City Council Meeting
Notice & Agenda

Tuesday, February 04, 2014
City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345

Study Session

5:00 P.M. Convene

Roll Call

Study Session Agenda

Subject(s) for Discussion Only

1. Development Impact Fee Update

2. Rules of Procedure for City Council Ethics Proceedings

Adjournment

Regular Meeting

7:00 P.M. Convene

Pledge of Allegiance
Roll Call
Final Call To Submit Speaker Request Forms

Consent Agenda

CONSENT AGENDA: All items listed with a "C" are considered to be routine or have been previously reviewed by the City Council, and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Mayor	Palo Verde District	Acacia District	Ironwood District	Mesquite District	Pine District	Willow District
Bob Barrett	Ron Aames, Vice Mayor	Tony Rivero	Bill Patena	Cathy Carlat	Carlo Leone	Jon Edwards

Consent

3C. **Disposition of Absence**

Discussion and possible action to: (a) approve the absence of Councilmember Jon Edwards from the City Council meetings held on January 21, 2014 and the Special Meeting held on January 28, 2014; and (b) approve the absence of Council Youth Liaison Jacob Jelinek from the Special Meeting and Study Session held on January 28, 2014.

4C. **Replat, Westwing Mountain, Andrea Drive and 86th Lane**

Discussion and possible action to approve the Replat of Lots 33 and 34 Westwing Mountain Parcel 6, located at Andrea Drive west of 86th Lane, subject to stipulations.

Regular Agenda

Unfinished Business

5R. **PUBLIC HEARING - Liquor License, Quiktrip #490, Thunderbird Road and Rio Vista Boulevard**

PUBLIC HEARING: RE: A New Wine and Beer Liquor License (Series 10) for Quiktrip #490, located at the northeast corrner of West Thunderbird Road and North Rio Vista Boulevard, Troy C. DeVos, Applicant, LL#20009381.

Staff Report:
Open Public Hearing:
Public Comment:
Close Public Hearing:

COUNCIL ACTION: Discussion and possible action to recommend approval to the State Liquor Board for a New Wine and Beer Liquor License (Series 10) for Quiktrip #490, located at the northeast corrner of West Thunderbird Road and North Rio Vista Boulevard, Troy C. DeVos, Applicant, LL#20009381.

New Business

6R. **PUBLIC HEARING - Minor General Plan Amendment, Land Use Map, Querencia, Yearling Road and Lake Pleasant Parkway**

PUBLIC HEARING: RE: A request for a minor amendment to the General Plan Land Use Map for approximately 31 acres (of a 44 acre total site) located at the northeast corner of Yearling Road and Lake Pleasant Parkway from Residential Estate (0-2 du/ac, target - 1 du/ac) to Residential Low (2-5 du/ac, target - 3 du/ac.)

Staff Report:
Open Public Hearing:
Public Comment:
Close Public Hearing:

COUNCIL ACTION: Discussion and possible action to concur with the Planning and Zoning Commission's recommendation and adopt **RES. 2014-16** approving an amendment to the General Plan Land Use Map for approximately 31 acres (of a 44 acre total site) located at the northeast corner of Yearling Road and Lake Pleasant Parkway from Residential Estate (0-2 du/ac, target - 1 du/ac) to Residential Low (2-5 du/ac, target - 3 du/ac.)(GPA13-0007)

7R. **PUBLIC HEARING - Rezoning, Querencia, Yearling Road and Lake Pleasant Parkway**

PUBLIC HEARING: RE: A request to rezone the Querencia Planned Area Development modifying the minimum lot sizes from 12,000 square feet to 9,000 square feet and increasing the total allowable single-family residential lots from 54 to 72.

Staff Report:
Open Public Hearing:
Public Comment:
Close Public Hearing:

COUNCIL ACTION: Discussion and possible action to concur with the Planning and Zoning Commission's recommendation and adopt **ORD. 2014-09** rezoning the Querencia Planned Area Development by modifying the minimum lot sizes from 12,000 square feet to 9,000 square feet and increasing the total allowable single-family residential lots from 54 to 72 as proposed under zoning case Z05-08A.1.

8R. **Reimbursement Agreement, Terramar Cove, L.L.C., Access Road Improvements, 71st Avenue and Buckskin Trail**

Discussion and possible action to: (a) approve a Reimbursement Agreement with Terramar Cove, L.L.C. authorizing the City to financially participate with the construction of the 71st Avenue and Buckskin Trail roadway improvements in association with the proposed Terramar Cove residential development project; and (b) approve a budget amendment in the amount of $85,000 from the Transportation Sales Tax Contingency account to the Transportation Sales Tax Street Improvements account to support this project.

9R. **PUBLIC HEARING - Rezoning, Terramar Cove, Happy Valley Parkway and 68th Lane**

PUBLIC HEARING: RE: A request to rezone approximately 4.99 gross acres located north of Happy Valley Parkway at the 68th Lane alignment, from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow for a 16-lot single-family residential development.

Staff Report:
Open Public Hearing:
Public Comment:
Close Public Hearing:

COUNCIL ACTION: Discussion and possible action to concur with the Planning and Zoning Commission's recommendation and adopt **ORD. 2014-10** rezoning approximately 4.99 gross acres located north of Happy Valley Parkway at the 68th Lane alignment, from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow for a 16-lot single-family residential development. (Z13-0002)

10R. **Amendment, Vistancia Land Holdings, LLC, Amended and Restated Vistancia Development Agreement**

Discussion and possible action to authorize the City Manager to execute Amendment No. 1 to the Amended and Restated Development Agreement with Vistancia Land Holdings, LLC.

11R. **Budget Amendment, Vistancia Mixed-Use Project Pre-Development**

Discussion and possible action to approve a budget amendment in an amount not-to-exceed $170,000 from the Economic Development Opportunity Fund Contingency account to the Economic Development Opportunity Fund account for pre-development consulting services needed to pursue the Vistancia Commercial Core Mixed-Use Project.

12R. **Budget Amendment, City Attorney's Office, Civil Legal Services, Vistancia Commercial Core Project**

Discussion and possible action to approve a budget amendment in the amount of $100,000 from the Half-Cent Sales Tax Fund account to the Civil Legal Services account for outside legal counsel pertaining to the Vistancia Commercial Core Project.

Call To The Public (Non-Agenda Items)

If you wish to address the City Council, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. The City Council is not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from City Manager

13. **Council Calendar**

14. **Reports**

A. Council Subcommittee Update

B. APS Transmission Line - Status Update

C. City Hall Café Update

D. Phoenix FC Wolves - Peoria Sports Complex

Reports from City Council
Reports from the Mayor

Adjournment

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Council Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 – Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.*

PUBLIC NOTICE:
In addition to the City Council members noted above, one or more members of the City of Peoria Boards and Commissions may be present to observe the City Council meeting as noticed on this agenda.

City Council Meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at http://www.peoriaaz.gov/content2.aspx?id=2151.

Agenda Item: 1

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Date Prepared: January 21, 2014 **Council Meeting Date: February 4, 2014**

TO: **Carl Swenson, City Manager**

FROM: **Katie Gregory, Deputy Finance and Budget Director**

THROUGH: **Brent Mattingly, Finance and Budget Director**

SUBJECT: **2013-14 Impact Fee Update**

Purpose:
The purpose of this meeting is to provide Council with an opportunity to provide staff with policy direction related to the updated Impact Fee Studies. For the past 18 months, the City has been working with two firms, Duncan Associates and Raftelis Financial Consultants to update the General Government and Utility impact fee studies. During this time, City staff has put forth efforts to keep the Council and the development stakeholders involved with the review. These reviews have resulted in the development of two key elements of the impact fee update; an Infrastructure Improvement Plan (IIP) for each of the fee categories and Land Use Assumptions (growth projections).

Background/Summary:

Development Impact Fees are assessed by the City of Peoria to help pay for the one-time capital infrastructure costs resulting from new developments in the City. These fees are assessed at the time of building permit and are currently collected for the following categories:

General Government Fees
- Libraries
- Parks
- Transportation
- Police
- Fire

Utility Fees
- Water
- Wastewater
- Water Resources

The new Development Impact Fee Statute requires that updated fees be in place no later than August 1, 2014. Staff has been working to complete the update and finalize the impact fee studies for formal adoption. Final recommendations are scheduled to be brought forward to Council for adoption on February 18, 2014.

Previous Actions:
January 7, 2014 - Public Hearing on the proposed Land Use Assumptions (growth projections) and Infrastructure Improvement Plans

December 3, 2013 – Council Study Session on "Financing Growth in the New Impact Fee Era". Staff presented an overview of the impact fee legislation, financing options for paying for growth and an impact fee study update.

October 16, 2013 to November 20, 2013 – Multiple meetings with Development stakeholders to review and update development plans and growth projections, service areas and capital projects and project estimates.

October 15, 2013 – Council Study session to review legal requirements, fee methodologies and service area considerations.

October 10, 2013 - Draft reports were made available on the City's Impact Fee webpage.

February 26, 2013 – Developer Stakeholder Meeting to review planned methodologies and policy recommendations.

October 23, 2012 - Staff provided an update to Council on some of the early policy decisions regarding the impact fees.

August 21, 2012 - City Council approved two consultant contracts for the 2014 Impact Fee Update.

Options:

A: Discussion only

Staff's Recommendation:

Staff recommends that Council review the information and provide direction to staff regarding policy items related to growth projections, service area boundaries and capital projects.

Fiscal Analysis:

NA

Exhibit(s):

NA

Contact Name and Number: Katie Gregory, 623-773-7364

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 2

Date Prepared: January 29, 2014 **Council Meeting Date: February 4, 2014**

TO: Honorable Mayor and Council

FROM: Steve Kemp, City Attorney

SUBJECT: Draft Rules of Procedure for City Council Ethics Proceedings

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Purpose:

This is a request for City Council to provide direction to the City Attorney on Rules of Procedure for City Council Ethics Matters which will be brought back as a city council policy for adoption.

Background/Summary:

In 2012, the City Council in a study session considered a process for rules of procedure for Ethics matters involving the City Council and a Code of Ethics. The development of a code of ethics is a detailed process separate from the rules of procedure on how such matters are handled.

In the past, there have been no formal rules of procedure, these results in informal processes, which may not be consistent. The purpose of detailed rules of procedure is to establish a consistent process on how such matters will be handled.

The Rules of Procedure are detailed. They are designed to be the formal written procedures for how a complaint will be addressed. Under these rules, the City Attorney's Office will not represent any party in this process. This is to comply with the decision of the Arizona Supreme Court and the Presiding Disciplinary Judge in the matter of *In Re Thomas.* As the City Attorney represents each council member in the performance of their official duties, representing any party in this matter inherently creates a conflict of interest with that mandated representation. Under the Rules of Professional Conduct adopted by the Arizona Supreme Court, all lawyers in the City Attorney's Office would have this conflict and can not be involved in these matters.

The attached Ethics Matter Process Chart provides a simplified outline of how the formal rules of procedure will operate.

Previous Actions:

Study Session in February 2012, pertaining to Rules of Procedure and Code of Ethics.

Staff's Recommendation:

Recommend that the City Attorney be directed to bring forth Rules of Procedure for Ethics Matters for adoption.

Fiscal Analysis:

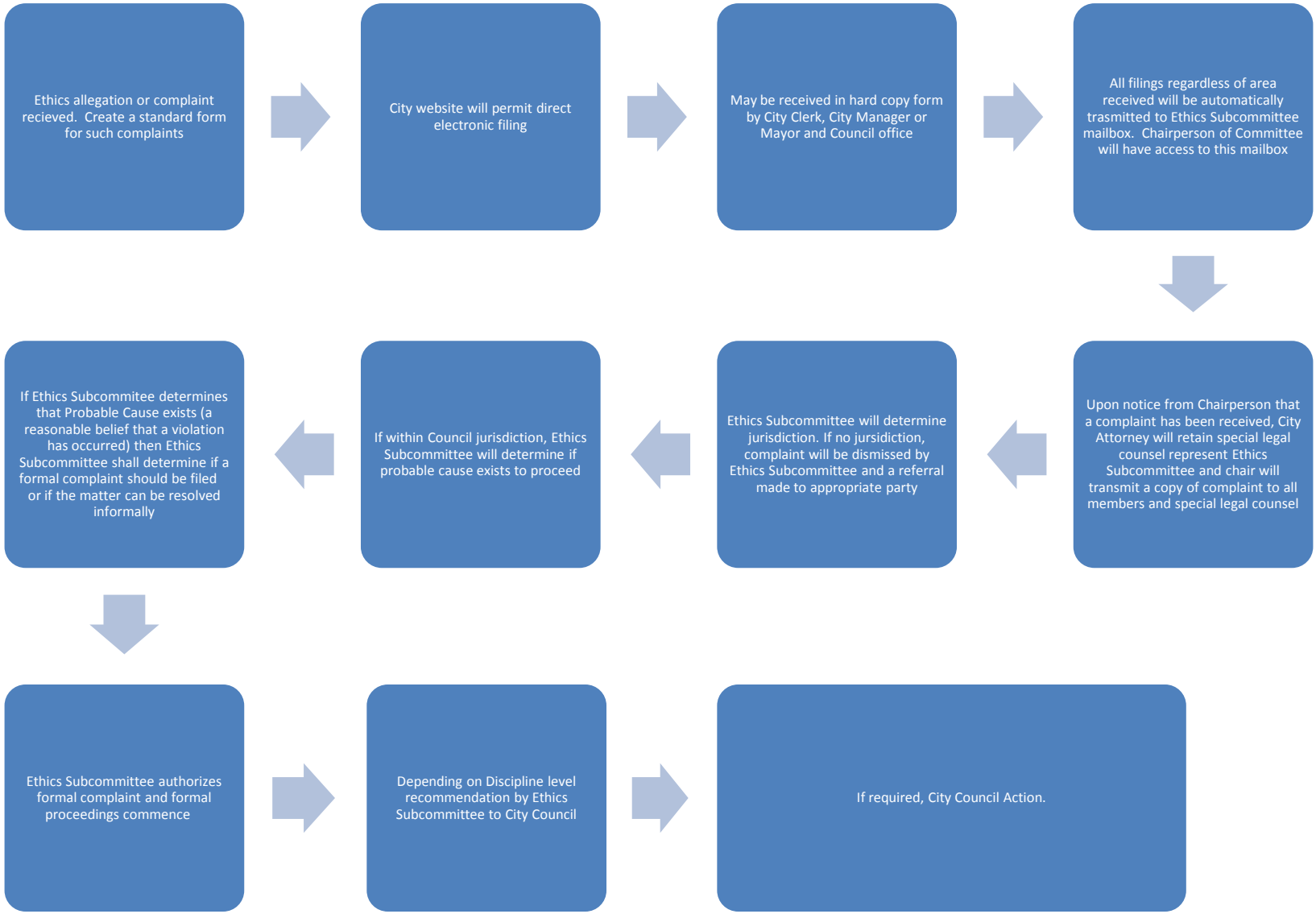
None.

Exhibits:

Exhibit 1: Ethics Matter Process Charts

Exhibit 2: Draft Rules of Procedure

ETHICS MATTER PROCESS CHART



DRAFT Rules of Procedure for City Council Ethics Proceedings

Rule 1. Initiation of Proceedings; Investigation

(a) Commencement; Determination to Proceed. Upon receipt by the City Attorney, City Manager or any Department under the City Manager of a charge, allegation or otherwise, alleging unprofessional conduct, misconduct or incapacity by a member of the Peoria City Council, the matter shall be transmitted to the Chairperson of the City Council Ethics Subcommittee.

1. The Chairperson shall schedule a meeting of the Subcommittee to determine if the matter falls within its jurisdiction. The Subcommittee shall evaluate all information coming to its attention, in any form as follows:

   (a) The Subcommittee shall determine if the charge, allegation or otherwise is within the jurisdiction of the committee. If the charge, allegation or otherwise is not within the jurisdiction of the Subcommittee, the Subcommittee shall refer the information to the appropriate entity and dismiss the matter.

   (b) If the Subcommittee determines that the charge, allegation or otherwise is within its jurisdiction it shall, in the exercise of its discretion, initially proceed with the matter in one of the following ways:

      (1) Dismiss the matter with or without comment; or
      (2) Enter into an agreement for an informal disposition or take other appropriate action without conducting a full screening investigation where warranted; or
      (3) Refer the matter for a screening investigation as provided in Rule 2 if the alleged conduct may warrant the imposition of a sanction.

Rule 2 Screening Investigation and Recommendation by the Subcommittee.

(a) Process for Screening Investigation. When a determination is made to proceed with a screening investigation, the Office of the City Attorney shall retain special legal counsel to represent the Subcommittee in the conduct of the investigation. The councilmember against whom the charge, allegation or otherwise is made is designated the Respondent. The Subcommittee shall give the Respondent written notice that he or she is under investigation and of the nature of the allegations. No disposition adverse to the Respondent shall be determined or recommended by the Subcommittee until the Respondent has been afforded an opportunity to respond in writing to the charge. The special legal counsel for the Subcommittee shall serve as the clerk for the Subcommittee.

1. *Response to Allegations.* The Respondent shall provide a written response to the allegations to the Subcommittee counsel within fifteen (15) days after notice of the investigation is given.

(a) *Extensions of Time.* The Chairperson of the Subcommittee may grant one extension of time to file a written response not to exceed twenty (20) days. Any additional requests for extensions of time must be approved by the Chairperson of the Subcommittee for good cause shown.

(b) *Failure to Respond.* If Respondent fails to timely respond as provided in these rules, the Subcommittee may authorize issuance of an investigative subpoena to compel Respondent's attendance and production of documents. Respondent may be subject to contempt proceedings pursuant to Arizona Revised Statutes §12-2212 if he or she refuses to appear or comply with the subpoena.

Rule 3. Action Taken by the Subcommittee.

A. Dismissal. After conducting a screening investigation, if there is no probable cause to believe that misconduct under these rules exists, the Subcommittee shall dismiss the charge, with or without comment, by filing a letter of dismissal with the Department of the City Clerk and serving a copy of the letter upon the Respondent. The decision of the Subcommittee shall be final.

B. *Recommendation Other than Dismissal.* If, after a screening investigation, the Subcommittee determines that probable cause exists that the Respondent has engaged in conduct within the Subcommittee's jurisdiction that warrants a formal proceeding, the Subcommittee shall authorize the issuance of a formal complaint to be prepared by Special Legal Counsel against the Respondent.

Rule 4. Formal Proceedings by the Subcommittee.

A. Complaint. Formal discipline proceedings shall be instituted by the Special Legal Counsel for the Subcommittee filing a complaint. The complaint is deemed filed upon service upon the members of the Subcommittee. The complaint shall be sufficiently clear and specific to inform a Respondent of the alleged misconduct. The existence of prior sanctions or a prior course of conduct may be stated in the complaint if the existence of the prior sanction or course of conduct is necessary to prove the conduct alleged in the complaint.

1. *Form.* The complaint and all subsequent pleadings filed before the Subcommittee should be captioned as set forth below:

CITY OF PEORIA, ARIZONA

BEFORE THE CITY COUNCIL ETHICS SUBCOMMITTEE

In the Matter of a Member	)
of the City Council of the City of	)
Peoria, Arizona:	)
	)
(Name)	)
	)

2. *Service of Complaint.* The Special Legal Counsel shall serve the complaint upon the Respondent within five (5) days of filing. The Complaint may be served personally or by certified United States Mail addressed to the Respondent. The Special Legal Counsel shall advise the Respondent in writing of Respondent's right to retain counsel.

B. Answer. Respondent shall file an answer with the Special Legal Counsel for the Subcommittee within ten business (10) days after service of the complaint, unless, upon written request by Respondent, the time is extended by the Chairperson of the Subcommittee. The Chairperson of the Subcommittee may grant one extension of time, not to exceed thirty calendar (30) days. Respondent's answer shall respond to each allegation in the complaint.

C. Case Management Conference. The Chairperson of the Subcommittee may hold one or more case management conferences to establish schedules, hearing dates and such other matters to provide for a prompt adjudication of the matter. The parties may participate in the conference telephonically or by other appropriate electronic means.

D. Default Procedure; Disposition Hearing**.** If Respondent fails to answer within the prescribed time, the Special Legal Counsel for the Subcommittee shall, within ten (10) days thereafter, file and serve a copy of the notice of default upon Respondent. A default shall not be entered if the Respondent files an answer prior to the expiration of ten (10) days from the service of the notice of default. Otherwise, a default shall be entered by the Chairperson of the Subcommittee and the allegations in the complaint shall be deemed admitted. The Chairperson of the Subcommittee shall schedule and hold a disposition hearing before the Subcommittee. Not less than fifteen (15) days before the date set for the disposition hearing, the Chairperson of the Subcommittee shall serve notice of the hearing on the parties.

E.Disclosure Statements. The Special Legal Counsel for the Subcommittee and the Respondent within ten (10) days after the answer is filed shall each serve upon the other an initial disclosure statement. The initial disclosure statement shall include the following:

1. The names, addresses, and telephone numbers of any witnesses whom the disclosing party expects to call at the hearing;

2. The existence, location, custodian, and general description of any tangible evidence or relevant documents that the disclosing party plans to use at the hearing, including documentation of prior discipline the Special Legal Counsel may seek to introduce;

3. A list of the documents known by a party to exist whether or not in the party's possession, custody or control and which that party intends to introduce at the hearing. Unless good cause is stated for not doing so, a copy of each document listed shall be served with the disclosure if not previously provided. If production is not made, the name and address of the custodian of the document will be indicated. A party who produces documents for inspection shall produce them as they are kept in the usual course of business;

4. The existence of prior discipline or a prior course of conduct;

5. Evidence in aggravation or mitigation that may be presented at hearing;

6. The factual and legal bases upon which the parties may rely at hearing to contest the allegations in the complaint.

F.Discovery.

1. *Time limits.* Discovery may be permitted by the Chairperson of the Subcommittee. All discovery requests must be made within twenty (20) days of the date an initial answer is filed, except that additional discovery requests may be filed upon approval by the Chairperson of the Subcommittee.

2. *Response time.* Unless extended by the Chairperson of the Subcommittee, answers to discovery requests shall be provided within twenty (20) days of the date of service of the discovery request.

3. *Sanctions for failure to make disclosure or discovery.* Following a good faith effort to resolve a discovery issue, either party may file a notice of failure to comply with discovery rules, which shall include a statement that an attempt was made to resolve the issue. A hearing, which may be telephonic, shall be held within five (5) days of the date the notice is filed. Evidence of compliance and non-compliance may be produced at the hearing. The Chairperson of the Subcommittee shall enter appropriate orders at the conclusion of the hearing.

(a) V*iolations of the disclosure rules*. The Chairperson of the Subcommittee may utilize any of the following sanctions for violations of the disclosure or discovery rules:
(1) An order refusing to allow the non-compliant party to support or oppose designated allegations, claims or defenses, or prohibiting that party from introducing designated matters in evidence;
(2) An order striking out pleadings or parts thereof, or staying further proceedings until the disclosure or discovery rules order is obeyed, or dismissing designated

allegations in the complaint or defenses thereto, or rendering a judgment by default against the non-compliant party.

G. Hearing.

1. *Time Limits.* The hearing panel shall hold and complete the hearing on the merits within sixty (60) days of the filing of the complaint. The hearing date may be continued sua sponte by the Chairperson of the Subcommittee, or upon request or stipulation of the parties, for good cause shown.

2. *Procedure.* The Special Legal Counsel shall prove the allegations contained in the complaint by a preponderance of the evidence. The Respondent may request that the City provide counsel or may retain counsel at their expense to provide representation at the hearing and may cross-examine witnesses and present evidence on Respondent's behalf.

