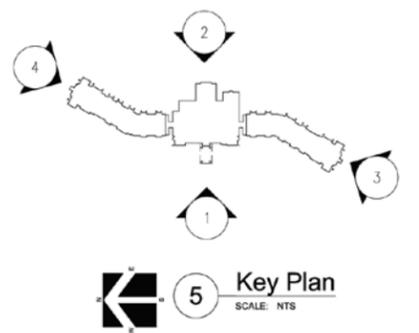
MARK	COLOR	USE	MANUFACTURER
P1	DROPLETS	METAL RAILING COLOR	DUNN EDWARDS
P2	FINE GRAIN	STUCCO COLOR	DUNN EDWARDS
P3	GARDEN PEBBLE	STUCCO COLOR	DUNN EDWARDS
A2	SHAGGY BARKED	STUCCO ACCENT COLOR	DUNN EDWARDS
A3	WEATHER BOARD	STUCCO ACCENT COLOR	DUNN EDWARDS
R1	CHAMPAGNE	S.S. METAL ROOF	KYNAR
R2	APPALACHIAN BLEND	CONC. TILE ROOF	BORAL
M1	DROPLETS	METAL STOREFRONT	KYNAR TO MATCH DUNN EDWARDS COLOR
M2	MEDIUM BRONZE	METAL TRIM AT ROOF/SKYLIGHT	KYNAR
S5	MELBOURNE	LEDGE CUT SANDSTONE	3-NORTH PRODUCTS



**7 Trash Enclosure Elevations**  
SCALE: 1" = 30'-0"



**6 Garage Elevations**  
SCALE: 1" = 30'-0" (SEE SHEETS M201A, M201B, AND M201C FOR ENLARGED VIEWS)



**4 A Wing End Elevation**  
SCALE: 1" = 30'-0" (SEE SHEETS M201A, M201B, AND M201C FOR ENLARGED VIEWS)

**3 B Wing End Elevation**  
SCALE: 1" = 30'-0" (SEE SHEETS M201A, M201B, AND M201C FOR ENLARGED VIEWS)

**RLC-PEORIA**

WEST BEARDSLEY ROAD AND N 81ST AVENUE  
PEORIA, AZ



DATE:  
PROJECT NO.:  
CAD DWG FILE:  
COPYRIGHT:  
Cameron General Contractors  
2014

**M.211**

*Exhibit G*