3. *Telephonic testimony.* Telephonic witness testimony should normally be permitted, if the offering party provides evidence that the witness is unavailable to testify in-person.

4. *Evidence of prior sanctions.* The existence of prior sanctions may be presented to the Subcommittee during the hearing on the merits of the complaint.

H. *Decision*. Within thirty (30) days after completion of the formal hearing proceedings or upon receipt of the transcript, if any, the Subcommittee shall prepare and file with City Clerk a written report containing findings of fact, conclusions of law and an order regarding discipline, if such discipline is a letter of formal reprimand or lesser discipline, together with a record of the proceedings. The report shall be signed by each member of the hearing panel. Two members are required to make a decision. A member of the hearing panel who dissents shall also sign the report and indicate the basis of the dissent in the report. The Subcommittee shall serve a copy of the report to the Respondent and to the Special Legal Counsel for the Subcommittee. The decision of the Subcommittee is final, unless the report recommends a Censure, in which case the matter shall be transmitted to the City Council.

I. *City Council Hearing*. The City Clerk shall acknowledge and notify the parties of receipt of the matter. After consultation with the Mayor, the City Clerk shall notify the Respondent and the Special Legal Counsel for the Subcommittee for the date of hearing before the City Council.

1. *Time for Pre-meeting Statements*. Not less than ten (10) days prior to the meeting, both the Respondent and Special Legal Counsel for the Subcommittee may submit to the City Clerk a written pre-hearing statement outlining their position on the Subcommittee recommendation. Such statements shall not exceed ten (10) pages in length.

2. *Transmittal of Record*. After the decision by the Subcommittee, the entire record shall be transmitted to the City Clerk.

3. *Oral Argument*. Oral argument before the Council shall occur in an open public session. There shall be no new testimony taken and no public comment may be permitted. Each party may not exceed more than twenty (20) minutes for oral argument. Upon completion of the oral argument, the Council shall make the decision on a regular agenda with a roll call vote.

4. *Special Assistant City Attorney*. The City Attorney shall retain on behalf of the City a Special Assistant City Attorney, not an employee of the City to serve as legal counsel to the City Council in this matter.

5. *Form of Decision*. The Council may in its discretion prepare written findings of fact and conclusions of law in its discretion.

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 4C

Date Prepared: December 17, 2013 **Council Meeting Date: February 4, 2014**

TO: **Carl Swenson, City Manager**

FROM: **Scott Whyte, Economic Development Services Director**

THROUGH: **Susan J. Daluddung, Deputy City Manager**

SUBJECT: **Replat, Lots 33 & 34 Westwing Mountain Parcel 6, Andrea Drive west of 86th Lane (Project No. R130040)**

Purpose:

This is a request for City Council to approve a Replat of Lots 33 & 34 Westwing Mountain Parcel 6, located on Andrea Drive west of 86th Lane, and authorize the Mayor and City Clerk to sign and record the Replat with the Maricopa County Recorder's Office subject to the following stipulations:

1. In the event that the Replat is not recorded within 60 days of Council approval, the Replat will become void. The developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

Background/Summary:

The purpose of the Replat is to adjust the lot line between two residential parcels. No new lots are being created with this replat.

Previous Actions:

The final plat was reviewed by the City and recorded in January 2003.

Options:

A: The Replat has been approved through the Economic Development Services Department. An option would be to not accept the proposed Replat; although it should be noted that not approving the Replat will prevent the homeowners from developing their property as intended.

B: The other option would be to formally approve the Replat and allow the homeowners to developer their property.

Staff's Recommendation:

Staff recommends the approval and subsequent recordation of the attached Replat.

Fiscal Analysis:

There is no direct budgetary impact to the City to approve the Replat.

Narrative:

The acceptance of this Replat by City Council will allow the homeowners to move forward in developing this property.

Exhibit(s):

Exhibit 1: Replat

Exhibit 2: Vicinity Map

Contact Name and Number:

Jodi Breyfogle, PE, CFM: 623-773-7577

REPLAT
OF
"LOTS 33 AND 34 WESTWING MOUNTAIN PARCEL 6"

BEING A REPLAT OF LOTS 33 AND 34 OF WESTWING MOUNTAIN PARCEL 6,
RECORDED IN BOOK 620, PAGE 19, MARICOPA COUNTY RECORDS, LOCATED WITHIN
SECTION 3, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

JAMES O. BARLOW AND CARIE R. BARLOW, AS OWNERS, DO HEREBY PUBLISH THIS REPLAT FOR "LOTS 33 AND 34 WESTWING MOUNTAIN PARCEL 6" BEING A REPLAT OF LOTS 33 AND 34 OF WESTWING MOUNTAIN PARCEL 6, RECORDED IN BOOK 620, PAGE 19, MARICOPA COUNTY RECORDS, LOCATED WITHIN SECTION 3, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "LOTS 33 AND 34 WESTWING MOUNTAIN PARCEL 6" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF WESTWING MOUNTAIN PARCEL 6, RECORDED IN BOOK 620, PAGE 19, MARICOPA COUNTY RECORDS, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS REPLAT.

IN WITNESS WHEREOF:

JAMES O. BARLOW, AS OWNER, HAS HERETO CAUSED HIS NAME TO BE AFFIXED.

THIS ____ DAY OF _____, 2013.

BY _____
JAMES O. BARLOW

CARIE R. BARLOW, AS OWNER, HAS HERETO CAUSED HER NAME TO BE AFFIXED.

THIS ____ DAY OF _____, 2013.

BY _____
CARIE R. BARLOW

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES O. BARLOW, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS NAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC_____

MY COMMISSION EXPIRES_____

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CARIE R. BARLOW, WHO ACKNOWLEDGED HERSELF TO BE THE OWNER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HER NAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC_____

MY COMMISSION EXPIRES_____

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA ON THE

_____ DAY OF _____, 2013.

BY: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
CLERK

APPROVED BY: _____ DATE: _____
CITY ENGINEER

OWNERS

JAMES O. BARLOW AND CARIE R. BARLOW
8697 WEST ANDREA DRIVE
PEORIA, ARIZONA 85383

DESCRIPTION

LOT 33 AND 34 OF WESTWING MOUNTAIN PARCEL 6, RECORDED IN BOOK 620, PAGE 19, MARICOPA COUNTY RECORDS.

LOT AREAS

LOT	AREA (SQ.FT.)
33	28655
34	63900

FLOODPLAIN

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1180 G DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN OTHER FLOOD AREAS ZONE X. OTHER FLOOD AREAS ZONE X IS DESCRIBED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

RATIFICATION, CONSENT AND APPROVAL

THE UNDERSIGNED HEREBY RATIFIES, CONSENTS TO AND APPROVES OF THIS REPLAT.

WESTWING MOUNTAIN HOMEOWNERS ASSOCIATION

THIS ____ DAY OF _____, 2013.

BY _____

ITS _____

ACKNOWLEDGMENT

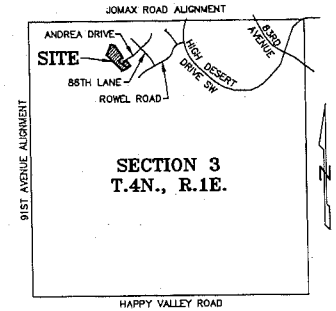
STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF WESTWING MOUNTAIN HOMEOWNERS ASSOCIATION, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS/HER NAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC_____

MY COMMISSION EXPIRES_____



VICINITY MAP

N.T.S.

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, USING A BEARING OF NORTH 89° 47' 09" EAST PER THE FINAL PLAT FOR WESTWING MOUNTAIN PARCEL 6, RECORDED IN BOOK 620, PAGE 19, MARICOPA COUNTY RECORDS.

NOTES

1. THE SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID) # 136 AND STREET LIGHT IMPROVEMENT DISTRICT (SLID) # 185.
2. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO, REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
3. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
4. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
5. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½"REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
6. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
8. NO STRUCTURE OF ANY KIND WILL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
9. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS ALREADY BEEN FORMED AND HAS THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
10. HILLSIDE LOTS WILL REQUIRE INDIVIDUAL HILLSIDE DEVELOPMENT REVIEW BY THE CITY'S PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

CERTIFICATION

I, THOMAS R. GETTINGS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS REPLAT CONSISTING OF TWO (2) SHEETS REPRESENTS A SURVEY PERFORMED BY WOOD, PATEL & ASSOCIATES, INC., DURING THE MONTH OF JULY OF 2013; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

[redacted]
THOMAS R. GETTINGS
REGISTERED LAND SURVEYOR #27238
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE
PHOENIX, ARIZONA 85021

9-24-13
DATE

R130040

LOTS 33 AND 34 WESTWING MOUNTAIN PARCEL 6

REPLAT

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27238
THOMAS R. GETTINGS
ARIZONA U.S.A.
9/24/13
EXPIRES 06-30-14

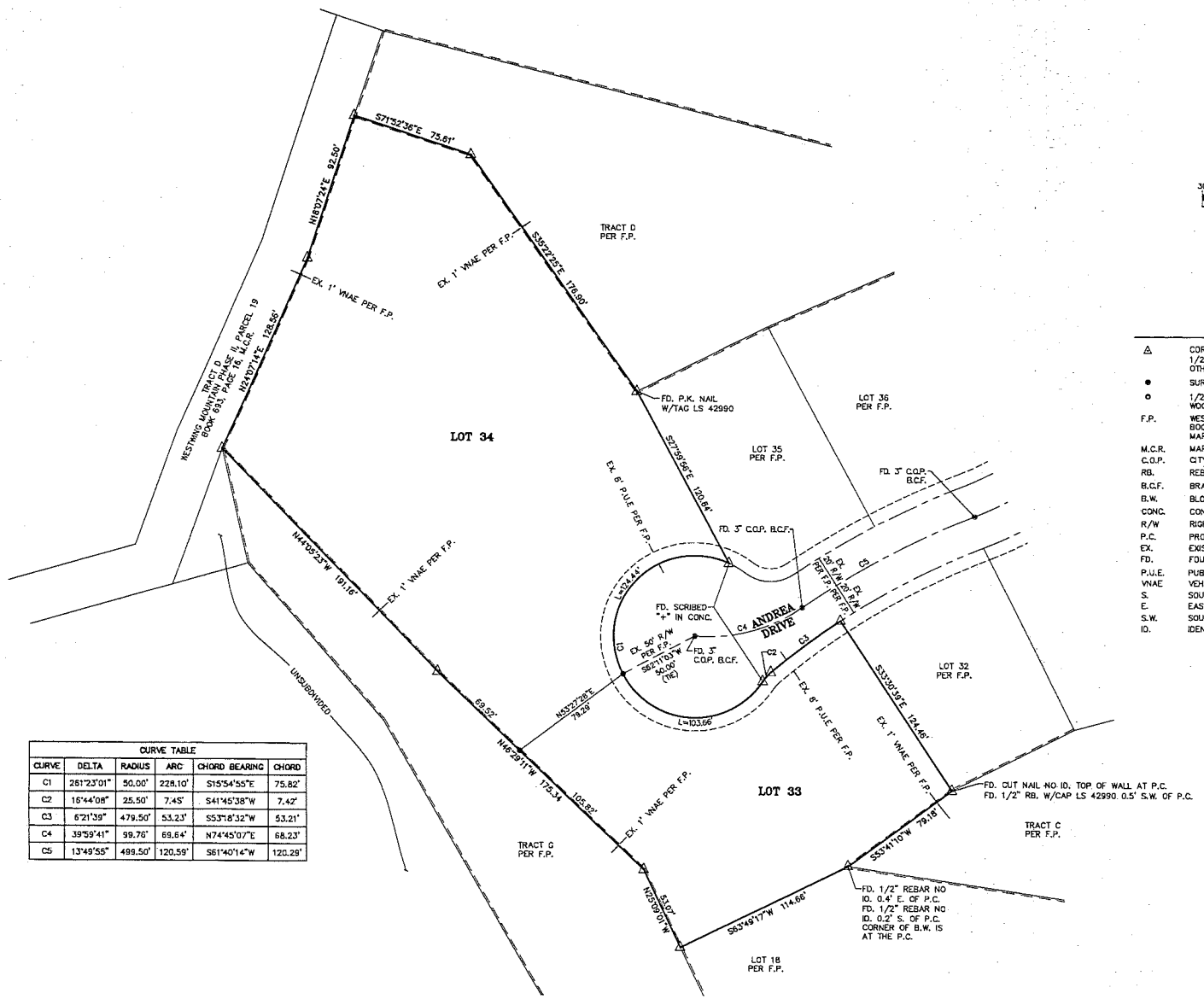
WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
CONSTRUCTION MANAGERS
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
PHOENIX • MESA • TUCSON

CHECKED BY	TRG
CAD TECHNICIAN	KWS
SCALE	N.T.S.
DATE	09/24/2013
JOB NUMBER	134033
SHEET	1 OF 2

W:\2013\134033\SURVEY\PLAT\134033.DWG

LOTS 33 AND 34 WESTWING MOUNTAIN PARCEL 6

REPLAT



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	261°23'01"	50.00'	228.10'	S15°54'55"E	75.82'
C2	16°44'08"	25.50'	7.45'	S41°45'38"W	7.42'
C3	6°21'39"	479.50'	53.23'	S53°18'32"W	53.21'
C4	39°59'41"	99.76'	69.64'	N74°45'07"E	68.23'
C5	13°49'55"	499.50'	120.59'	S61°40'14"W	120.29'

LEGEND

△	CORNER OF THIS SUBDIVISION FOUND 1/2" REBAR WITH CAP LS 42990, UNLESS OTHERWISE NOTED
●	SURVEY MONUMENT FOUND AS NOTED
○	1/2" REBAR WITH CAP OR TAG WOODPATEL LS 27239 TO BE SET
F.P.	WESTWING MOUNTAIN PARCEL 6 BOOK 620, PAGE 19, MARICOPA COUNTY RECORDS
M.C.R.	MARICOPA COUNTY RECORDS
C.O.P.	CITY OF PEORIA
RB.	REBAR
B.C.F.	BRASS CAP FLUSH
B.W.	BLOCK WALL
CONC.	CONCRETE
R/W	RIGHT-OF-WAY
P.C.	PROPERTY CORNER
EX.	EXISTING
FD.	FOUND
P.U.E.	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
S.	SOUTH
E.	EAST
S.W.	SOUTHWEST
ID.	IDENTIFICATION

REGISTERED LAND SURVEYOR
ARIZONA
27239
THOMAS R. GETTINGS
Signed 9-25-13
EXPIRES 06-30-14

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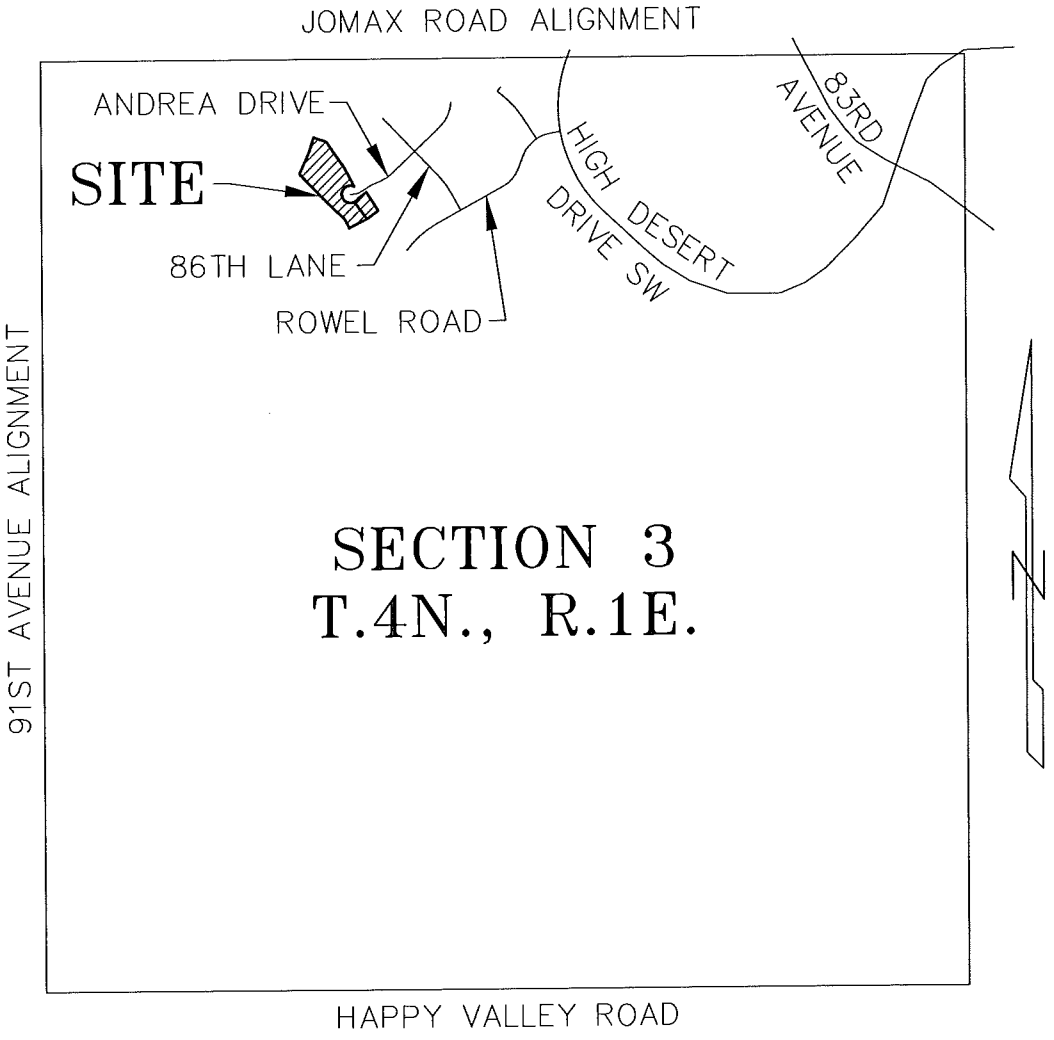
CHECKED BY	TRG
CAD TECHNICIAN	KMS
SCALE	1"=30'
DATE	09/24/2013
JOB NUMBER	134033
SHEET	2 OF 2

R130040



VICINITY MAP

N.T.S.

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 5R

Date Prepared: January 21, 2014 **Council Meeting Date: February 4, 2014**

TO: Carl Swenson, City Manager

FROM: Brent Mattingly, Finance Director

THROUGH: Jeff Tyne, Deputy City Manager

SUBJECT: Public Hearing: Proposed Recommendation by the City to the Arizona State Liquor Board for a New Wine and Beer Liquor License.

Purpose:

Pursuant to Arizona Law the City must recommend to the State Liquor Board for approval, applications to sell alcoholic beverages in the City. The Standard for the recommendation is whether the best interest of the community will be served by the issuance of these licenses and whether the public convenience is served.

Background/Summary:

Troy C. DeVos, Agent for Quiktrip #490, has applied for a New Wine and Beer Liquor License (Series 10) located at NEC W. Thunderbird Road & N. Rio Vista Boulevard.

The public hearing notice was posted for at least 20 days, and no comments were received during the posting period. The license application was reviewed according to State law and all Departments gave approvals.

Previous Actions:

In October 2001, the Mayor and Council recommended approval to Arizona State Liquor Board for a New Wine and Beer Liquor License (Series 10) for Quiktrip #490 at 8877 W. Thunderbird Road. Quiktrip #490 will be relocating to the vacant lot across for its current location.

Options:

A: Recommend approval to the Arizona State Liquor Board for a New Wine and Beer Liquor License (Series 10) for Quiktrip #490, located at NEC W. Thunderbird Road & N. Rio Vista Boulevard, Troy C. DeVos, Applicant, LL#20009381.

B: Recommend denial to the Arizona State Liquor Board for a New Wine and Beer Liquor License (Series 10) for Quiktrip #490, located at NEC W. Thunderbird Road & N. Rio Vista Boulevard, Troy C. DeVos, Applicant, LL#20009381.

Staff's Recommendation:

That the Mayor and Council recommend approval to the Arizona State Liquor Board for a New Wine and Beer Liquor License (Series 10) for Quiktrip #490, located at NEC W. Thunderbird Road & N. Rio Vista Boulevard, Troy C. DeVos, Applicant, LL#20009381.

Fiscal Analysis:

The item has no financial implications.

Narrative:

The appropriate fees have been paid and the applicants have been advised that a representative needs to be present at the meeting to answer any questions that the Council or public may have.

Exhibit 1: New Liquor License Application.

Arizona Department of Liquor Licenses and Control
800 West Washington, 5th Floor
Phoenix, Arizona 85007
www.azliquor.gov
602-542-5141

APPLICATION FOR LIQUOR LICENSE

TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- ☐ MORE THAN ONE LICENSE
- ☐ INTERIM PERMIT *Complete Section 5*
- ☒ NEW LICENSE *Complete Sections 2, 3, 4, 13, 14, 15, 16*
- ☐ PERSON TRANSFER (Bars & Liquor Stores ONLY) *Complete Sections 2, 3, 4, 11, 13, 15, 16*
- ☐ LOCATION TRANSFER (Bars and Liquor Stores ONLY) *Complete Sections 2, 3, 4, 12, 13, 15, 16*
- ☐ PROBATE/WILL ASSIGNMENT/DIVORCE DECREE *Complete Sections 2, 3, 4, 9, 13, 16* (fee not required)
- ☐ GOVERNMENT *Complete Sections 2, 3, 4, 10, 13, 15, 16*

SECTION 2 Type of ownership:

- ☐ J.T.W.R.O.S. *Complete Section 6*
- ☐ INDIVIDUAL *Complete Section 6*
- ☐ PARTNERSHIP *Complete Section 6*
- ☒ CORPORATION *Complete Section 7*
- ☐ LIMITED LIABILITY CO. *Complete Section 7*
- ☐ CLUB *Complete Section 8*
- ☐ GOVERNMENT *Complete Section 10*
- ☐ TRUST *Complete Section 6*
- ☐ OTHER (Explain) _____

SECTION 3 Type of license and fees LICENSE #(s): 10076452

1. Type of License(s): SERIES 10
2. Total fees attached: $ 1200 (Department Use Only)

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.

The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.

SECTION 4 Applicant

1. Owner/Agent's Name: ☒ Mr. ☐ Ms. DeVos (Last) Troy (First) Charles (Middle)
   (Insert one name ONLY to appear on license)
2. Corp./Partnership/L.L.C.: QuikTrip Corporation
   (Exactly as it appears on Articles of Inc. or Articles of Org.)
3. Business Name: QuikTrip # 490
   (Exactly as it appears on the exterior of premises)
4. Principal Street Location: NEC W. Thunderbird Rd. & N. Rio Vista Blvd. (Do not use PO Box Number) Peoria (City) Maricopa (County) 85381 (Zip)
5. Business Phone: Pending Daytime Phone: 480 446-6329 Email: dtippins@quiktrip.com
6. Is the business located within the incorporated limits of the above city or town? ☒ YES ☐ NO
7. Mailing Address: 1116 E. Broadway Rd. (City) Tempe (State) AZ (Zip) 85282
8. Price paid for license only bar, beer and wine, or liquor store: Type _____ $_____ Type _____ $_____

DEPARTMENT USE ONLY

Fees: 1000 Application | _____ Interim Permit | _____ Site Inspection | 200 Finger Prints | $ 1200 TOTAL OF ALL FEES

Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? ☐ YES ☐ NO

Accepted by: [redacted] Date: 11/6/2013 Lic. # 10076452

1/7/2013

*Disabled individuals requiring special accommodation, please call (602) 542-9027.

SECTION 5 Interim Permit:

1. If you intend to operate business when your application is pending you will need an Interim Permit pursuant to A.R.S. 4-203.01.
2. There **MUST** be a valid license of the same type you are applying for currently issued to the location.
3. Enter the license number currently at the location._____
4. Is the license currently in use? ☐ YES ☐ NO If no, how long has it been out of use?_____

ATTACH THE LICENSE CURRENTLY ISSUED AT THE LOCATION TO THIS APPLICATION.

I, _____, declare that I am the CURRENT OWNER, AGENT, CLUB MEMBER, PARTNER,
(Print full name)
MEMBER, STOCKHOLDER, OR LICENSEE (circle the title which applies) of the stated license and location.

State of _____ County of _____

X_____
(Signature)

The foregoing instrument was acknowledged before me this

_____day of _____, _____
Day Month Year

My commission expires on: _____

_____
(Signature of NOTARY PUBLIC)

'13 NOV 6 Liqr. Lic. Pm 1:14

SECTION 6 Individual or Partnership Owners:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND $22 PROCESSING FEE FOR EACH CARD.

1. Individual:

Last	First	Middle	% Owned	Mailing Address	City State Zip

Partnership Name: (Only the first partner listed will appear on license) _____

General-Limited	Last	First	Middle	% Owned	Mailing Address	City State Zip
☐ ☐						
☐ ☐						
☐ ☐						
☐ ☐						

) Y R A S S E C E N F I T

2. Is any person, other than the above, going to share in the profits/losses of the business? ☐ YES ☐ NO
If Yes, give name, current address and telephone number of the person(s). Use additional sheets if necessary.

Last	First	Middle	Mailing Address	City, State, Zip	Telephone#

SECTION 7 Corporation/Limited Liability Co.:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND $22 PROCESSING FEE FOR EACH CARD.

'13 NOV 6 04

☒ CORPORATION *Complete questions 1, 2, 3, 5, 6, 7, and 8.*

☐ L.L.C. *Complete 1, 2, 4, 5, 6, 7, and 8.*

1. Name of Corporation/L.L.C.: QuikTrip Corporation
   (Exactly as it appears on Articles of Incorporation or Articles of Organization)
2. Date Incorporated/Organized: 5/19/1958 State where Incorporated/Organized: Oklahoma
3. AZ Corporation Commission File No.: F-0875503-0 Date authorized to do business in AZ: 5/14/1999
4. AZ L.L.C. File No: N/A Date authorized to do business in AZ: N/A
5. Is Corp./L.L.C. Non-profit? ☐ YES ☒NO
6. List all directors, officers and members in Corporation/L.L.C.:

Last	First	Middle	Title	Mailing Address	City State Zip
SEE ATTACHED LIST					

(ATTACH ADDITIONAL SHEET IF NECESSARY)

7. List stockholders who are controlling persons or who own 10% or more:

Last	First	Middle	% Owned	Mailing Address	City State Zip
Cadieux III	Chester	EDOUARD	43.9	[redacted]	
Cadieux II	Chester	EDOUARD	20.9	[redacted]	
OWNED BY SEVERAL PERSONS; NONE OWNS 10% OF THE TOTAL ISSUED OUSTANDING SHARES					

(ATTACH ADDITIONAL SHEET IF NECESSARY)

8. If the corporation/L.L.C. is owned by another entity, attach a percentage of ownership chart, and a director/officer/member disclosure for the parent entity. Attach additional sheets as needed in order to disclose personal identities of all owners.

SECTION 8 Club Applicants:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND $22 PROCESSING FEE FOR EACH CARD.

1. Name of Club: _____ Date Chartered: _____
   (Exactly as it appears on Club Charter or Bylaws) (Attach a copy of Club Charter or Bylaws)
2. Is club non-profit? ☐ YES ☐ NO
3. List officer and directors:

Last	First	Middle	Title	Mailing Address	City State Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

QuikTrip Officers

Name and Title	Work Address	Date of Birth	Place of Birth	US Citizen
Cadieux III, Chester Edouard Chairman of the Board/President/CEO	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes
Stanford, Earnest Michael SR VP - Operations/Chief Operating Officer	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes
Jeffers, Ronald Steven VP - Operations Systems & Human Resources	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes
Marchesano, James Denley VP - Store Development	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes
O'Dell III, Marvin Charles VP - Sales	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes
Delametter, Marc Andrew VP - Accounting / Controller	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes
Sullivan, Stuart Coleman VP - Finance/Chief Financial Officer	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes
Morgan, Bruce Edward VP - Petroleum Supply & Trading	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes
Fater, Stephen Richard Corporate Treasurer	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes
Wells, Marshall James General Counsel/Corporate Secretary	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes
Branham, Mark Owen Assistant Secretary	[redacted]	[redacted]	[redacted]	Yes
Dickerson, Larry Dale Assistant Secretary	[redacted]	[redacted]	[redacted]	Yes
Faust, Joseph S Assistant Secretary	[redacted]	[redacted]	[redacted]	Yes
Gehrke, Thomas Christopher Assistant Secretary	[redacted]	[redacted]	[redacted]	Yes
Hunt, Susan Eileen Assistant Secretary	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes
Simoens, Avery Allyson Assistant Secretary	[redacted]	[redacted]	[redacted]	Yes
Smith, Beth Ellen Assistant Secretary	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes
Vaughan, Kelly Assistant Secretary	[redacted]	[redacted]	[redacted]	Yes
Williams, Craig Donovan Assistant Secretary	[redacted]	[redacted]	[redacted]	Yes
Zumwalt, Lora Louise Assistant Secretary	P.O. Box 3475 Tulsa OK 74101-3475	[redacted]	[redacted]	Yes

SECTION 9 Probate, Will Assignment or Divorce Decree of an existing Bar or Liquor Store License:

1. Current Licensee's Name: _____
(Exactly as it appears on license) Last First Middle

2. Assignee's Name: _____
Last First Middle

3. License Type: _____ License Number: _____ Date of Last Renewal: _____

4. ATTACH TO THIS APPLICATION A CERTIFIED COPY OF THE WILL, PROBATE DISTRIBUTION INSTRUMENT, OR DIVORCE DECREE THAT SPECIFICALLY DISTRIBUTES THE LIQUOR LICENSE TO THE ASSIGNEE TO THIS APPLICATION.

SECTION 10 Government: (for cities, towns, or counties only)

1. Governmental Entity: _____

2. Person/designee: _____ _____
Last First Middle Contact Phone Number

A SEPARATE LICENSE MUST BE OBTAINED FOR EACH PREMISES FROM WHICH SPIRITUOUS LIQUOR IS SERVED.

SECTION 11 Person to Person Transfer:

Questions to be completed by CURRENT LICENSEE (Bars and Liquor Stores ONLY-Series 06,07, and 09).

1. Current Licensee's Name: _____ Entity: _____
(Exactly as it appears on license) Last First Middle (Indiv., Agent, etc.)

2. Corporation/L.L.C. Name: _____
(Exactly as it appears on license)

3. Current Business Name: _____
(Exactly as it appears on license)

4. Physical Street Location of Business: Street _____
City, State, Zip _____

5. License Type: _____ License Number: _____

6. If more than one license to be transfered: License Type: _____ License Number: _____

7. Current Mailing Address: Street _____
(Other than business)
City, State, Zip _____

8. Have all creditors, lien holders, interest holders, etc. been notified of this transfer? ☐ YES ☐ NO

9. Does the applicant intend to operate the business while this application is pending? ☐ YES ☐ NO If yes, complete Section 5 of this application, attach fee, and current license to this application.

10. I, _____, hereby authorize the department to process this application to transfer the
(print full name)
privilege of the license to the applicant, provided that all terms and conditions of sale are met. Based on the fulfillment of these conditions, I certify that the applicant now owns or will own the property rights of the license by the date of issue.

I, _____, declare that I am the CURRENT OWNER, AGENT, MEMBER, PARTNER
(print full name)
STOCKHOLDER, or LICENSEE of the stated license. I have read the above Section 11 and confirm that all statements are true, correct, and complete.

_____ State of _____ County of _____
(Signature of CURRENT LICENSEE) The foregoing instrument was acknowledged before me this

_____ _____
Day Month Year

My commission expires on: _____

_____
(Signature of NOTARY PUBLIC)

11 NOV 9 Liq. Lic. AM 1 34

SECTION 12 Location to Location Transfer: (Bars and Liquor Stores ONLY)

APPLICANTS CANNOT OPERATE UNDER A LOCATION TRANSFER UNTIL IT IS APPROVED BY THE STATE

1. Current Business: (Exactly as it appears on license) Name _____ Address _____
2. New Business: (Physical Street Location) Name _____ Address _____
3. License Type: _____ License Number: _____
4. If more than one license to be transferred: License Type: _____ License Number: _____
5. What date do you plan to move? _____ What date do you plan to open? _____

SECTION 13 Questions for all in-state applicants excluding those applying for government, hotel/motel, and restaurant licenses (series 5, 11, and 12):

A.R.S. § 4-207 (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizonal feet of a fenced recreational area adjacent to such school building. The above paragraph DOES NOT apply to:

a) Restaurant license (§ 4-205.02)
b) Hotel/motel license (§ 4-205.01)
c) Government license (§ 4-205.03)
d) Fenced playing area of a golf course (§ 4-207 (B)(5))

1. Distance to nearest school: 2318 ft. Name of school SKY VIEW ELEMENTARY SCHOOL
   Address 8624 W. SWEETWATER AVE. PEORIA, AZ 85381 City, State, Zip
2. Distance to nearest church: 2318 ft. Name of church ~~RESSUR~~ RESURRECTION BAPTIST CHURCH
   Address 8624 W. SWEETWATER AVE. PEORIA AZ 85381 City, State, Zip (SKYVIEW ELEM. SCH)
3. I am the: ☐ Lessee ☐ Sublessee ☒ Owner Purchaser (of premises)
4. If the premises is leased give lessors: Name N/A
   Address _____ City, State, Zip
4a. Monthly rental/lease rate $_____ What is the remaining length of the lease ___ yrs. ____mos.
4b. What is the penalty if the lease is not fulfilled? $_____ or other _____ (give details - attach additional sheet if necessary)
5. What is the total business indebtedness for this license/location excluding the lease? $ NO DEBT INCURRED FOR THIS LICENSE / LOCATION
   Please list lenders you owe money to.

Last	First	Middle	Amount Owed	Mailing Address	City State	Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

6. What type of business will this license be used for (be specific)? Convenience Store

13 NOV 6 PM 1:15 LIC. DIV.

SECTION 13 - continued

7. Has a license or a transfer license for the premises on this application been denied by the state within the past one (1) year?

☐ YES ☒ NO If yes, attach explanation.

8. Does any spirituous liquor manufacturer, wholesaler, or employee have any interest in your business? ☐ YES ☒ NO

9. Is the premises currently licensed with a liquor license? ☐ YES ☒ NO If yes, give license number and licensee's name:

License #_____(exactly as it appears on license) Name _____

SECTION 14 Restaurant or hotel/motel license applicants:

1. Is there an existing restaurant or hotel/motel liquor license at the proposed location? ☐ YES ☐ NO
   If yes, give the name of licensee, Agent or a company name:

   _____ and license #: _____
   Last First Middle

2. If the answer to Question 1 is YES, you may qualify for an Interim Permit to operate while your application is pending; consult A.R.S. § 4-203.01; and complete SECTION 5 of this application.

3. All restaurant and hotel/motel applicants must complete a Restaurant Operation Plan (Form LIC0114) provided by the Department of Liquor Licenses and Control.

4. As stated in A.R.S. § 4-205.02.G.2, a restaurant is an establishment which derives at least 40 percent of its gross revenue from the sale of food. Gross revenue is the revenue derived from all sales of food and spirituous liquor on the licensed premises. By applying for this ☐ hotel/motel ☐ restaurant license, I certify that I understand that I must maintain a minimum of 40 percent food sales based on these definitions and have included the Restaurant Hotel/Motel Records Required for Audit (form LIC 1013) with this application.

_____
applicant's signature

As stated in A.R.S § 4-205.02 (B), I understand it is my responsibility to contact the Department of Liquor Licenses and Control to schedule an inspection when all tables and chairs are on site, kitchen equipment, and, if applicable, patio barriers are in place on the licensed premises. With the exception of the patio barriers, these items are not required to be properly installed for this inspection. Failure to schedule an inspection will delay issuance of the license. If you are not ready for your inspection 90 days after filing your application, please request an extension in writing, specify why the extension is necessary, and the new inspection date you are requesting. To schedule your site inspection visit www.azliquor.gov and click on the "Information" tab.

_____
applicants initials

SECTION 15 Diagram of Premises: (Blueprints not accepted, diagram must be on this form)

1. Check ALL boxes that apply to your business:

☒ Entrances/Exits ☒ Liquor storage areas Patio: ☐ Contiguous
☐ Service windows ☐ Drive-in windows ☐ Non Contiguous

2. Is your licensed premises currently closed due to construction, renovation, or redesign? ☒ YES ☐ NO
   If yes, what is your estimated opening date? 12/26/14
   month/day/year

3. Restaurants and hotel/motel applicants are required to draw a detailed floor plan of the kitchen and dining areas including the locations of all kitchen equipment and dining furniture. Diagram paper is provided on page 7.

4. The diagram (a detailed floor plan) you provide is required to disclose only the area(s) where spiritous liquor is to be sold, served, consumed, dispensed, possessed, or stored on the premises unless it is a restaurant (see #3 above).

5. Provide the square footage or outside dimensions of the licensed premises. Please do not include non-licensed premises, such as parking lots, living quarters, etc.

As stated in A.R.S. § 4-207.01(B), I understand it is my responsibility to notify the Department of Liquor Licenses and Control when there are changes to boundaries, entrances, exits, added or deleted doors, windows or service windows,or increase or decrease to the square footage after submitting this initial drawing.

[redacted]
applicants initials

15 NOV 6 Liq. 2:41 PM

SECTION 15 Diagram of Premises

4. In this diagram please show only the area where spirituous liquor is to be sold, served, consumed, dispensed, possessed or stored. It must show all entrances, exits, interior walls, bars, bar stools, hi-top tables, dining tables, dining chairs, the kitchen, dance floor, stage, and game room. Do not include parking lots, living quarters, etc. When completing diagram, North is up ↑.

If a legible copy of a rendering or drawing of your diagram of premises is attached to this application, please write the words "diagram attached" in box provided below.

DIAGRAM ATTACHED.

'13 NOV 6 LIQ. LIC. AM 1:15

SECTION 16 Signature Block

I, Troy Charles DeVos, hereby declare that I am the OWNER/AGENT filing this
(print full name of applicant)
application as stated in Section 4, Question 1. I have read this application and verify all statements to be true, correct and complete.

X [redacted]
(signature of applicant listed in Section 4, Question 1)

State of ARIZONA County of MARICOPA

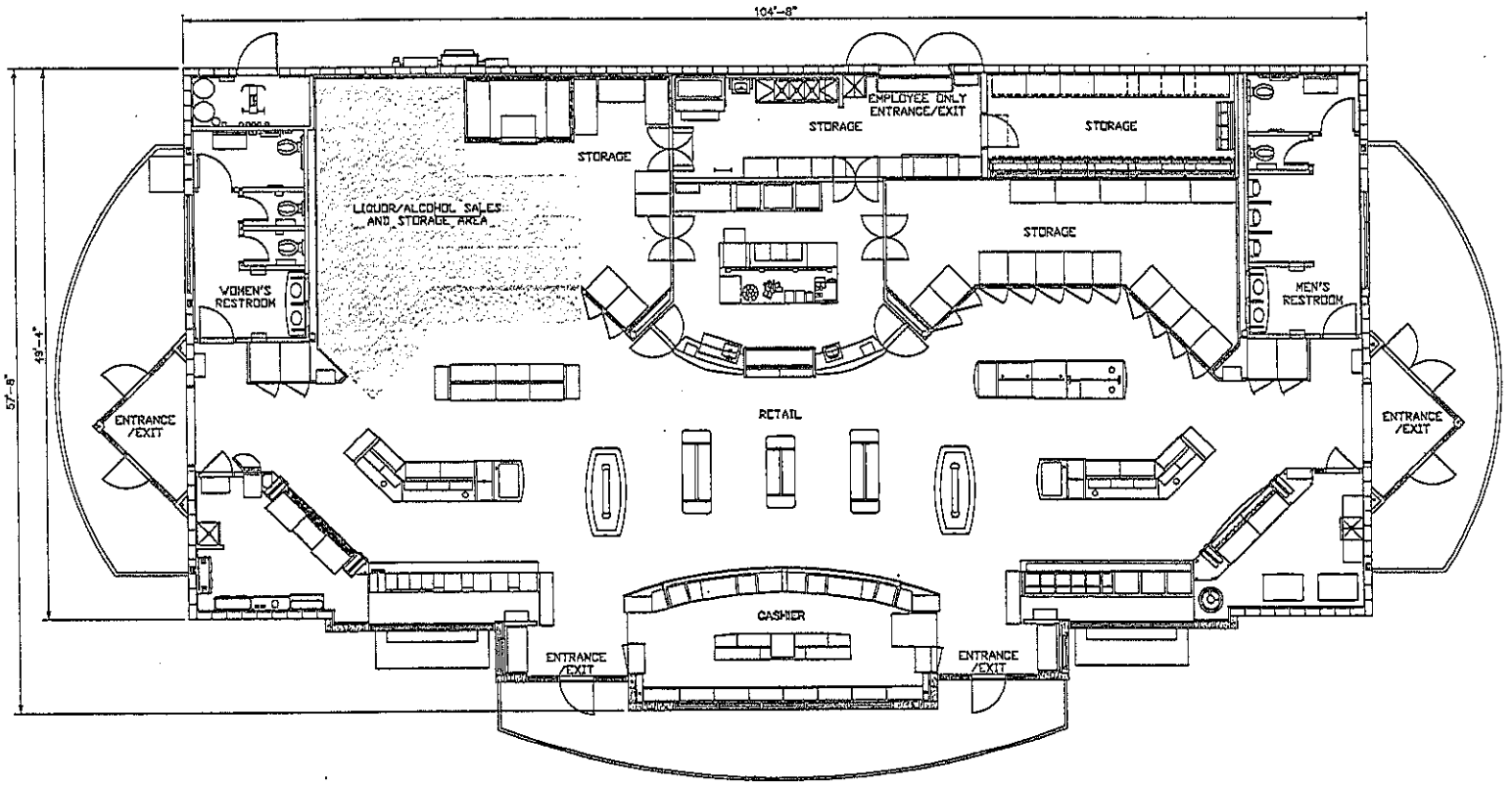
DONNA H. TIPPINS
Notary Public - Arizona
Maricopa County
My Comm. Expires Jun 23, 2017

The foregoing instrument was acknowledged before me this 4 of November, 2013
Day Month Year

[redacted]
signature of NOTARY PUBLIC

My commission expires on : 06/23/2017
Day Month Year

TOTAL SQ FT = 5700



QT

QuikTrip
4705 South 129th East Ave
Tulsa, OK 74134-7068
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

LIQUOR LICENSE

QuikTrip Store No. :

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QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

Presentation Exhibit
Gen III Store

STORE NO.	
SCALE:	NTS
DRAWN BY:	
ISSUE DATE:	10/25/10
REVISE DATE:	
SHEET	1 OF 1

13 NOV 9 1:45 PM

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 6R

Date Prepared: January 13, 2013 **Council Meeting Date: February 4, 2014**

TO: Carl Swenson, City Manager

FROM: Chris Jacques, AICP, Planning & Community Development Director

THROUGH: Susan J. Daluddung, AICP, Deputy City Manager

SUBJECT: GPA13-0007 – Querencia

Purpose:

This is a request for City Council to hold a Public Hearing to consider a minor amendment to the General Plan Land Use Map for approximately 31 acres from Residential Estate (0-2 du/ac, target of 1 du/ac) to Residential Low (2-5 du/ac, target of 3 du/ac).

Background/Summary:

The Querencia project site encompasses approximately 44 acres and is located at the northeast corner of Yearling Road and Lake Pleasant Parkway. Approximately the northern two-thirds of the site is currently designated on the General Plan Land Use Map as Residential Estate (0-2 du/ac, target of 1 du/ac) and the remaining southern one-third is Residential Low (2-5 du/ac, target of 3 du/ac).

The Querencia development was originally entitled in January 2006, when City Council approved the request to rezone the property from SR-43 (Suburban Ranch) zoning to a Planned Area Development (PAD) zoning district. Following Council's approval, a sufficient number of signatures were gathered to place the project on the September 12, 2006 ballot as a referendum. Proposition 400 – "Rezoning a parcel of land generally located on the southwest corner of Lake Pleasant Parkway and Jomax Road (Ordinance No. 06-01)" was supported by the majority of the voters. Consequently, the City Council decision was upheld and the site was officially rezoned to a Single Family Residential PAD establishing a 54-lot subdivision with modified R1-12 (12,000 sf minimum lot size) zoning district standards.

The applicant is requesting a minor amendment to the General Plan Land Use Map for approximately 31 acres and would change the current Residential Estate designation (0-2 du/ac, target of 1 du/ac) to Residential Low (2-5 du/ac, target of 3 du/ac). The amendment would allow for the entire 44 acres Querencia project to be contained within the Residential Low (2-5 du/ac) designation. This request is accompanied by two applications, a rezoning request (Case Z05-08A.1) to amend the Querencia Single-Family Residential PAD, and a preliminary plat (Case P13-0033) to allow for the development of 72-lot residential homes sites.

The Residential Low category will allow for a mix in the development pattern and character to occur as proposed through the PAD, while maintaining a density of 1.63 du/ac, which is well below the target of 3 du/ac for the Low Density residential category. In addition, the Residential Estate category has a correlative lot size of 18,000 sf or greater. The proposed lot sizes are between 9,000 and 12,000 sf which is more indicative of the lot sizes prescribed in the Residential Low category.

The Residential Estate land use designation extends to the properties to the north and east of the proposed site. Development in this vicinity, particularly west and south of the property, does not follow a pattern of rural, large-lot single family land uses. Additionally, a number of these nearby properties along Lake Pleasant Parkway have been planned and/or built as non-residential uses such as the Plaza Del Lago office complex, the Basis school, Lake Pleasant Towne Center, Lake Pleasant Crossing, and the Peoria Regional Medical Center. These uses articulate the progression that the Lake Pleasant Parkway corridor has gone through regarding land use changes since the original zoning approval in 2006.

It is staff's assessment that the proposed amendment creates for a logical extension of the Residential-Low land use category and provides an appropriate transition between more intense non-residential uses to the south and west and the existing residential neighborhoods to the north and east. In addition, this proposal will allow for a single-family development character that is similar to the previously approved Querencia development while being responsive to the natural environmental conditions on-site. The proposed Residential-Low designation will support the associated PAD amendment request.

Previous Actions:

This amendment has been subject to the City's Minor General Plan Amendment process. A public hearing was held for this item at the January 9, 2014 Planning & Zoning Commission Meeting. The Planning & Zoning Commission unanimously recommended approval of this request with a 6-0 vote.

A public hearing was held at the same meeting for the related Rezone application (Z05-008A.1) for the Querencia development.

At the Planning and Zoning Commission meeting, there were four (4) individuals that spoke on behalf of the proposed development. The individuals expressed support for the proposal but did have concerns regarding the following issues: 1) increased traffic – U-turns on Lake Pleasant/Jomax and potential pass-through traffic in the neighborhood to the east; 2) location of main entrance to the development; 3) height of the homes in the northern section of the project; and 4) increase in overall lighting in the area.

Options:

A: Approve as recommended by Staff and the Planning & Zoning Commission; or
B: Approve with modifications; or
C: Deny; or
D: Continue action to a date certain or indefinitely; or
E: Remand to the Planning & Zoning Commission for further consideration.

Staff Recommendation:

Staff recommends the City Council concur with the Planning & Zoning Commission's January 9, 2014 unanimous recommendation (6-0) to approve Case GPA 13-0007.

Fiscal Analysis:

This request is not expected to have immediate budgetary impacts to the City.

Narrative:

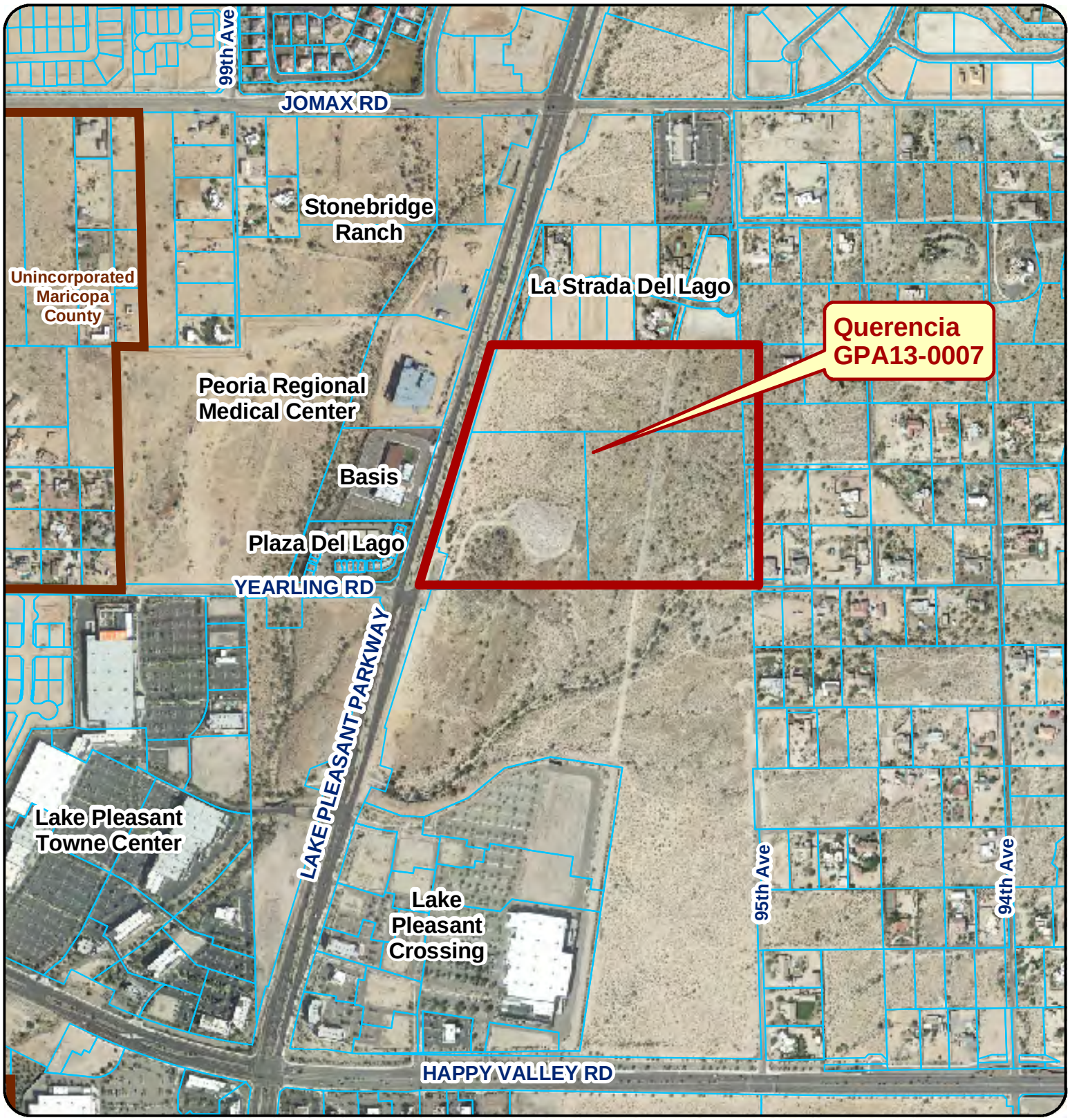
No further action would be necessary should the City Council take action to approve this application.

Exhibit(s)

Exhibit 1: Vicinity Map
Exhibit 2: January 9, 2014 Planning and Zoning Commission Staff Report with Exhibits
Exhibit 3: Draft Resolution

Contact Name and Number: Robert Gubser, AICP, Principal Planner, x 7405

Vicinity Map



GPA13-007 Querencia

Applicant: Iplan Consulting on behalf of Meritage Homes

Request: A Minor Amendment to the City of Peoria General Plan for approximately 31 acres from Residential-Estate (0-2 du/ac, target of 1 du/ac) to Residential-Low (2-5 du/ac, target of 3 du/ac).

Location: East of Lake Pleasant Parkway, 1/2 mi south of Jomax Road & 1/4 mile north of

N

Not to Scale

Exhibit 2

January 9, 2014 Planning Commission Staff Report with Exhibits

MINOR GENERAL PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: GPA 13-0007

DATE: January 9, 2014

AGENDA ITEM: 4R

Applicant: Iplan Consulting on behalf of Meritage Homes

Request: A Minor Amendment to the City of Peoria General Plan for approximately 31 acres from Residential-Estate (0-2 du/ac, target of 1 du/ac) to Residential-Low (2-5 du/ac, target of 3 du/ac).

Proposed Development Querencia - a single-family residential development

Location: The property is generally located at the northeast corner of Yearling Road and Lake Pleasant Parkway.

Site Acreage Amendment area is approximately 31 acres, the overall Querencia development is 44 acres.

Support / Opposition: As of the date of this printing, staff has not received any public comment in opposition or support to this proposal.

Recommendation: Recommend **approval** of case GPA 13-0007 to the City Council

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AREA CONTEXT

Table 1: *Existing Land Use, Future Land Use, Current Zoning. (Exhibits A-C)*

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Vacant, undeveloped**	**Residential/Estate (0-2 du/ac), and Residential/Low (2-5 du/ac)**	Planned Area Development (PAD)
North	Partial Development Single Family Residential (La Strada Del Lago)	Residential/Estate (0-2 du/ac)	Suburban Ranch (SR-43)
South	Vacant, Undeveloped (State Land)	Residential/Low (2-5 du/ac)	Suburban Ranch (SR-43)
East	Single Family Residential and Vacant, Undeveloped	Residential/Estate (0-2 du/ac) and Residential/Low (2-5 du/ac)	Suburban Ranch (SR-43)
West	Lake Pleasant Parkway, then Office, and Charter School	Office and Public/Quasi-Public	Planned Area Development (PAD)

PROJECT DESCRIPTION

1. The Querencia project site encompasses approximately 44 acres and is located at the northeast corner of Yearling Road and Lake Pleasant Parkway, approximately one-half mile north of Happy Valley Road and one-quarter mile south of Jomax Road. Approximately two-thirds of the site is designated on the General Plan Land Use Map as Residential Estate (0-2 du/ac, target of 1 du/ac) and the remaining portion is Residential Low (2-5 du/ac, target of 3 du/ac). (Exhibit B)

2. The applicant is requesting a minor amendment to the General Plan Land Use Map for approximately 31 acres and would change the current Residential Estate designation (0-2 du/ac, target of 1 du/ac) to Residential Low (2-5 du/ac, target of 3 du/ac) to allow for the development of Querencia, a single-family residential development (Exhibit C and F). The proposed land use change would redesignate the entire Querencia project area to Residential Low (2-5 du/ac, target of 3 du/ac) and allow for the development of 72 detached single-family residential units, as illustrated on the attached conceptual landscape plan (Exhibit F).

3. This request is accompanied by a rezoning application to amend to the Querencia Planned Area Development (case Z05-08A.1) and preliminary plat (case P13-0033). The PAD amendment would increase the blended calculated target density from 1.59 du/ac to the proposed 1.63 du/ac. Average lot size will be 9,473 square feet and access would be from Lake Pleasant Parkway.

LAND USE BACKGROUND

Annexation and Initial Zoning

4. In 1989, the Mayor and City Council adopted *Ordinance 89-34*, thereby annexing property generally between Pinnacle Peak Road and Jomax Road, and between the 99th Avenue and 67th Avenue alignments (approximately 4,120 acres); the subject property lies within the annexed area.

5. In 1990, initial zoning of the 4,120 acres occurred, which brought the property into compliance with City Code and State Statutes related to annexed properties. The property was provided with a Zoning designation of General Agricultural (AG). In 1991, City Council approved a subsequent rezone (Ord. 91-01) for the subject site from General Agriculture (AG) to Surburban Ranch (SR-43).

Querencia Planned Area Development

6. On October 20, 2005, the Planning and Zoning Commission voted in favor of recommending approval of the request to rezone approximately 44 acres of property from SR-43 (Suburban Ranch) zoning district to a PAD (Planned Area Development) zoning district.

7. The case was initially heard at the November 15, 2005 City Council hearing. The City Council voted to continue this case to the December 13, 2005 hearing to allow for further review and study of the project. On December 13, 2005, the applicant requested a continuance until the hearing on January 17, 2006, in order to allow more time to work with the adjacent property owners.

8. On January 17, 2006, the City Council voted in favor of approval of the request to rezone approximately 44 acres of property from SR-43 (Suburban Ranch) zoning district to a PAD (Planned Area Development) zoning district.

9. A sufficient number of signatures were gathered to place the project on the September 12, 2006 ballot as a referendum. Proposition 400 – "Rezoning a parcel of land generally located on the southwest corner of Lake Pleasant Parkway and Jomax Road (Ordinance No. 06-01)", received 7,202 YES votes and 7,076 NO votes. With the majority of voters supporting the proposition, the City Council decision was upheld and the site was officially rezoned to a Single Family Residential Planned Area Development (PAD) establishing an underlying R1-12 base for a 54-lot subdivision.

DISCUSSION AND ANALYSIS

Minor General Plan Amendment Evaluative Criteria

10. Chapter 14 of the Peoria General Plan ("Plan Administration") directs the City to make an affirmative finding that the proposal substantially demonstrates or exhibits the following evaluative criteria:

    i. The development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the use or change proposed in the amendment.

    ii. The amendment constitutes an overall improvement to the General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.

    iii. The amendment will not adversely impact the community as a whole or a portion of the community by:
    - Significantly altering acceptable existing land use patterns,
    - Requiring larger and more expensive improvements to roads, sewer or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,
    - Adversely impacting existing uses because of increased traffic on existing systems, or
    - Affecting the livability of the area or the health and safety of the residents.

iv. That the amendment is consistent with the overall intent of the General Plan and other adopted plans, codes and ordinances.

Existing General Plan Land Use Designation

11. Approximately 31 acres of the Querencia property is Residential-Estate (0-2 du/ac) with an underlying target density of 1 du/ac (Exhibit B). The Residential-Estate designation is intended to provide areas where large-lot, generally from 18,000 sf and larger are desirable or areas of maximized open spaces are sought. This land use designation also provides transitional areas between natural open spaces and residential development.

12. The balance of the project acreage is Residential-Low (2-5 du/ac) with a target density of 3 du/ac (Exhibit B). This land use designation is intended to provide areas where moderate-sized lots, generally between 8,000-18,000 square feet are desirable. This land use is also intended to provide for areas of increased density, while maintaining a detached single-family residential character.

Request to Designate Site to Residential-Low

13. The request is to change the Residential-Estate land use designation on the northern portion of the site to Residential-Low (2-5 du/ac) with a target density of 3 du/ac. The amendment would reclassify the entire 44 acres to Residential-Low (2-5 du/ac). Suitability is determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing and future land use patterns, and natural or man-made constraints. The Residential-Low category will allow for a mix in the development pattern and character to occur, while maintaining a density of 1.63 du/ac which is well below the target of 3 du/ac for this category.

Land Use Transition and Compatibility

14. The Residential-Estate land use designation extends to the properties to the north and east of the proposed site (Exhibit B). In general, development in this vicinity, particularly west and south of the property, do not follow a pattern of rural, large-lot single family land uses.

15. A number of properties to the west and south of the property along Lake Pleasant Parkway have been planned and built as non-residential uses such as the Plaza Del Lago office complex, the Basis school, Lake Pleasant Towne Center, and Lake Pleasant Crossing. These uses articulate the progression that the Lake Pleasant Parkway corridor has gone through in terms of land use changes since the original zoning approval.

16. It is staff's assessment that the proposed amendment creates for a logical extension of the Residential-Low land use category and provides an appropriate transition between more intense non-residential uses and the existing residential neighborhoods. In addition, this proposal will allow for a single-family development character that is similar to the previously approved Querencia

development while being responsive to the natural environmental conditions on-site. The proposed Residential-Low designation will support the associated PAD amendment request.

Relevant General Plan Policies and Objectives

17. Staff finds the following goals and objectives particularly relevant:

    Objective 1.M: Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

    Objective 1.N: Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

    Policy 1.H.4: Encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.

Citizen Participation Plan - Neighborhood Meetings

18. As a requirement of the General Plan Amendment and Rezoning application processes, the applicant is required to conduct a neighborhood meeting and provide a Citizen Participation Process Report detailing the results of the meeting.

19. The applicant held a total of two neighborhood meetings; one informational prior to submitting the request. Both meetings where held at the Sunrise Mountain Library. The applicant notified all property owners within a 600 foot radius of the site and all registered Homeowner's Associations within 1 mile for each meeting.

20. The first meeting was held on July 22, 2013 (prior to formal submittal) at 6:30pm. Seventeen property owners attended the meeting and commented on the project. Based on community input during the meeting, the proposed land plan was reduced by 10 lots, four along the north and six along the southeast.

21. Second meeting was held on October 28, 2013 at 6:00pm and the applicant presented the revised the conceptual land use proposal. Eleven property owners and one City staff member attended the meeting. Meeting attendees provided several comments regarding the proposed project, which have been addressed in the associated Rezoning case Z05-08A.1.

22. There was no stated opposition to the General Plan Amendment at either meeting.

Public Notification

23. Public notice was provided in the manner prescribed under Section 14.D of the City of Peoria General Plan. Posting of the site was completed within the prescribed 15-30 days prior to the Public Hearing. As of the printing of this report, no support or opposition to this case has been received from the public.

Proposition 207

24. The applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

FINDINGS AND RECOMMENDATION

25. Based on the following findings:

- The amendment constitutes an overall improvement to the City's General Plan; and
- The proposal provides for a land use category that will allow for a development of compatible scale and intensity as the adjacent residential areas; and
- That the amendment will better reflect the development needs of the area while accounting for the existing built environment; and
- The amendment is in conformance with the Goals, Objectives, and Policies of the Peoria General Plan; and
- That the amendment will not adversely impact the community as a whole or a portion of the community by:
    i. Significantly altering acceptable existing land use patterns,
    ii. Requiring larger and more expensive improvements to roads, sewer or water systems than are needed to support the prevailing land uses and which, therefore, may impact development of other lands,
    iii. Adversely impacting existing uses because of increased traffic on existing systems, or
    iv. Affecting the livability of the area or the health and safety of the residents.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval of Case GPA 13-0007 to the City Council.

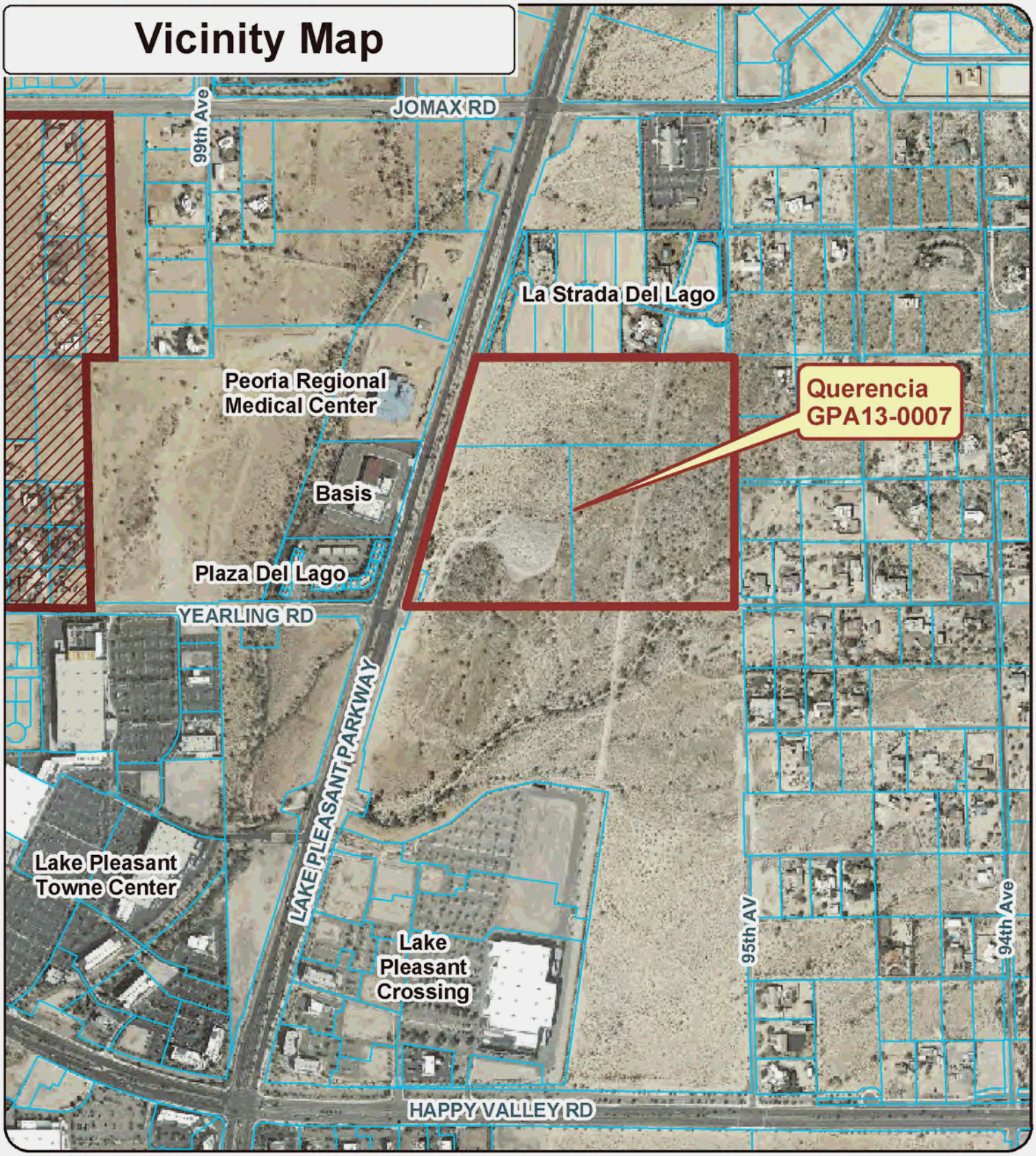
Attachments

Exhibit A:	Vicinity/Context Map
Exhibit B:	Existing General Plan Land Use Map
Exhibit C:	Proposed General Plan Land Use Map
Exhibit D:	Description and Justification for Request Report
Exhibit E:	Citizen Participation Process Report
Exhibit F:	Preliminary Plat

Prepared by: Robert Gubser, AICP
Principal Planner

Lorie Dever
Planner

Vicinity Map



GPA13-0007 Querencia

Applicant: Iplan Consulting on behalf of Meritage Homes

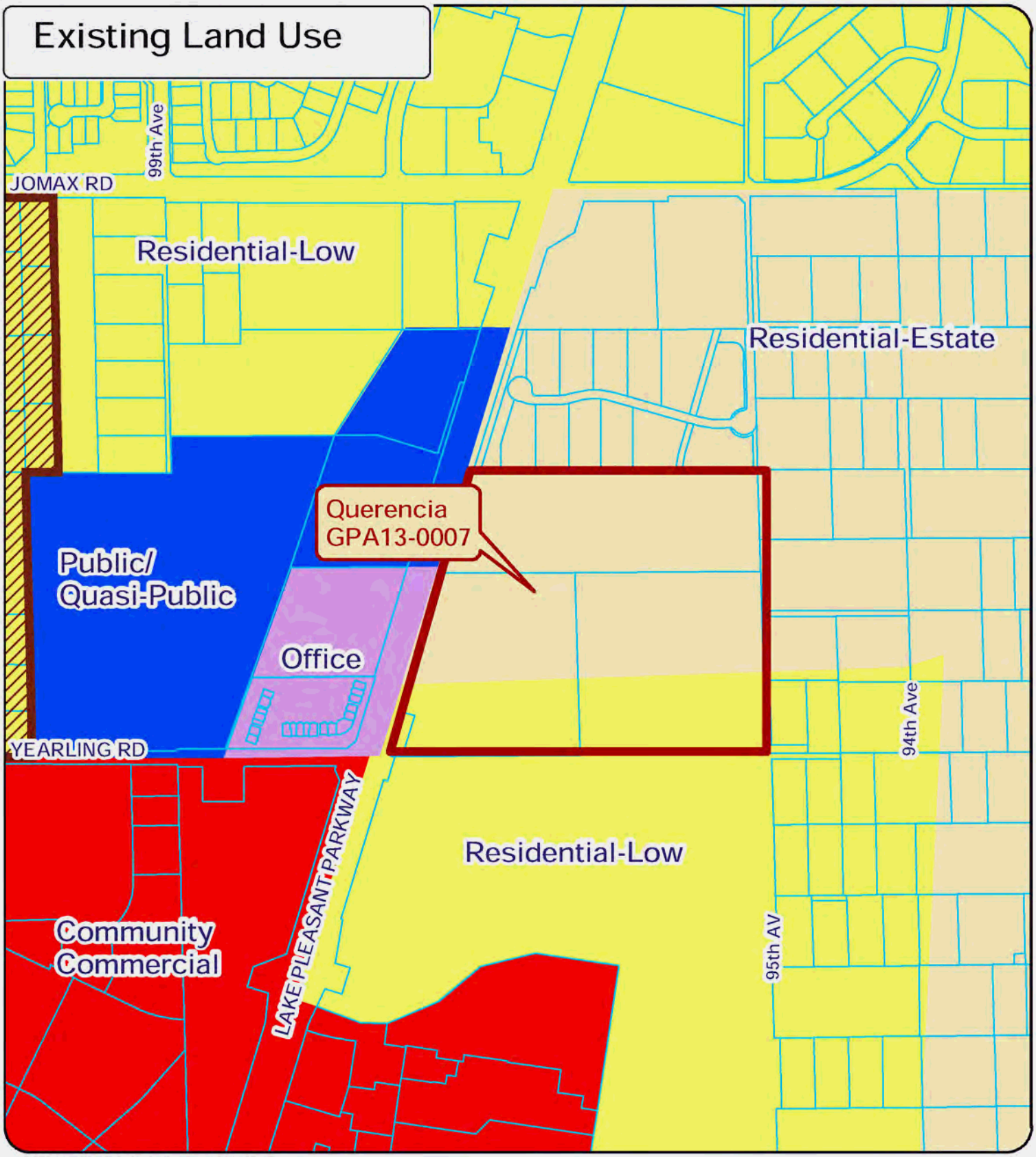
Request: A Minor Amendment to the City of Peoria General Plan for approximately 31 acres from Residential-Estate (0-2 du/ac, target of 1 du/ac) to Residential-Low (2-5 du/ac, target of 3 du/ac).

Location: East of Lake Pleasant Parkway, 1/2 mi south of Jomax Road & 1/4 mile north of Happy Valley Road

N

Not to Scale

Exhibit A



GPA13-0007 Querencia

Applicant: Iplan Consulting on behalf of Meritage Homes

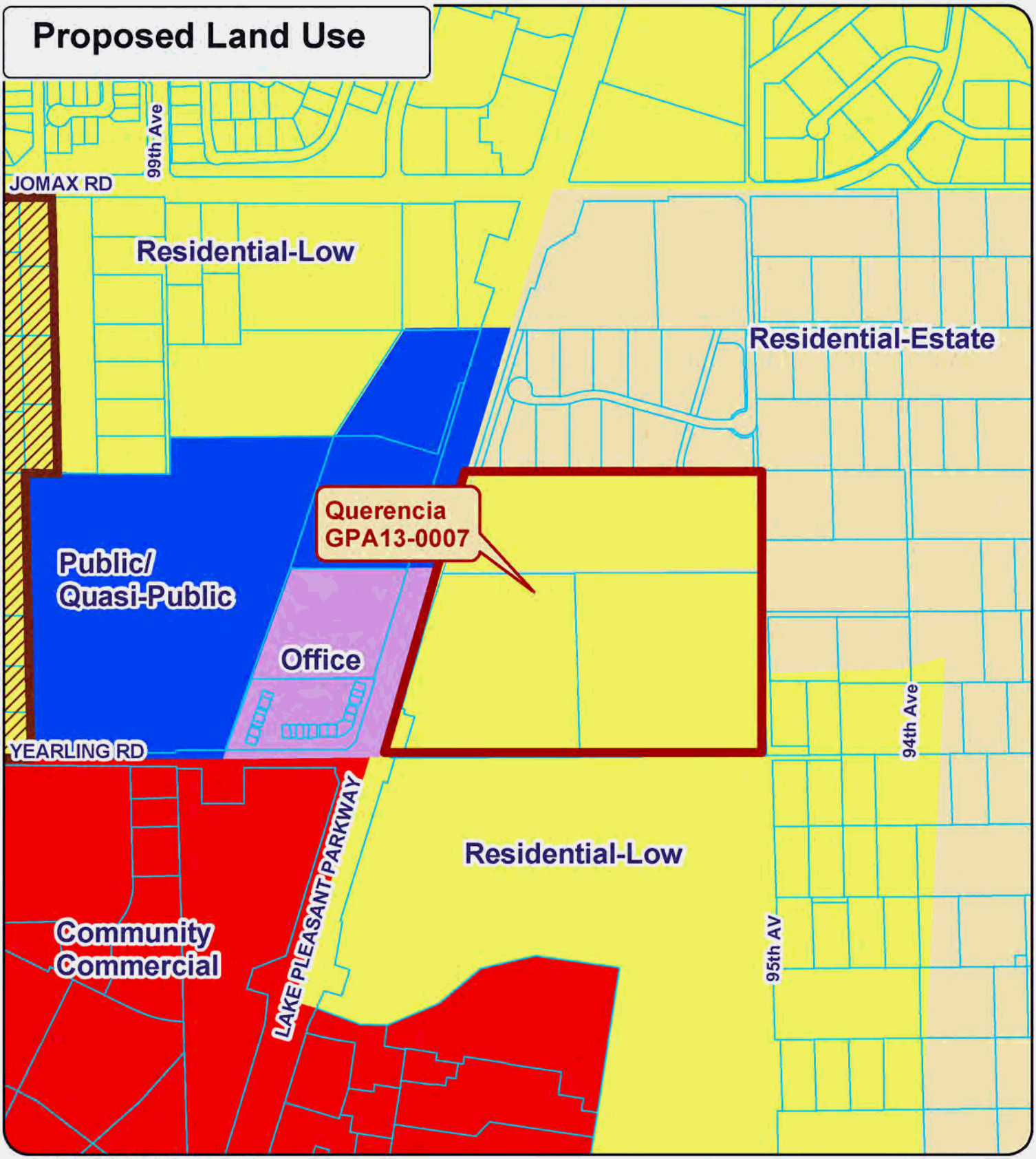
Request: A Minor Amendment to the City of Peoria General Plan for approximately 31 acres from Residential-Estate (0-2 du/ac, target of 1 du/ac) to Residential-Low (2-5 du/ac, target of 3 du/ac).

Location: East of Lake Pleasant Parkway, 1/2 mi south of Jomax Road & 1/4 mile north of Happy Valley Road

N

Not to Scale

Exhibit B



GPA13-0007 Querencia

Applicant: Iplan Consulting on behalf of Meritage Homes

Request: A Minor Amendment to the City of Peoria General Plan for approximately 31 acres from Residential-Estate (0-2 du/ac, target of 1 du/ac) to Residential-Low (2-5 du/ac, target of 3 du/ac).

Location: East of Lake Pleasant Parkway, 1/2 mi south of Jomax Road & 1/4 mile north of Happy Valley Road

N

Not to Scale

Exhibit C

Exhibit D
Description and Justification
For Request

DESCRIPTION AND JUSTIFICATION FOR REQUEST

1. Provide a brief description and reason for the requested change. Provide supporting data.

   Approximately 31 acres of the project lies in the Estate Density Residential land use category of (0-2 du/acre, target of 1 du/ac) and approximately 13 acres of the site is located in the Low Density Residential category of (2-5 du/acre, target of 3 du/ac). With a blended calculated target density of 1.59 du/ac, the proposed 1.63 DU/acre, as reflected on the Preliminary Plat application (P13-0033), maintains conformance with these designations while providing for an appropriate mix of densities for the project considering adjacent land uses. However, due to the 9,000SF minimum lot size not meeting the overall intent of the Residential Estate category, a concurrent minor General Plan Amendment application (GPA13-0007) has been submitted. If approved, the amendment will redesignate the entire project to the Residential Low (2-5 du/ac, target of 3 du/ac) category. With the amendment, the overall proposed density of 1.63 du/ac will be under the Residential Low target density of 3 du/ac. The large amount of open space, both undisturbed hillside and landscaped areas, has depressed the density far below what would be typical for both this lot size and GP land use designation.

2. If map amendment, indicate the existing and the proposed General Plan Land Use designation(s).

   We are requesting to amend the 31 acres currently designated Estate 0-2 DU/acre to Residential 2-5 DU/acre.

3. In what way does the existing plan inadequately provide suitable alternatives for this request?

   The current plan associates a lot size threshold for Estate 0-2 DU/acre and does not specifically account for unique hillside development where so much of the property is undisturbed hillside and natural open space. So, although our density conforms, the minimum lot size of 9,000 sf does not conform with the intended development pattern of the Estate designation even though our density is only 1.63 du/acre.

4. How will this amendment affect property values and neighborhood stability? Provide supporting data and/or case studies.

   We intend to amend an existing PAD approval and improve the overall development plan for Querencia. Amending the GP land use designation will provide us greater flexibility in developing this property while preserving 41% of the property's Hillside Natural Open Space. Since we are maintaining the beautiful hillsides of this development through the flexibility that the GP amendment will provide us, we will be preserving an amenity that is shared by surrounding properties. This will help support existing property values and neighborhood stability.

5. How will this amendment contribute to compatible neighborhood patterns? Provide supporting data.

   At 1.63 DU/acre, this development will provide an appropriate transition from the large lot developments to the north and east with land designated 2-5 DU/acre to our south. Just beyond

that, there is large format commercial (Lowes shopping center). Just west of us is a large hospital complex approved for development that will have large scale buildings and helipad.

6. How will this amendment contribute to an increased tax base, economic development, and employment opportunities? Provide supporting data.

   This development will provide impact fees to the City of Peoria, and generate 72 new high income households to support the surrounding commercial development. This will increase sales tax revenue for the City as well.

7. How will this amendment contribute to the City's goal of achieving balanced housing, shopping, employment, and recreational opportunities?

   We are proposing to stay within a residential land use designation. The development will provide high end homes on moderately sized lots in a community with 40% open space. It will provide active amenities that are unique to Meritage Developments and provided a new housing choice in the area.

8. How will this amendment affect existing infrastructure of the area, specifically, the water, wastewater, and street systems?

   The amendment is associated with an already approved zoning case and there will be no negative impact on the existing infrastructure of the area.

9. How will this amendment affect the ability of the school district to accommodate children? Indicate the specific schools to be attended and provide attendance and other data reflecting impacts to the specified schools, and district comments.

   The proposed amendment is associated with an already approved residential development that has received a cooperation letter from the school district. We are in the process of updating the Peoria Unified School District of the 18 unit increase of the project which will have a negligible impact on the number of students attending area schools.

10. Specifically, what Elements, Goals, Objectives, and Policies of the General Plan will be affected?

    The proposed amendment is associated with an already approved residential development. The proposal seeks to establish a single land use designation on the site rather than have it split in two. No specific Elements, Goals, Objectives, and Policies of the General Plan are specifically impacted by the proposal. This gate, hillside development that is proposed is nearly identical to what was approved before.

11. How will this amendment support the overall intent and/or constitute an overall improvement to the General Plan?

    The amendment supports the General Plan in a way that will allow a project to move forward that is low density, conserves hillside, and provides and appropriate transition to somewhat less dense housing in the area.

Exhibit E
Citizen Participation
Process Report

"Querencia - Peoria" by Meritage Homes
New Plat and PAD Amendment

Neighborhood Meeting Summary
Monday, July 22, 2013: 6:30 PM – 7:37 PM
Sunrise Mountain Library, [redacted]

Querencia | Development Representatives:

Planning Consultant:	Jason Sanks, Iplan Consulting, Chandler, AZ
Meeting Recorder:	Andre Ryan Wozniak, Iplan Consulting, Chandler, AZ

Neighborhood Attendees:
[see attached sign-in sheet – 2 pages]

City of Peoria Representative:
None.

Purpose:

Objective of the neighborhood meeting was to present the preliminary land plan proposal to the community in effort to obtain feedback on the request which includes approximately 44.43 acres at the northeast corner of Lake Pleasant Parkway and Yearling Road.

This neighborhood meeting is a courtesy meeting to be held with neighbors prior to an official application and does not intend to replace any neighborhood meetings required to comply with the public participation provisions for the City of Peoria subdivision and zoning process.

All questions and comments are numbered. Responses to questions and comments of the meeting attendees are identified in a red color typeface.

Presentation Summary

- Mr. Jason Sanks welcomed attendees, introduced himself and the project and that he was there as a consultant with Iplan Consulting representing Meritage Homes.
- Mr. Sanks identified that the primary purpose of the meeting was to notify neighbors of the proposal, and to provide an opportunity for the neighbors to ask questions as well as provide formally recorded comments on the proposal.

- Mr. Sanks emphasized that the proposal was in its early stage and the meeting was to identify any concerns so that they may be addressed early, if possible. Issues voiced at the meeting may would be recorded and considered.
- Mr. Sanks invited all participants to use the sign-in sheets for future correspondence and email notifications to any changes in the development plan. It was also mentioned that future meetings will also be held (if the proposal moves forward) and it is possible that the plans will change with respect to feedback from neighbors as well as comments from City's officials and staff. Mr. Sanks also informed participants that this proposal, as it goes forward to the City, will have a case and a case planner whom they can contact with concerns.
- Mr. Sanks invited attendees to use the aerial photo exhibit to identify where they live in order to address how the development might impact their property.
- Mr. Sanks explained the intent for the development was for "executive housing" for which he was asked to define the term. Mr. Sanks described executive housing as including a large home series of one- or two-stories, with many amenities, and an abundance of open space which leads to more expensive homes. They don't attract entry-level buyers, nor are they usually considered a move-up home. This property would likely hold homes from around 3,000 square feet to 4,700 square feet and 3-car garages. However, it was emphasized that these ideas are very preliminary.
- Mr. Sanks went over the exhibits, including an aerial photo and a preliminary land plan, which he described as similar to the plan they might recognize from seven years ago with more lots than what were proposed before. As a history, it was mentioned that the original plan was lower in density, but due to today's market, Meritage homes requires more salable units to make the development a worthwhile investment. Adding to the cost of development is the topography and the hillside preservation requirements.
    - Carrying over from the previous plan to the preliminary plan are a cleaned up street layout to allow for more density, same hillside preservation, same setbacks from Lake Pleasant Parkway, and gated community. The high quality exteriors will be maintained as well, including a highly detailed wall plan, entry gates, detailed paving, and enhanced landscaping.
- Mr. Sanks described Meritage homes as a local builder, known for quality homes. He mentioned their intent to deliver an upscale community with an attractive entry off of Lake Pleasant Parkway as the sole entry. Another emergency access point will be located somewhere in the southeast edge of the development.
- Mr. Sanks recognized the amount of community involvement and time and effort put into activating the referendum, and assured the residents that Meritage Homes will make every effort to produce desirable homes with ample amenities. Also, he argued that the density difference serves as a sensible land use transition to the south, where there is intense commercial development.

V[redacted]
E: [redacted]

- Mr. Sanks described the density as conforming with the general plan, which has a split designation but is complying with the lesser intensity for the whole property at under 2 dwelling units per acre.
-

[All responses are those of Mr. Jason Sanks unless otherwise noted]

1. Is it to be a right-in, right-out only entry?

   Currently, our discussions with the City of Peoria haven't determined whether the entry-exit will have full motion or the right-in right-out restriction.

   Last time we went through this, the proposal was right-in, right-out which would send a lot of traffic through our neighborhood. Instead of taking a dangerous U-turn, they will take Jomax and then a right south past our houses and then we'll get more speed bumps which costs me more for shocks on my truck.

   I can tell you that any builder would desire full motion access to their development.

   Last time we went through this, we were told "absolutely not."

   We are working on that.

2. In reference to the land plan, how much open space is there now in this plan?

   It remained about the same at 38%.

   Previously it was 15 acres for natural open space and open space for water retention and Right-of-Ways. So how many acres would all that combine to?

   I don't have the plan engineered to that detail. This is a sketch, but I would estimate 40% total including all those elements in the open space. Based on the fact that I didn't take much away, and that this is a reconfiguration, I would say this is nearly the same amount as before.

3. Can yo point out on your map where Yearling and Lowe's and Home Depot would be at?

   The Yearling alignment is down here [Mr. Sanks slides his hand along the bottom of the project boundary]. Down here we will have an emergency exit in case something were to happen folks could exit or have emergency access along a partially improved Yearling alignment. ...Interjection #4.

4. Why not make that your main entry and use that intersection that already has a signal?

   We were working with the prior plan, and as of our early meeting with traffic, they didn't have any comments on that. I will certainly make it a discussion point.

   That would make the most sense and have the safest in and out with the signal right there (Yearling).

   There may be other concerns that we have to address there with hillside preservation, so we will need to explore that option more to understand the conditions.

5. With where you have your entry and exit now you're shoving all that traffic on Jomax and up.

   The hope would be as we work with traffic and engineering that we would be allowed a full-motion access point, thereby avoiding the undue traffic northbound. Then residents wouldn't be burdened with a U-turn, they could just make a left to go south.

6. If you dump the traffic on to Yearling, I think what will happen is that they will want to turn to the east and go out on 95th.

   That would depend on how far the City would require us to improve Yearling. If it connects, perhaps. Right now, it is considered to be improved up to the standards of an emergency exit. I know that you have a history with this proposal, but maybe after 7 years we can work out something else.

7. When traffic engineers tell you one thing, and then when they go to do it, it is altogether different. I don't believe the City at all.

   Maybe I can take you with me to help them stick to their word.

8. How do you put an emergency exit through that mountain? I can't figure how you would do that.

   That is where it has been proposed for the last 7 years. I imagine we'll have to contour around a bit. There are hillside preservation at work here too.

   Would you contour the the north, or to the south?

   I don't see us being able to contour off of our own property. So probably to the north. But topography is one of the biggest constraints on the project.

9. I would like to point out some things on your plan. I heard something about the neighbors to the north aren't going to like this, and you are right. We don't like it, but we are reasonable. Here are our suggestions:
- Along this norther tier of lots that back to La Strada Del Lago which have a minimum of one-acre lots with high-end custom homes. These homes are $2.5+ million investments. The people who bought this did so with the understanding that adjacent was the plat plan from 2006.
- To introduce myself, my name is Susan Lyon. I am the president of the HOA in La Strada Del Lago. We have some board members here tonight and we represent all of the home owners.
- Our proposal, if agreed to my Meritage Homes, will mean that we won't take issue with what else goes on in the project such as the density increase. Our issue is with the home sites that back to our community. We would like to see four home sites gone. We would like to see these lots to be maintained as they were planned as of January 2006. Here the property lines matched up.
- Additionally, as being from the production home background with many years experience, I see the larger lots in the north to be premium lots. These lots will back up to $2+ million dollar homes, the marketing difference here would be the difference from the Executive Series, along the natural barrier break going north would become the Presidential Series. This would include upgraded features and elevations of the homes and command a premium price. If they rerun their performas, it will increase their profitability on those lots.
- With this plan, they are missing the opportunity of creating a Presidential Series. If they are already targeting a higher-end buyer, why not maximize it?
- Additionally, our back yard set backs are 20 feet. That was our restriction from the City of Peoria. We would suggest that these homes along the north also adhere to a 20 foot setback, with single-story homes. And since the series hasn't been created yet, they should keep in mind that single-story homes here would be more desirable, increases their opportunities for premiums, and that they have four-sided elevations, and that the colors be Earth-toned.
- In closing, these homeowners have serious investments here and we would like to see those protected and respected. If our values decline, so too will the revenue to the City of Peoria in terms of tax revenue. We adhere to a stringent architectural guideline, recorded against those lots, and there won't be home built in our subdivision that will built for less than $2 million.

Thank you for all those points.

V[redacted]
E: [redacted]

10. (Speaking to Susan Lyon) I would like to say, we appreciate your in our community, but we are sitting here as a community trying to address how the edge of this proposal will effect the whole community. Granted we haven't invested the high dollar amounts that your neighborhood has, but we have invested. I think we all would like to be included. I appreciate your demands on your property line, but I think people who live along Yearling have just as much interest in those demands as well.

    (Susan Lyon's response) This is your opportunity to speak up, I can't speak for you.

    I think everyone has their own point of view.

    Along the outside, I don't think there should be any two-story homes. If you could develop that same attitude for the perimeter of the whole proposal so that the demands are applicable to the whole community, that might be something we would be something we could accept.

11. Just as an example, and I don't want to talk for everybody, but picking up on the community aspect. We live right here on Yearling, [redacted] so on behalf of the people around us on the south side, we would be looking for similar considerations for what is being asked for on the north side. Our concern is for the sea of roofs at this point. Initially, backing toward us was 3 lots; and we're looking at 8 now (southeast corner).

    (Susan Lyon) There's also been a loss of open space in that area. It's not unusual for a home builder, like Meritage, to do this. They have to justify the development costs of this site. And it is not a cheap site to build. The flip side is that everyone in this area built based on the understanding that this was zoned as the 1-acre custom home site. That effects the experience of living in this area and it directly effects the property values. It is not uncommon for a home builder to seek maximum density, that is standard. But they will have to strike some compromises, and it often comes along these border lots where larger lots will be applied with single-story restrictions.

    I appreciate the detailed comments. They are far better than a simple, "I hate it" comment.

12. I have a good suggestion. Why don't we go back to what it should have been years back? Go back to the SR-45.

    I will take the comment and let the owner know.

    Single-story, no pink tops.

    I can definitely deliver on the no pink tops.

13. I am Florene Hurtz. There are people on this side who own multi-million dollar homes. Secondly, I was disappointed in the lots along Yearling going from 12,000 square foot to 8,000. We cannot have those size lots.

    8,000? I don't think we are proposing lots that small.

    We can't have it when people nearby have acre home sites and some people own more than one acres, some have 5 acres. I went through this for a trail site development, south of Happy Valley – Mike Curly is involved in that. The major issue is keeping the perimeter as close to acreage as possible. The density... these people seemed OK when it was 4 houses, and now they are looking at 8 houses. They are all crammed together and reducing the size of the lots. These are supposed to be upscale homes? They do not fit in our neighborhood.

    The size of the lots are larger than 8,000 square feet, but I can appreciate what you are saying.

    We just went through this with Trailside who wanted to build patio homes near Discount Tire. They thought they could throw them in there, because it was a pad. But, no. And they are not doing it now because the neighborhood spoke and they have changed the whole plan. They have since taken the patio homes out and made the homes along Happy Valley at 12,000 square foot lots and the rest of the perimeter is acreage. Things in the center might be a little smaller, but they tried to maintain the look of the community. We don't have 8,000 square foot lots. People are paying a lot of money in that area.

14. I think what you are hearing here is that the perimeter lots are the focus. We all back up to and directly see them. What you do in the interior, we give you some freedom there. You know, you've been in the business long enough. There is more than one way to skin the cat. If Meritage wants to talk about their higher-end, and the idea of transitional housing isn't going to go over well with this group. None of us have transitional houses. By transition, I meant that in the terms of land use. It's a planning term thing. I don't want to throw people off by the use of the term.

15. We would like to see them on an acre. Anything else is a compromise.

    Right, understood.

16. They can create that higher-end executive feel through the proper land use along the perimeter lots combined with the style of house they build. They are missing the opportunity to charge a premium price for those larger lots.

    OK.

17. I suggest to you as a transmissions planner, I know planners. I know that planners plan. The City originally had a plan. I suggest that your company, knowing that there was a plan should not have bought the land to begin with if they didn't think they could follow the plan.

    Let me clarify. Meritage is looking to buy. The property is currently being held by the same land owner. It's not a matter of buyer beware. What they are doing is looking at their development options right now, and that is where we are at.

18. Is it in escrow?

    The property is in escrow.

19. If they can get this approved, then they will buy the property? And if it is something that they don't want to do, then they won't buy it?

    Not necessarily. It depends on if there is any consensus. There are many people involved. You have neighbors, staff, planning and zoning commission, and council all involved. The council makes their decision as well. Everyone has a voice. You all have a large voice. We are here to gather your input. They may choose to move forward, or they may choose not to.

20. What we need to do then is to get our council people to vote against this.

    That is your right. You can do that with anything.

21. We know that there will likely be some kind of subdivision that goes in. What we would like to see is for there to be some respect for our area too. It's great that it will be an upscale neighborhood and that it will be gated. That will help it fit in nice with the area. But it has to look like the rest of the area. We are in a unique area. I have sent out 40 emails around me, and they are not all here tonight, but I;m confident that they would sign a petition to say they want those changes (perimeter lot size increases) to be done.

    I'm aware that your neighborhood, as well as others, are not afraid to get involved – particularly if they don't like it. The intent here is to gather your feedback. My email address is on the letter. We will gather all the voice mails, emails, and your comments tonight and I will provide that to the City. It is my obligation to do so.

V[redacted]
E[redacted]

22. My main curiosity with these lots sizes is that... I know you say there will be 3,500 square foot houses, but can Meritage give some sort of commitment? My fear is that, we're told one thing, and then when they go build they change their mind.

    Sure, you're worried about a bait and switch. If someone else comes in, you never know. But you have the security of a PAD overlay. For those of you who understand the zoning process, and many of you are since you were heavily involved in the last go-around, the PAD overlay involves many details of the development plan. It is more than lines on paper. The last book was probably 65 pages long. Through this process, we will have to provide many details. This describes the development and even the architecture. To be approved, we would have to move to that level.

23. For curiosity sake, and I'm not for or against this, but there is a dirt road here (pointing to the mountain side in the southwest corner) that I have hike a bunch of times. Why is this not being considered for the entrance? It could go right on to Yearling.

    This is just an initial starting position for what we might do to develop the property that has an existing entitlement. The idea being what can we do given the expense it takes to build it. Therefore, we set out to hold as many things steady as we could. If the request is to shift the entrance, that means a meeting with the traffic engineer to see if this is a suitable entry site for him. Honestly, moving the entry around may give us some flexibility to incorporate some other ideas I'm hearing here tonight, particularly with the lots along the perimeter. I'm not saying that will get everyone on board, but that is what I have heard tonight. One, can we rework the entry? Two, can we enlarge the lots along the perimeter.

24. Our concern, like he's saying is the road might as well come in front of that mountain, and you have the light there. What I didn't like about the old plan was that it was restricted to the right-in, right-out. That encourages people to make a right at Jomax and drive through our neighborhood. I've already got a bunch of speed bumps from people coming through there.

    I will tell you that the interest in developing this in this way is to keep the traffic on Lake Pleasant Parkway. However we can make that work is our intent. If this is successful, there will be a couple decked out models that will show nice right off of Lake Pleasant Parkway, plus it is a good connection to the amenities nearby.

25. With your time frame, when can we expect to see your rebuilt diagram?

    It will take a little time. I have to reconvene with the City and home builder. It will take several staff members input to reconfigure. You will get another notification. This meeting is a courtesy, not required by the process. I would give myself four weeks.

26. If this property is sitting in escrow, I'm a little concerned the Meritage will pull the trigger with the assumption that this, or similar, is going to go through. Where do we stand with Meritage acquiring this property? What are they waiting for?

    They are doing their due diligence. They looked at the prior approval. They have seen the history. It is a beautiful piece of property. I am not privy to the details as to the purchase of the property. That is not my place. But, I can try to find out and speak with you directly.

    I know how this works. If they pull the trigger, they will try to force some things. It will shift from "let's be cooperative" to "we're going to have some confrontation."

    You guys are working with me. Generally speaking, home builders will take their time acquiring property. They don't want to take all the risks involved before taking a careful look. They they don't like the compromise involved, then they may pass up on the deal. I don't know how far along they are willing to go with unknowns. I can ask.

27. When are we going to have a required meeting, if this is just a courtesy meeting?

    I would imagine at least 4 weeks out. All we have had is a preliminary meeting with the staff, and our first formal meeting will come after our official submittal. The preliminary meeting is just the simple nuts and bolts of finding out the history behind the approval in 2007. They talked about few technical details. I will sit down with the client and hammer out some details. It will take some time.

28. How flexible do you think they are to these types of requests?

    I will need to talk with them and see what I can draw out. It comes down to numbers, it is very expensive to put in all this infrastructure. I will have to ensure it all makes sense.

29. In my prior experience, I was shocked that they agreed to take out the patio homes. It took about 5 meetings and it was great what they came back with. They were willing to cooperate and everyone gets what they want. We didn't quite get the density we wanted, but we went from 500-some lots to 361. I would say that is a pretty big win for the people.

    Well, sure. The number of houses can be a big deal, but at the same time, the design can determine the impact. Fewer homes can actually have a greater impact on the neighbors. People on my team will run the numbers and find out what the costs will be and work with the City's desires and the result will be something that actually works.

    We were dealing a lot with Mike Curly.

    Mike is a good zoning attorney.

V: [redacted]
E: [redacted]

30. I'm assuming then that you have passed this by the City and they have said there with their sage wisdom and said, “hmmmm.” So the whole doubling up the number of houses has already gotten the city's approval?

That is not an accurate representation of the process. I know you may have a negative perception of staff from the last go-around, but that is not how it works. Staff is always as courteous as possible and provides comments. They have to review every plan that comes in. I know the role, because I was once a City Planner myself. They have given me preliminary discussion comments according to the general plan, the zoning, overview of the development standards and conformance with open space. They don't take a position until they come up on their staff report time. As much as you can contact me, you can also contact the case planner once this becomes an official case.

31. Why are you not following the general plan then? What are the requirements?

I am not trying to be argumentative. I understand general plans, I have worked with them for many years. It is within the general plan designation. I am working with staff now to figure out how it will be dealt with due to the split designation on the property. It allows for up to 2 units per acre on 2/3 of it and up to 5 units per acre on the other 1/3 of it. It is split nearer to the bottom.

But what are the requirements around the property? Aren't they SR-45?

It generally goes low density up. SR-45 is a zoning district, not a general plan designation. The property around is mostly designated 0 to 2 units per acre.

That is a lot of homes out in our area where we really don't need the traffic.

I understand your position, thank you.

32. I would like to ask the group, by a show of hands, who wants the entrance moved to Yearling?

(Majority raised their hands)

There are certain traffic concerns and road design details we need to work out, such as speed around curves, etc. We will have to find out what they are going to accept at the City.

33. Other parts across the way are cutting the daylights out of the mountain. You can obviously do it, they don't have a problem with it over there.

    I don't know about that and I don't know how attractive that would look. There may be a difference between the construction of public roads and roads for private development. It is a discussion we have to have.

34. Going down Jomax to the west will serve as an example of them cutting away at the mountains.

    I will take a drive down Jomax.

35. One more comment for the group. I have been through similar process for the Alevida project to the east. They were trying to get down to 5,000 square foot lots. For the group, all I can say is that it will require organization to really be heard. Share your emails with one another. There will always be give and take with the developer. In the later meetings when city council members started showing up, and the neighbors came out in large numbers, they did take notice. I recommend everyone coming together on what you want and get your neighbors out to these meetings. Have some give and take, but have your demands. I have seen it be very successful with Peoria.

36. I already have about 40 emails, so I will be happy to take everyone's. I will also try to help spread the word, because only a few select people got the notice for this meeting. I scanned mine in and emailed it to others in the neighbors who wouldn't otherwise have known about this meeting.

    It [the notice] was sent out to 1320 feet, that was the buffer distance used from the site. It is actually a significant buffer, but considering the size of the properties in the area I realize it doesn't go that far when you think of your neighborhood. But also, if anyone attends this meeting and signs the attendance sheet they will be notified of any future meetings. You will not need to find out from someone else if you give me your street address.

    As well as mail correspondence, I will also encourage you to email and call me with any questions or concerns. I do anticipate that we will have another iteration of this and that notice will get sent to you.

    I usually like to save a few minutes at the end of the meeting for any folks who would rather talk one on one. You all have been outspoken and I appreciate it and how cordial you have been.

V[redacted]
E[redacted]

37. Do you know if the builder is willing to move the entrance? Because that seems to be a hot button.

I don't know if anyone was predisposed to it staying there, it was more about starting from where it was approved originally. It will be more of a question to the City's transportation engineers than anything else.

We objected to the entry point last time, too.

So they were insistent on putting it there?

They had it in the same place. What happened is we still have the problem of people routing through the neighborhood. And if they were driving at a reasonable speed, it wouldn't be such a problem. On our hill, the drivers will like to ramp off and get some air. So we find they will come through at 45 to 50 miles per hour. So we're concerned about this kind of thing.

And I don't want anymore speed bumps, I'm already burning through shocks. And they shouldn't put them on the hill, because they would get too much air.

I appreciate your points, and I thank you for being candid. If you would like to be kept informed on an interim basis, before we convene again, I would encourage you to let me know, or you can indicate such an interest by putting a star next to your name on the sign-in sheet.

- With no further questions, Mr. Sanks concluded the meeting at 7:37 PM.
- Some continued conversations were had with Jason Sanks individually at exhibits. These conversations are not part of this record.

I HEREBY VERIFY THAT THE NEIGHBORHOOD MEETING SUMMARY ABOVE IS AN ACCURATE DEPICTION OF THE MEETING PROCEEDINGS.

[redacted]

	07/26/13
Signature	Date
Andre Ryan Wozniak	07/26/13
Name (printed)	Date

Attachments:

- Sign-in Sheets
- Preliminary Site Plan
- Neighborhood Meeting Notice Letter

V[redacted]
E[redacted]

Querencia Neighborhood Meeting 7/22/2013 Sign in Sheet

Name	Address	Phone	Email
[redacted]	[redacted]	[redacted]	[redacted]
Robert Osborne			
Justin Davis			
Susan Lyon			
Vivian Escobar			
Dalee Ruby Schaff			
Brian Gallimore			
* James & Joan Charters			
Jeff DeWitt Plaza del Lago Owners' Association			
Jill Mehlhaf			
Patrick Quigley			
★ Gloria Worthy			
Greg Whelan DMD			
Jack Tobey			

Querencia Neighborhood Meeting 7/22/2013 Sign in Sheet

Name	Address	Phone	Email
DAVID ESCOBAR	[redacted]		

Querencia

Peoria, Arizona

Preliminary Development Plan

Figure 3

North Scale: 1" = 100'

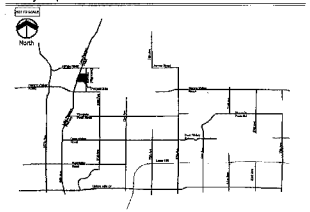
Legend

- Project Boundary
- 1'-0" NVAE
- Approved Jurisdictional Delineated Wash
- Private Multi-Use Trail
- Unpaved Equestrian Trail
- NCB Preservation Easement Line
- 30' Emergency Fire Entrance (D.G. Road)
- Natural Open Space (NOS)
- Retention Basin
- Open Space
- Drainage Arrow
- Proposed Amenity Areas

SITE DATA

Gross Area: 44.43ac	Number of Lots: 82
Zoning: R1-12 PAD	Gross Density: 1.85
Lot Coverage: 45%	Min Lot Area: 9,310SF
Max Bldg Height: 30'	Min Lot Dim (50' ROW): 70'x130'

Vicinity Map



Hillside Development Table

Slope Range	Area (AC)	Area Allowed Detached Footer	Area (AC)
15%-15%	8.1994	0.45	3.69
15%-20%	5.6073	0.45	2.52
20%-30%	2.8136	0.45	1.27
30%+	1.4400	0.30	0.43
Total	17.9603		8.18

Iplan Consulting

Dear Neighbor,

You are invited to attend a neighborhood meeting to learn about a proposal to amend the approved Development Plan for the Querencia project, located north of the northeast corner of Lake Pleasant Parkway and Happy Valley Road.

Our proposal includes a request to increase the total lot count from 54 to 82 lots that have a typical size of 70' x 130' and are proposed to be built as executive housing by Meritage Homes. The Site Plan Features a near identical street network with primary access to Lake Pleasant Parkway via a decorative gated entry. The neighborhood will appear very similar to the surrounding properties as the perimeter NOS (Natural Open Space) areas approved in 2006 will remain and the majority of proposed changes to occur internal to the development. At a gross density of 1.85 DU/acre the proposed density is within the prescribed range as dictated by the City's General Plan. However, due to the preservation of the NOS areas, the majority of the proposed lots are 9,000 sf which assumes a Zoning category of R1-10 with a Planned Area Development overlay, which is less than the desired category by the Residential Low General Plan category, thus a Minor Amendment to the General Plan may be necessary as part of this development process. Regardless, a maximum density of 1.85 DU/acre is proposed which does conform to the current General Plan. We find the minor changes to the project to be consistent with development patterns in the overall area and the neighborhood will serve as a transition from the more intense land uses to the south and west to the lower intensity neighborhoods to the north and east.

As a land owner within 1/4 mile of the site, you are being notified about the project and are invited to attend the meeting to learn more about the proposal and ask any questions that you might have. The meeting will be held as follows:

Monday, July 22nd at 6:30 PM

Sunrise Mountain Library – Peoria Branch, [redacted]

If you have any questions and/or cannot attend the meeting, please contact me at [redacted] or via email at [redacted]

With regard,

[redacted]

Iplan Consulting

Iplan Consulting |Planning and Entitlements

[redacted] Phone: 6[redacted] Email: J[redacted]

Iplan Consulting

"Querencia - Peoria" by Meritage Homes
New Plat and PAD Amendment

2nd Neighborhood Meeting Summary
Monday, October 28, 2013: 6:00 PM – 7:30 PM
Sunrise Mountain Library, [redacted]

Querencia | Development Representatives:

Planning Consultant:	Jason Sanks, Iplan Consulting, Chandler, AZ
Builder:	Cynthia Paddock, Meritage Homes of Arizona, Scottsdale, AZ

Neighborhood Attendees:
[see attached sign-in sheet – 1 page]

City of Peoria Representative:
Jeff Sargent, Planner, City of Peoria

Purpose:

Objective of the 2nd neighborhood meeting was to present the revised preliminary land plan proposal to the community in effort to obtain feedback on the request which includes 72 lots on approximately 44.43 acres at the northeast corner of Lake Pleasant Parkway and Yearling Road.

This neighborhood meeting constitutes the required neighborhood meeting as part of the Citizen Participation Process for the subdivision and zoning process.

Presentation Summary

- Mr. Jason Sanks welcomed attendees, introduced himself and the project and that he was there as a consultant with Iplan Consulting representing Meritage Homes.
- Mr. Sanks identified that the primary purpose of the meeting was to revisit with the neighbors and discuss the status of the revisions made to the plan per their requests at the 1st neighborhood meeting, review the current stage of the plan review process, and to provide an opportunity for the neighbors to ask questions as well as provide formally recorded comments on the proposal.
- Mr. Sanks explained that prior to formal submittal to the City of Peoria, the proposed land plan had been modified from what they had seen in July. The changes were specifically intended to address their concerns. Buffering along the north and east property lines were basically what

were asked for in that meeting.

- Mr. Sanks reminded all the neighbors to use the sign-in sheets for future correspondence and email notifications to any changes in the development plan.

- Mr. Sanks invited attendees to use the aerial photo exhibit to identify where they live in order to address how the development might impact their property.

- Mr. Sanks went over the exhibits, including an aerial photo and a preliminary land plan, which he described as similar to the plan they might recognize from seven years ago with more lots than what were proposed before. As a history, it was mentioned that the original plan was lower in density, but due to today's market, Meritage homes requires more salable units to make the development a worthwhile investment. Adding to the cost of development is the topography and the hillside preservation requirements.

  - Carrying over from the previous plan to the preliminary plan are a cleaned up street layout to allow for more density, same hillside preservation, same setbacks from Lake Pleasant Parkway, and gated community. The high quality exteriors will be maintained as well, including a highly detailed wall plan, entry gates, detailed paving, and enhanced landscaping.

- Mr. Sanks described Meritage homes as a local builder, known for quality homes. He mentioned their intent to deliver an upscale community with an attractive entry off of Lake Pleasant Parkway as the sole entry. Another emergency access point will be located somewhere in the southeast edge of the development.

- Mr. Sanks recognized the amount of community involvement and time and effort put into activating the referendum, and assured the residents that Meritage Homes will make every effort to produce desirable homes with ample amenities. Also, he argued that the density difference serves as a sensible land use transition to anticipated higher density land uses immediately south of this parcel, then onto the Lowes commercial center.

  Mr. Sanks asked the neighbors to the north that were present at the prior meeting if they were pleased with the changes to the north property line, stating that Meritage obliged their request to drop 4 lots and align lot lines, subsequently oversizing the 4 abutting lots. The neighbors responded that they were very satisfied with the land plan. Later discussion involved the two lots in the NEC and the question was asked regarding their respective grade with a concern that they would have grading issues. Mr. Sanks stated that he would bring it up with the project engineer to ensure the pads were not too high.

- Mr. Sanks subsequently asked the neighbors to the southeast if they were pleased with the elimination of six lots in that area, reducing the number of future residences near their homes. Three lots were oversized to reduce the appearance of density, and in fact, fewer homes were now proposed near them compared to the existing approval on the property. The residents concurred that they were pleased with the new plans.

- Two residents continued to reiterate concerns as to why the subdivision entrance was not moved to Yearling Road, or even 95th Avenue. Mr. Sanks responded that the results of a Traffic Impact Analysis revealed that it would be virtually impossible to take access at the Yearling alignment for two reasons: 1) State held land existed to the South and it would have to be auctioned to be acquired, taking at least 12 months (if it were even offered for sale). 2) The hillside immediately in the Yearling alignment would have to be nearly completely excavated to accommodate an entrance into the subdivision, something environmentally unpalatable and prohibitively expensive. Mr. Sanks stated, rather, that his team would continue to work with staff to try and obtain a left turn out of the subdivision. The overriding concern is that residents from Querencia would double back through 95th Avenue or other streets to the east since they could not turn south on Lake Pleasant Parkway.

  Mr. Sanks reiterated to the neighbors that 95th Avenue will be a required dedication and that this project proposes to put in Emergency Access only in the cul-de-sac location. This would include a gate and knox box that only emergency responders could open. Residents would not be able to exit in this location.

  One resident asked where the walls and fences would be on the perimeter of the project. Mr. Sanks referred to the proposed wall plan that indicated the project theme walls, builder walls, and view fencing would be proposed.

  Discussion continued on the subject of utilities. Two residents were concerned where water, sewer, and electricity would come from. Mr. Sanks stated that the utilities would be brought in from Lake Pleasant Parkway, and that water would need to loop and reconnect in the project elsewhere. Another resident asked about setbacks from the El Paso gas line that traverses the project. Mr. Sanks responded that the line was located within its own easement and therefore already setback from adjacent development since nothing can be built on top of that easement except for the proposed street improvements (no homes).

  Discussion continued back around to the issue of access. Mr. Sanks reiterated that it was in everyone's interest, including Meritage, for this project to get at least a left turn lane out so that residents could access the large amount of commercial services at Lake Pleasant Parkway and Happy Valley Road. He added that he would continue to lobby the City's traffic engineer for this access.

- With no further questions, Mr. Sanks concluded the meeting at 7:20 PM.

- Some continued conversations were had with Jason Sanks individually at exhibits. These conversations are not part of this record.

I HEREBY VERIFY THAT THE NEIGHBORHOOD MEETING SUMMARY ABOVE IS AN ACCURATE DEPICTION OF THE MEETING PROCEEDINGS.

[redacted]	11/4/13
Signature	Date
Jason Sanks	11/4/13
Name (printed)	Date

Attachments:

- Sign-in Sheets
- Neighborhood Meeting Notice Letter (includes embedded site plan)

Name	Address	Phone	Email
MARK GAWLITTA	[redacted]		
ROW GAWLITTA			
Betty Osborne			
Jim & Joan Charters			
CHRIS NICHOLS			
Mike + Lori Prodan			
DAVID & VIVIAN ESCOBAR			
Susan Lyon			
Jeff Sargent			
LINDY PADDOCK			
JUSTIN DAVIS			

Dear Neighbor,

You are invited to attend a 2nd neighborhood meeting to learn about a proposal to amend the approved Development Plan for the Querencia project, located north of the northeast corner of Lake Pleasant Parkway and Happy Valley Road.

At our first neighborhood meeting, we presented you with a plan to increase the total lot count from 54 lots to 82 lots and basically keep the same neighborhood design as approved in 2006. At that first meeting, several concerns were expressed to us about density and buffering. Another concern included point of access and traffic. Our revised proposal removes 10 lots and oversizes others adjacent to the north and east property lines in an effort to better buffer this project to adjacent development. In fact, there are now fewer lots backing to the southeast corner of the project than originally approved (three versus five). The new layout includes 72 lots with a typical size of 70' x 130' that will be built as executive housing by Meritage Homes. Please note that a minor lot line revision will be made in the northeast corner of the project so there will only be one lot sharing a property line with Lot 6 of La Strada Del Lago.

The Site Plan features a near identical street network with primary access to Lake Pleasant Parkway via a decorative gated entry. We completed a Traffic Impact Analysis and reviewed our ability to move the project entry to the Yearling Road alignment as suggested. This was found unfeasible due to topography and the existence of State Land (without dedicated right-of-way) to the south. We are continuing to explore the possibility of a median break on Lake Pleasant Parkway.

The neighborhood will appear very similar to the surrounding properties as the perimeter NOS (Natural Open Space) areas approved in 2006 will remain and the majority of proposed changes occur internal to the development. At a gross density of 1.64 DU/acre the proposed density is within the prescribed range as dictated by the City's General Plan. However, due to the preservation of the NOS areas, the majority of the proposed lots are 9,100 sf which assumes a Zoning category of R1-12 with a Planned Area Development overlay, which is less than the desired category by the Residential Low General Plan category, thus a Minor Amendment to the General Plan is necessary as part of this development process. Regardless, a maximum density of 1.64 DU/acre is proposed which does conform to the current General Plan. We find the revised plan buffers the adjacent neighborhoods and will be consistent with development patterns in the overall area. Querencia will serve as a transition from the more

intense land uses to the south and west to the lower intensity neighborhoods to the north and east.

As a land owner within 1/4 mile of the site, you are being notified about the project and are invited to attend the meeting to learn more about the proposal and ask any questions that you might have. The meeting will be held as follows:

Monday, October 28 at 6:00 PM
Sunrise Mountain Library – Peoria Branch, [redacted]

If you have any questions and/or cannot attend the meeting, please contact me at [redacted] or via email at [redacted]

With regard,

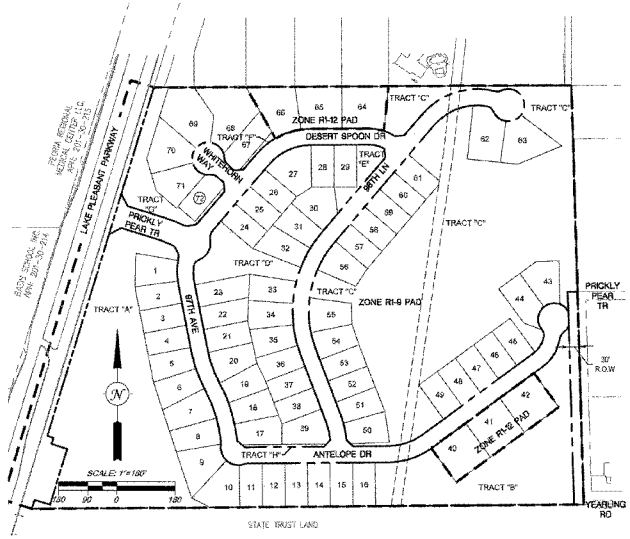
[redacted]

Iplan Consulting

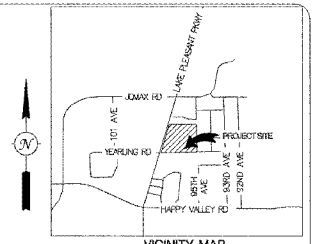
Exhibit F
Preliminary Plat

PRELIMINARY PLAT
QUERENCIA

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



PROJECT SITE



VICINITY MAP
NTS

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	PUBLIC UTILITY EASEMENT	
	RIGHT-OF-WAY	
	ROADWAY CENTERLINE	
	ZONING BOUNDARY	
EX SS	SANITARY SEWER PIPE & FLOW DIRECTION	SS
EX W	WATER LINE	W
981	1' CONTOUR	981
980	5' CONTOUR	980
	STORM DRAIN INLET	
	FIRE HYDRANT	
	WATER VALVE	
	STREET LIGHT	
	SEWER MANHOLE	
	BRASS CAP	
	SURVEY MONUMENT	
	SLOPE GRADE AND FLOW DIRECTION	SLOPE
	SLOPE LINES	
EX. S.D.	EXISTING STORMDRAIN STRUCTURES	
	PROPOSED STORMDRAIN STRUCTURES	PROP. S.D.
	CURVE NUMBER SEE CURVE TABLE	C#
	LINE NUMBER SEE LINE TABLE	L#
	PAVEMENT HIGH POINT	
	PAVEMENT LOW POINT	
	DRIVEWAY LOCATION	D/W
	FEG	FRONT ENTRANCE GARAGE
	SEG	SIDE ENTRANCE GARAGE

OWNER/DEVELOPER
MERITAGE HOMES OF ARIZONA, INC.
17894 NORTH 76TH STREET, SUITE 300
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 515-8110
FAX: (480) 515-7921
CONTACT: CRTHNA PADDOCK

ENGINEER
CARDNO, INC.
9877 NORTH 94TH STREET, SUITE 350
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 977-8500
FAX: (602) 977-8699
PROJECT MANAGER: PAUL HAAS, P.E.

BENCHMARK
A 3" CITY OF PEORIA BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST.

ELEVATION: 1377.19 (NAVD 88 DATUM).

BASIS OF BEARING
NORTH 01°39'18" WEST, ASSUMED, SHOWN AS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD PLAIN DATA

FLOOD ZONE:	X
FIRM MAP:	04013C1180H
DATE OF FIRM:	09/30/2005

PUBLIC UTILITIES

WATER	CITY OF PEORIA
SEWER	CITY OF PEORIA
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK
GAS	SOUTH WEST GAS
CABLE	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF PEORIA
FIRE	CITY OF PEORIA

SHEET INDEX

1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY UTILITY PLAN
4	PRELIMINARY GRADING AND DRAINAGE PLAN

PARCEL LOT AREA TABLE

Lot #	Area (SF)	Lot #	Area (SF)	Lot #	Area (SF)	Lot #	Area (SF)
1	10981	21	9946	41	17030	61	9069
2	9696	22	10364	42	17030	62	16259
3	9348	23	11509	43	12558	63	16740
4	9348	24	9100	44	11647	64	18028
5	10188	25	9100	45	9099	65	17590
6	10870	26	9100	46	9100	66	17299
7	12405	27	14851	47	9100	67	12147
8	10876	28	9186	48	9100	68	22974
9	13971	29	9100	49	9100	69	22915
10	14101	30	12183	50	10497	70	13579
11	9387	31	10196	51	9650	71	12563
12	9450	32	11844	52	9100	72	10119
13	9450	33	10463	53	9100	TOTAL	826,409
14	9450	34	10836	54	10223		
15	9450	35	10431	55	11422		
16	9450	36	9783	56	11203		
17	10911	37	9100	57	9100		
18	10345	38	9100	58	9100		
19	9978	39	12237	59	9100		
20	11366	40	17030	60	9100		

PARCEL TRACT & R.O.W AREA TABLE

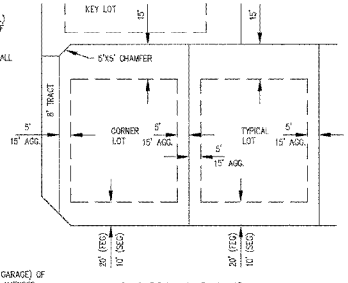
TRACT	USE	AREA (SQFT)	USEABLE	AREA (SQFT)
A	OPEN SPACE, DRAINAGE	228,058	USEABLE	228,058
B	OPEN SPACE, DRAINAGE, TRAIL, UTILITIES	121,317	USEABLE	121,317
C	OPEN SPACE, DRAINAGE, TRAIL, UTILITIES	424,936	USEABLE	419,903
D	OPEN SPACE, DRAINAGE, HOA PARK	31,233	USEABLE	29,000
E	OPEN SPACE, DRAINAGE	10,988	USEABLE	10,988
F	OPEN SPACE	1,537	USEABLE	--
G	OPEN SPACE, DRAINAGE	30,347	USEABLE	30,347
H	OPEN SPACE	2,030	USEABLE	--
I	PRIVATE STREETS, UTILITIES	246,123	USEABLE	--
R.O.W	EMERGENCY ACCESS ROAD, UTILITIES	19,689	USEABLE	--
	TOTAL	1,115,958	USEABLE	839,613

NOTE:
THE TERM "USEABLE" AS SHOWN ON THIS PLAN REFERS TO THE AREA WITHIN THE TRACT/ R.O.W THAT HAS ENOUGH WIDTH (> 15 FT) TO HOUSE SIGNIFICANT OPEN SPACE AMENITIES SUCH AS PARKS & RETENTION BASINS.

GENERAL NOTES

1. THE INTENT OF THIS PRELIMINARY PLAT IS TO MEET THE REQUIREMENTS OF THE ADOPTED ZONING FOR QUERENCIA PLANNED AREA DEVELOPMENT (P.A.D.) CITY OF PEORIA CASE # Z-05-08A.1, AND THE PROVISIONS OF THE CITY OF PEORIA ZONING ORDINANCE.
2. A ONE FOOT NON-VEHICULAR ACCESS EASEMENT AND FENCE EASEMENT SHALL BE CREATED WHERE REQUIRED BY THE SUBDIVISION CODE.
3. ALL SIGNING SHALL BE UNDER SEPARATE PERMIT.
4. DEVELOPMENT WITHIN THE PROJECT AREA SHALL CONFORM TO THE CITY OF PEORIA DESIGN REVIEW MANUAL, SUBJECT TO QUERENCIA P.A.D.
5. ALL COMMON OPEN SPACE AND ADJACENT ROW LANDSCAPE AREAS WILL BE MAINTAINED BY AN ESTABLISHED HOME OWNERS ASSOCIATION.
6. LOTS AT T-INTERSECTIONS WILL REQUIRE DRIVEWAYS SET IN LINE WITH ONCOMING TRAFFIC.
7. ALL PARCEL ENTRANCES TO HAVE DECORATIVE PAVEMENT PER LANDSCAPE PLANS AND ENTRANCE ISLANDS AS SHOWN ON PLANS.
8. DWELLINGS IN THIS SUBDIVISION WILL BE REQUIRED TO HAVE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IF THEY MEET ANY OF THE FOLLOWING CONDITIONS.
   a. GROUP R, DIVISION 3 OCCUPANCIES WITH A FIRE AREA (LIVABLE PLUS GARAGE) OF FIVE THOUSAND (5,000) SQUARE FEET OR GREATER (REF: IFC - 2006 AMENDED, SECTION 903.2.7.1)
   b. WHERE THE HOSE LAY DISTANCE FROM A FIRE HYDRANT TO ANY STRUCTURE ON THE PROPERTY EXCEEDS FOUR HUNDRED (400) FEET (IFC - 2006 AMENDED, SECTION 507.5.2.1).
   c. WHERE THE FIRE FLOW REQUIREMENTS CANNOT BE MET FROM THE AREA FIRE HYDRANTS (REF: IFC-2006 AMENDED, SECTION 3.2.7.2.1.1).
   d. THE FIRE SPRINKLER SYSTEM IS REQUIRED TO BE OFFERED AS AN OPTION TO THE HOME BUYER (REF: IFC-2006 AMENDED, SECTION 903.2.7.2.1.4).

THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN FEDERAL REGISTER ON JULY 26, 1991, AS PERTAINS TO CURB AND RAMP, RAMP, CROSS WALK, SLOPE AND CROSS SLOPE OF SIDEWALK, AND PARKING REQUIREMENTS.



KEY LOT & CORNER LOT LAYOUT
TYPICAL BUILDING SETBACKS
N.T.S.

DEVELOPMENT STANDARDS (QUERENCIA)

ZONING DISTRICT	MIN LOT SIZE	MIN LOT WIDTH	MIN LOT DEPTH	MAX BLDG. HEIGHT	MINIMUM YARD SETBACKS FRONT-SIDE ENTRY GARAGE	FRONT-FRONT ENTRY GARAGE	REAR	SIDE	STREET SIDE	MAX. LOT COVERAGE	NUMBER OF LOTS
R1-12 PAD	12,000 SF	70'	100'	30'	10'*	20'**	15	5/15	10	45%	6
R1-9 PAD	9,000 SF	70'	100'	30'	10'*	20'**	15	5/15	10	45%	66

NOTES
* NOT MORE THAN 60% OF THE TOTAL FRONT FACING ELEVATION SHALL OCCUR AT THE 10-FT SETBACK.

** WHERE FRONT-FACING GARAGES ARE PRESENT, A 10-FOOT FRONT SETBACK SHALL APPLY TO THE LIVABLE PORTION OF THE HOME PROVIDED THAT NOT MORE THAN 60% OF THE TOTAL FRONT-FACING ELEVATION OCCURS AT THE 10-FOOT SETBACK.

LAND USE SUMMARY TABLE FOR QUERENCIA

	TOTAL			
TOTAL NUMBER OF LOTS	72			
TOTAL GROSS AREA*	2,057,347	SQFT	47.23	AC
TOTAL NET AREA	1,942,284	SQFT	44.59	AC
AREA OF LOTS	826,409	SQFT	18.97	AC
AREA OF OPEN SPACE	850,148	SQFT	19.52	AC
AREA OF USEABLE OPEN SPACE	839,613	SQFT	19.27	AC
AREA OF ROW **	19,689	SQFT	0.45	AC
PERCENT OF AREA OF LOTS (BASED ON GROSS ACREAGE)	40.2%			
PERCENT AREA OF OPEN SPACE (BASED ON GROSS ACREAGE)	41.3%			
DENSITY	1.61	DU/ACRE		
MINIMUM LOT SIZE ALLOWABLE	9,000	SQFT	0.21	AC
AVERAGE LOT SIZE	11,478	SQFT	0.26	AC
MINIMUM LOT SIZE	9,069	SQFT	0.21	AC
R1-12 PAD 70 X 100	**LOTS 40-42, 64-66**			
R1-12 PAD GROSS AREA	104,105	SQFT	2.39	AC
R1-12 PAD LOT COUNT	6			
MRD DENSITY	2.51	DU/R1-12 PAD GROSS AREA(AC)		
MIN R1-12 PAD LOT SIZE	12,000	SQFT	0.28	AC
R1-9 PAD 70 X 100	**LOTS 1-39, 43-63, 67-72**			
R1-9 PAD GROSS AREA	722,304	SQFT	16.58	AC
R1-9 PAD LOT COUNT	66			
MRD DENSITY	3.98	DU/R1-9 PAD GROSS AREA(AC)		
MIN R1-12 LOT SIZE	9,020	SQFT	0.21	AC

*CALCULATED TO THE CENTERLINE OF THE ABUTTING STREETS

**STREET RIGHT OF WAY CONTAINED WITHIN PARCEL BOUNDARY

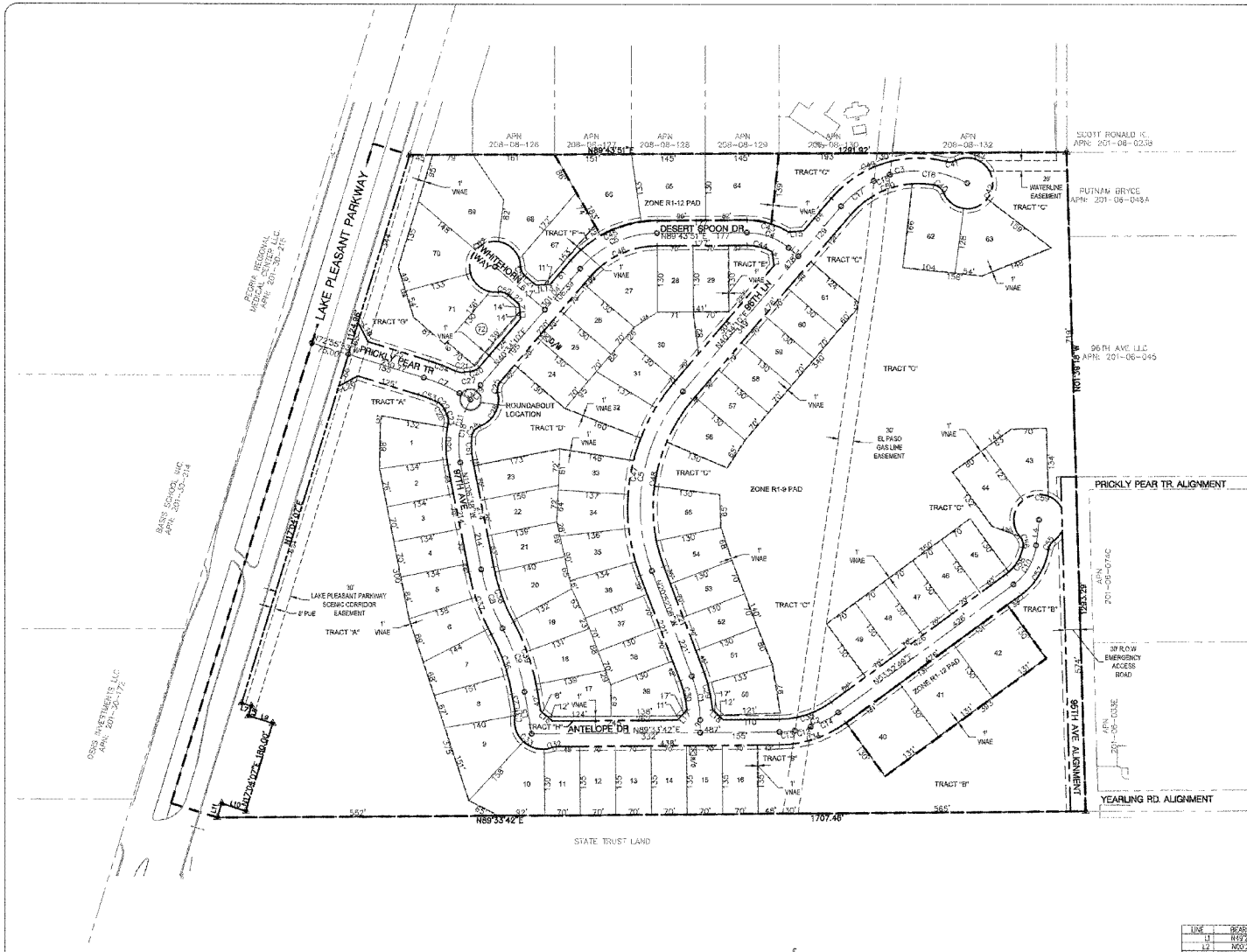
Cardno
Shaping the Future
PHOENIX
9877 N 94TH ST, STE 350, SCOTTSDALE AZ 85258
TEL: (602) 977-8500 FAX: (602) 977-8699
www.cardno.com

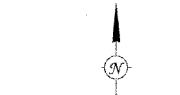
PRELIMINARY PLAT - COVER SHEET
QUERENCIA
MERITAGE HOMES OF ARIZONA, INC.
PEORIA, ARIZONA

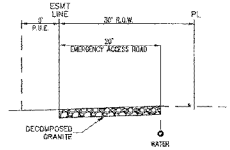
[redacted]

PAUL M. HAAS
ARIZONA
EXPIRES 9-30-16

PROJECT NO:	4130462000
DATE:	12-02-2013
DESIGNED BY:	BMN
DRAWN BY:	BMN
CHECKED BY:	PMH



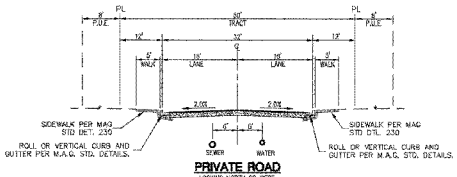




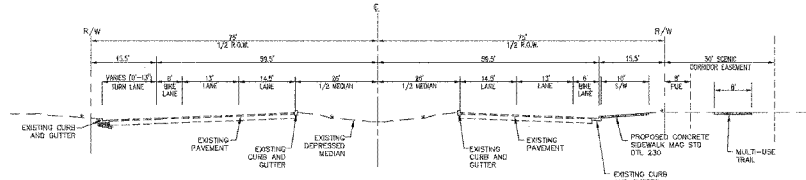
95TH AVE. CROSS SECTION
LOOKING NORTH
NTS

CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT
C1	26°25'48"	248.00'	114.31	113.28'	58.15'
C2	35°40'53"	200.00'	124.55	122.55'	64.37'
C3	78°05'24"	200.00'	272.68	252.04'	162.22'
C4	42°56'19"	125.00'	93.70'	91.72'	49.54'
C5	61°26'16"	200.00'	375.00'	357.35'	207.97'
C6	49°09'41"	200.00'	171.61	166.39'	91.45'
C7	17°30'46"	250.00'	76.44'	76.12'	38.37'
C8	17°33'56"	400.00'	122.63	122.15'	61.80'
C9	19°01'45"	400.00'	132.85'	132.24'	67.04'
C10	47°17'21"	110.00'	90.79'	88.23'	48.16'
C11	51°40'48"	180.00'	162.36'	156.91'	87.17'
C12	9°18'39"	200.00'	32.50'	32.47'	16.29'
C13	8°54'11"	200.00'	31.08'	31.05'	15.57'
C14	17°28'01"	200.00'	60.97'	60.74'	30.72'
C15	9°41'52"	200.00'	33.85'	33.81'	16.97'
C16	44°52'13"	200.00'	156.63'	152.68'	82.38'
C17	23°32'44"	200.00'	82.20'	81.62'	41.69'
C18	40°41'30"	180.00'	127.84'	125.17'	66.75'
C19	10°59'15"	180.00'	34.52	34.47'	17.31'
C20	48°11'19"	25.00'	21.04'	20.43'	11.19'
C21	38°29'59"	25.00'	16.79	16.48'	8.72'
C22	45°18'18"	25.00'	19.78'	19.26'	10.44'
C23	43°01'34"	25.00'	18.78'	18.34'	9.86'
C24	64°33'27"	25.00'	27.85'	26.52'	15.64'
C25	56°17'06"	25.00'	23.69'	22.61'	12.82'
C26	10°45'32"	55.00'	10.33'	10.32'	5.18'
C27	11°43'26"	55.00'	11.25'	11.23'	5.65'
C28	83°47'47"	55.00'	80.44'	73.46'	49.30'
C29	16°12'07"	271.69'	76.86	76.60'	38.59'
C30	15°14'43"	221.00'	58.83'	58.65'	29.56'
C31	20°21'51"	25.00'	8.89	8.84'	4.49'
C32	20°21'51"	25.00'	8.89'	8.84'	4.49'
C33	121°31'19"	55.00'	116.63'	95.96'	98.28'
C34	35°40'53"	225.00'	140.12'	137.87'	72.42'
C35	35°40'53"	175.00'	108.88'	107.23'	56.32'
C36	19°01'45"	375.00'	124.55'	123.97'	62.85'
C37	17°33'56"	425.00'	130.29'	129.75'	65.66'
C38	17°33'56"	375.00'	114.97'	114.52'	57.94'
C39	19°01'45"	425.00'	141.19'	140.50'	71.22'
C40	58°08'40"	25.00'	25.37'	24.30'	13.80'
C41	41°24'35"	25.00'	18.07'	17.68'	9.45'
C42	275°20'30"	50.00'	240.28'	67.34'	-45.54'
C43	53°11'32"	150.00'	96.90'	93.69'	44.71'
C44	29°21'37"	100.00'	51.24'	50.68'	26.20'
C45	58°09'41"	225.00'	193.06'	187.19'	102.92'
C46	49°22'41"	175.00'	150.75'	146.06'	80.06'
C47	61°26'16"	375.00'	402.11'	383.12'	222.83'
C48	61°26'16"	325.00'	348.50'	332.04'	193.12'
C49	63°45'18"	225.00'	250.30'	237.95'	139.83'
C50	59°32'35"	175.00'	181.85'	173.79'	100.11'
C51	48°11'23"	25.00'	21.03'	20.41'	11.18'
C52	48°11'23"	25.00'	21.03'	20.41'	11.18'
C53	71°16'08"	31.00'	38.56'	36.04'	20.00'
C54	82°25'55"	385.00'	276.77'	253.22'	162.44'
C55	46°17'43"	25.00'	20.20'	19.65'	10.62'
C56	52°37'38"	25.00'	23.12'	22.31'	12.48'
C57	46°17'41"	135.00'	108.72'	103.97'	58.33'
C58	12°14'45"	85.00'	62.67'	61.28'	32.84'
C59	276°14'22"	50.00'	241.07'	66.76'	-44.50'
C60	23°02'14"	205.00'	82.43'	81.87'	41.78'
C61	17°08'15"	155.00'	46.35'	46.19'	23.35'
C62	276°27'46"	50.00'	241.19'	65.57'	-44.72'
C63	19°02'08"	50.00'	16.61'	16.53'	8.38'
C64	16°22'31"	50.00'	14.29'	14.24'	7.19'
C65	3°02'41"	205.00'	11.31'	11.31'	5.66'
C66	2°09'50"	205.00'	7.88'	7.88'	3.94'
C67	4°28'23"	375.00'	29.28'	29.27'	14.65'
C68	7°59'04"	225.00'	31.23'	31.20'	15.63'
C69	1°27'42"	425.00'	10.84'	10.84'	5.42'
C70	1°43'21"	375.00'	10.18'	10.18'	5.09'
C71	0°32'46"	375.00'	3.85'	3.85'	1.78'
C72	1°47'38"	425.00'	12.99'	12.99'	6.50'
C73	8°07'43"	225.00'	31.92'	31.89'	15.99'
C74	6°57'05"	225.00'	26.97'	26.95'	13.50'
C75	6°32'22"	225.00'	27.70'	27.68'	13.87'
C76	5°00'20"	271.00'	23.68'	23.68'	11.85'
C77	17°04'29"	55.00'	16.39'	16.33'	8.26'
C78	4°53'00"	85.00'	7.24'	7.24'	3.62'
C79	52°39'38"	42.00'	23.12'	22.31'	12.48'
C80	46°17'40"	25.00'	20.20'	19.65'	10.62'
C81	48°11'23"	25.00'	21.03'	20.41'	11.18'
C82	48°11'23"	25.00'	21.03'	20.41'	11.18'
C83	41°24'35"	25.00'	18.07'	17.68'	9.45'
C84	38°38'48"	25.00'	25.37'	24.90'	13.80'
C85	20°21'51"	25.00'	8.89'	8.84'	4.49'
C86	20°21'51"	25.00'	8.89'	8.84'	4.49'
C87	11°43'26"	55.00'	11.25'	11.23'	5.65'
C88	10°45'32"	55.00'	10.33'	10.32'	5.18'
C89	54°17'08"	25.00'	23.69'	22.81'	12.82'
C90	64°33'27"	25.00'	27.85'	26.52'	15.64'
C91	43°01'34"	25.00'	18.78'	18.34'	9.86'
C92	45°18'18"	25.00'	19.78'	19.26'	10.44'
C93	38°29'59"	25.00'	16.79'	16.48'	8.72'
C94	48°11'19"	25.00'	21.04'	20.43'	11.19'

LINE	BEARING	LENGTH
L1	N49°25'50"W	25.00'
L2	N00°26'16"W	25.00'
L3	N90°23'05"W	25.00'
L4	N06°38'49"E	50.42'
L5	N09°38'18"W	33.59'
L6	N72°55'53"W	20.00'
L7	N17°04'07"E	19.80'
L8	N72°55'53"W	50.00'
L9	N72°55'53"W	50.00'
L10	N17°04'07"E	25.64'
L11	N06°26'35"E	11.80'
L12	N06°46'46"E	15.85'
L13	N85°34'10"E	28.26'
L14	N07°18'00"W	25.82'
L15	N83°39'50"E	29.21'
L16	N50°02'33"W	30.46'
L17	N44°15'38"E	27.84'
L18	N46°28'43"W	26.80'
L19	N27°53'57"W	62.42'
L20	N82°04'07"E	42.43'
L21	N42°25'59"W	28.46'
L22	N49°25'50"W	28.46'
L23	N09°36'48"W	34.58'
L24	N57°13'56"E	54.31'
L25	N08°26'52"E	11.86'
L26	N82°40'27"W	58.44'
L27	N09°46'46"E	15.85'
L28	N17°04'42"W	103.23'



PRIVATE ROAD
LOOKING NORTH OR WEST
NTS



PARKWAY SECTION
LAKE PLEASANT PARKWAY
200 LF SOUTH AND NORTH OF SIR ENTRANCE AT PRICKLY PEAR TRAIL
LOOKING NORTH
NTS

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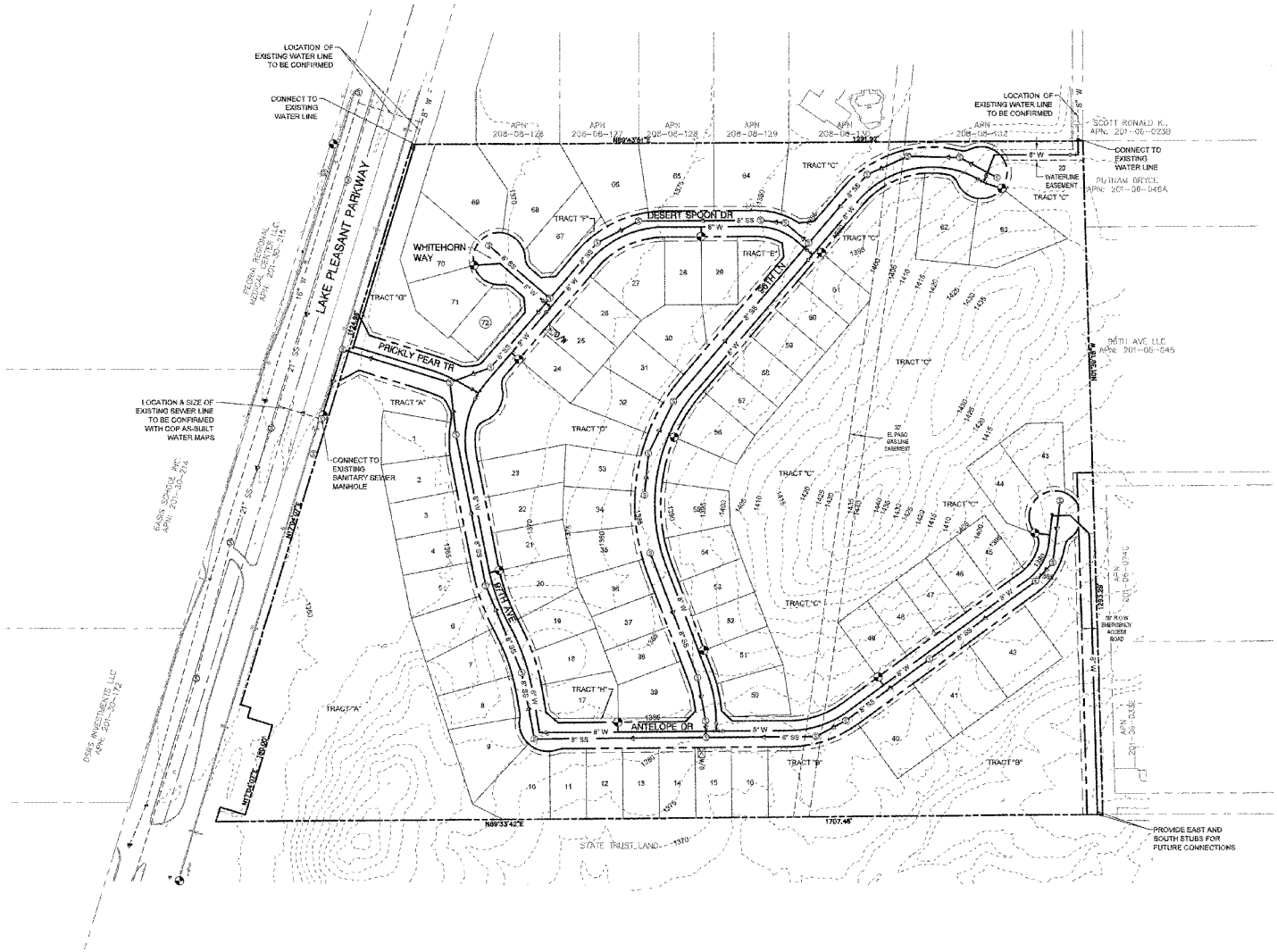
PRELIMINARY PLAT
QUERENCIA
MERITAGE HOMES OF ARIZONA, INC.
PEORIA, ARIZONA

PAUL M. HAAS
ARIZONA, U.S.A.
EXPIRES 9-30-16

PROJECT NO:	4130462000
DATE:	12-02-2013
DESIGNED BY:	BMN
DRAWN BY:	BMN
CHECKED BY:	PMH

SHEET
2 OF 4



SCALE: 1"=100'

100 50 0 100

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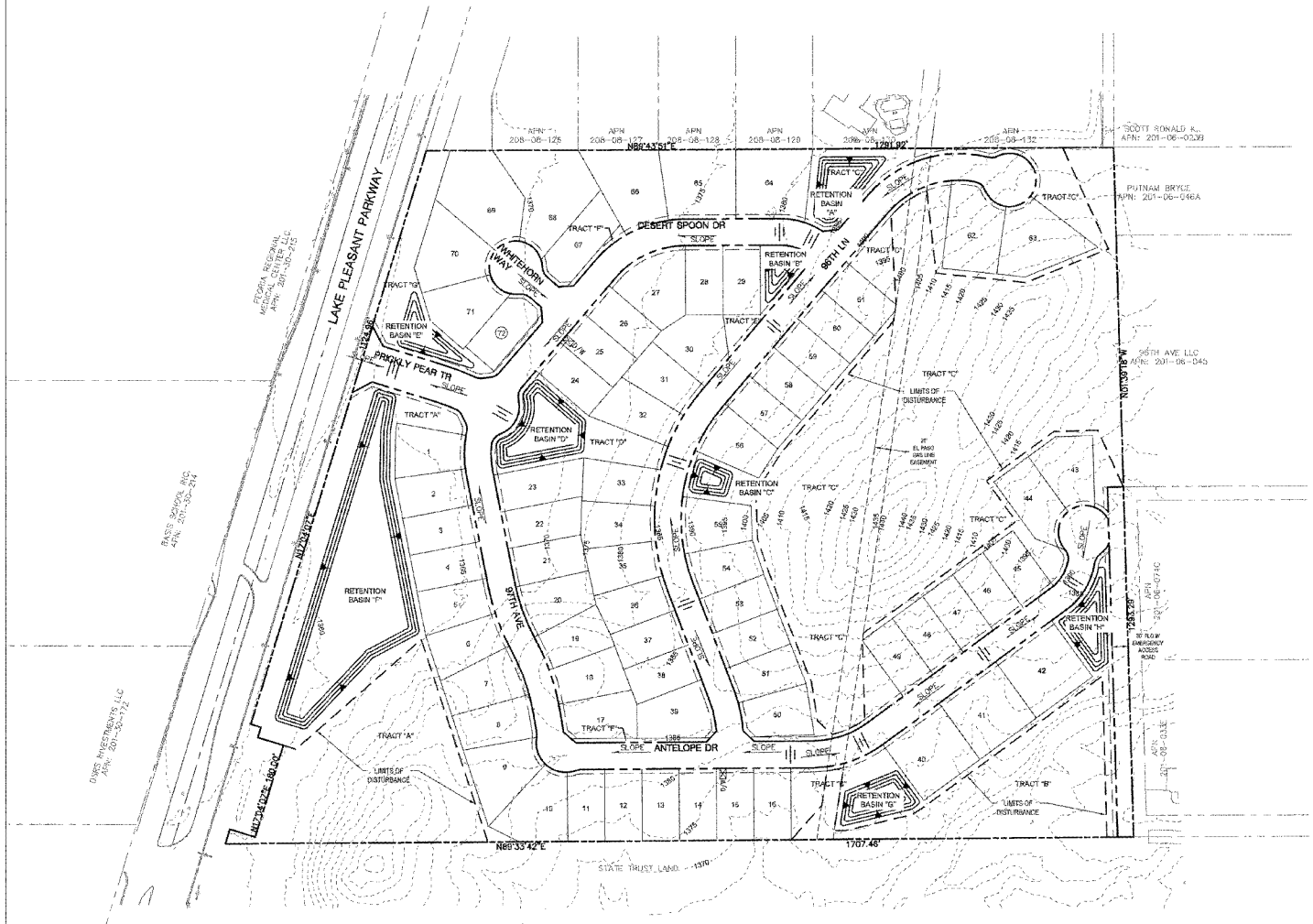
PRELIMINARY PLAT - UTILITY PLAN
QUERENCIA
MERITAGE HOMES OF ARIZONA, INC.
PEORIA, ARIZONA

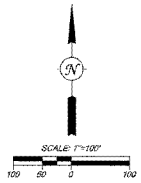
[redacted]

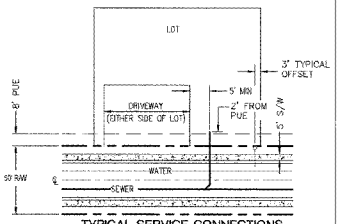
EXPIRES 6-30-16

PROJECT NO:	4190462000
DATE:	12-02-2015
DESIGNED BY:	BMN
DRAWN BY:	BMN
CHECKED BY:	PMH

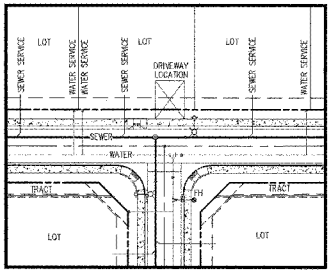
SHEET
3 OF 4







TYPICAL SERVICE CONNECTIONS
NTS



TYPICAL LOCAL T-INTERSECTION LAYOUT
SCALE: 1" = 40'

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PRELIMINARY PLAT - GRADING & DRAINAGE PLAN
QUERENCIA
MERITAGE HOMES OF ARIZONA, INC.
PEORIA, ARIZONA

PAUL M. HAAS
ARIZONA LICENSED
EXPIRES 6-30-16

PROJECT NO:	4130462000
DATE:	12-02-2013
DESIGNED BY:	BMN
DRAWN BY:	BMN
CHECKED BY:	PMH

RESOLUTION NO. 2014-16

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA AMENDING THE LAND USE MAP OF THE PEORIA GENERAL PLAN FOR THE CITY OF PEORIA, ARIZONA; AND PROVIDING FOR SEPARABILITY AND AN EFFECTIVE DATE.

WHEREAS, the General Plan heretofore adopted by the City of Peoria, Arizona provides for periodic review and amendment;

WHEREAS, the City of Peoria is required to follow the procedures of A.R.S. 9-461.06 in adopting any amendments to the General Plan; and

WHEREAS, the Peoria Planning and Zoning Commission, after due and proper notice as required by law, held a public hearing regarding amendment number GPA13-0007, on January 9, 2014; and

WHEREAS, after such public hearing and consideration of GPA13-0007, the Peoria Planning and Zoning Commission recommended adoption of GPA13-0007 on January 9, 2014, a copy of which recommendation is on file with the City Clerk of the City of Peoria, Arizona, and which said case number GPA13-0007 was transmitted to the Mayor and Council of the City of Peoria prior to the meeting of February 4, 2014; and

WHEREAS, after notice in the manner and form provided by law, a public hearing regarding case number GPA 13-0007 was held by the City Council on February 4, 2014, as required by A.R.S. 9-461.06; and

WHEREAS, after due and proper consideration of such GPA 13-0007, the Mayor and Council of the City of Peoria, Arizona have found that GPA 13-0007 will properly aid in the orderly growth and development of the City of Peoria, Arizona.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA AS FOLLOWS:

Section 1. Amendments to the Peoria General Plan

1. The City Council of the City of Peoria, Arizona, does hereby accept and adopt

amendment number GPA13-0007, amending the Land Use Map of the Peoria General Plan, for the area described in Exhibits A-C.

SECTION 2. Separability.

In the event any part, portion or paragraph of this Resolution is found to be invalid by any court of competent jurisdiction, the invalidity of such part, portion, or paragraph shall not affect any other valid part, portion, or paragraph of this Resolution and effectiveness thereof;

SECTION 3. This Resolution shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Maricopa County, Arizona this 4th day of February, 2014.

_____
Bob Barrett, Mayor

Date Signed_____

ATTEST:

_____
Rhonda Geriminsky, City Clerk

APPROVED AS TO FORM:

_____
Stephen M. Kemp, City Attorney

EXHIBIT A

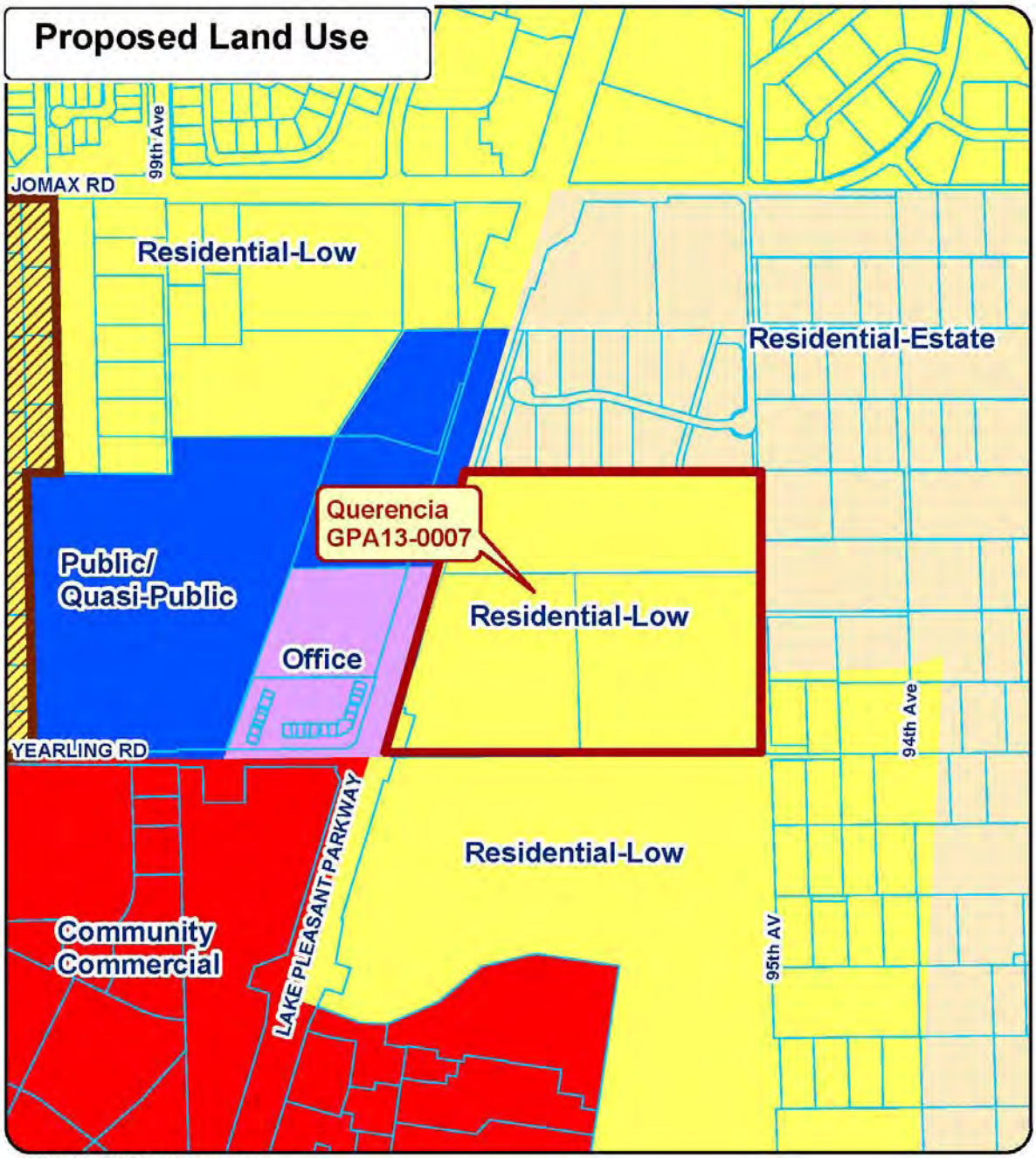
LEGAL DESCRIPTION

That portion of the South Half of the Northwest Quarter of Section 4, lying Easterly of the East rights-of-way line of Lake Pleasant Parkway as established by Book 2 of Maps, Page 43A, Maricopa County Records: and that part of Lot 4 lying Easterly of the East Rights-of-way line of Lake Pleasant Parkway and established by Book 2 of Maps, Page 43A, Maricopa County Records, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXHIBIT B

JOMAX RD
99th Ave
Maricopa County
Querencia
YEARLING RD
LAKE PLEASANT PARKWAY
95th AV
94th Ave
HAPPY VALLEY RD

EXHIBIT C



GPA13-0007 Querencia

Applicant: Iplan Consulting on behalf of Meritage Homes

Request: A Minor Amendment to the City of Peoria General Plan for approximately 31 acres from Residential-Estate (0-2 du/ac, target of 1 du/ac) to Residential-Low (2-5 du/ac, target of 3 du/ac).

Location: East of Lake Pleasant Parkway, 1/2 mi south of Jomax Road & 1/4 mile north of Happy Valley Road

N

Not to Scale

Exhibit C

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 7R

Date Prepared: January 13, 2013 **Council Meeting Date: February 4, 2014**

TO: Carl Swenson, City Manager

FROM: Chris Jacques, AICP, Planning and Community Development Director

THROUGH: Susan J. Daluddung, AICP, Deputy City Manager

SUBJECT: Z05-08A.1 – Querencia

Purpose:

This is a request for City Council to hold a Public Hearing to consider a proposal to amend the Querencia Planned Area Development (PAD) to increase the number of single-family residential lots from 54 to 72.

Background/Summary:

Querencia is a planned single-family residential development comprising approximately 44 acres in size and located at the northeast corner of Lake Pleasant Parkway and Yearling Road. The development was originally entitled in January 2006, when City Council approved the request to rezone the property from SR-43 (Suburban Ranch) zoning to a Planned Area Development (PAD) zoning district. Following Council's approval, a sufficient number of signatures were gathered to place the project on the September 12, 2006 ballot as a referendum. Proposition 400 – "Rezoning a parcel of land generally located on the southwest corner of Lake Pleasant Parkway and Jomax Road (Ordinance No. 06-01)" was supported by the majority of the voters. Consequently, the City Council decision was upheld and the site was officially rezoned to a Single Family Residential PAD establishing a 54-lot subdivision with modified R1-12 (12,000 sf minimum lot size) zoning district standards.

The applicant is requesting to amend the Querencia Planned Area Development to increase the number of lots from 54 to 72 and update the underlying R1-12 PAD development standards to include provisions for reduced front-yard setbacks for side-entry garages. In addition to the R1-12 PAD standards, a new R1-9 PAD (9,000 square feet minimum lot size) zoning district is being added. The overall project density will be increased from 1.23 du/ac to 1.63 du/ac. Six (6) lots will be retained as R1-12 PAD lots in the north and southeast portion of the property in an effort to buffer the property with larger lots. The remaining 66 lots will be R1-9 PAD and are mostly concentrated in the interior of the development. Through the accompanying preliminary plat (Case No. P13-0033), the average lot size will be 9,479 square feet with a maximum proposed lot size of 22,874 sf.

There is a companion General Plan Amendment application (GPA13-0007) to this case, which is a request to change the underlying land use category on the northern two-thirds of the site (approximately 33 acres) from Residential-Estate (0-2 du/ac, target of 1 du/ac) to Residential-Low (2-5 du/ac, target of 3 du/ac). The proposed change would redesignate the entire Querencia project area to Residential-Low (2-5 du/ac, target of 3 du/ac). The projected density of 1.63 du/ac will be below the 3 du/ac target density of the Residential-Low category.

The City's Design Review Manual prescribes, among other elements, the minimum required open space for residential developments. For projects with minimum lot sizes less than 10,000 square feet in size, 9% of the gross project area is to be usable open space. This proposal provides 9.2% usable open space located throughout the development which includes a multi-use trail component that connects the proposed amenities and turf retention basins. The proposed amenities include shade canopies with picnic tables, seating areas with benches, play structures and exercise stations. In addition, the development is also subject to the Desert Conservation Land Overlay (DLCO) District, which requires 15% of the development to remain natural and undisturbed, if there are substantial conservation features. The proposal provides approximately 41.3% NOS and has several hillside areas that will be preserved in tracts, including the main hillside area in the central/eastern portion of the site. This preservation method is considered an improvement from the original zoning case as it allows the area to remain open to all residents, rather than the hillside being contained in conservation easements located on individual homeowners' lots extending from the base of the hill.

As a requirement of the General Plan Amendment and Rezoning application process, a citizen participation component is required. Two citizen participation meetings were held at the Sunrise Mountain Library for this request. The applicant notified all property owners within a 1,320 foot radius of the site and all registered Homeowner's Associations within 1 mile for the required neighborhood meeting. The first meeting was held on July 22, 2013 (prior to formal submittal), and the second on October 28, 2013. A summary of the two meetings are listed below:

July 22, 2013:

- 17 property owners attended
- Initial proposal showed 82 lots on the 44 acre site
- Proposed density of 1.85 du/ac
- Primary access via Lake Pleasant Parkway at the Prickly Pear Alignment, and secondary emergency access on 95th Avenue (same as the existing entitlement).
- Residents concerns centered on providing adequate buffer of lots along the north and southeast of the property, main entry location and access from project onto 95th Avenue.

October 28, 2013:

- 11 property owners attended
- Proposed number of lots reduced from 82 to 72
- Proposed density of 1.63 du/ac
- Primary access via Lake Pleasant Parkway at the Prickly Pear Alignment, and secondary access on 95th Avenue (same as the existing entitlement).
- Residents seemed to be in general support of revised layout; however, remained concerned regarding the location of the subdivision entrance at Prickly Pear, potential u-turns at Lake Pleasant Parkway/Jomax Road and access from the project to 95th Avenue.

Through the review of the application, the applicant and all relevant City departments have addressed these concerns which are outlined in the staff report to the Planning and Zoning Commission staff report. There was one phone call and one letter received the afternoon prior to the Planning and Zoning Commission Meeting that were not included in the packet. The letter of opposition is attached as Exhibit 3 to this communication.

Previous Actions:

This amendment has been subject to the City's Minor General Plan Amendment process. A public hearing was held for this item at the January 9, 2014 Planning & Zoning Commission Meeting. The Planning & Zoning Commission unanimously recommended approval of this request with a 6-0 vote.

At the Planning and Zoning Commission meeting, there were four (4) individuals that spoke on behalf of the proposed development. The individuals expressed support for the proposal but did have concerns regarding the following issues: 1) increased traffic – U-turns on Lake Pleasant/Jomax and potential pass-through traffic in the neighborhood to the east; 2) location of main entrance to the development; 3) height of the homes in the northern section of the project; and 4) increase in overall lighting in the area.

Options:

A: Approve as recommended by Planning & Zoning Commission with conditions of approval; or
B: Approve with modifications; or
C: Deny; or
D: Continue action to a date certain or indefinitely; or
E: Remand to the Planning & Zoning Commission for further consideration.

Staff's Recommendation:

Staff recommends that the City Council concur with the Planning and Zoning Commission's January 9, 2014 recommendation (6-0) to approve Case Z05-08A.1.

Fiscal Analysis:

This request is not expected to have immediate budgetary impacts to the City.

Narrative:

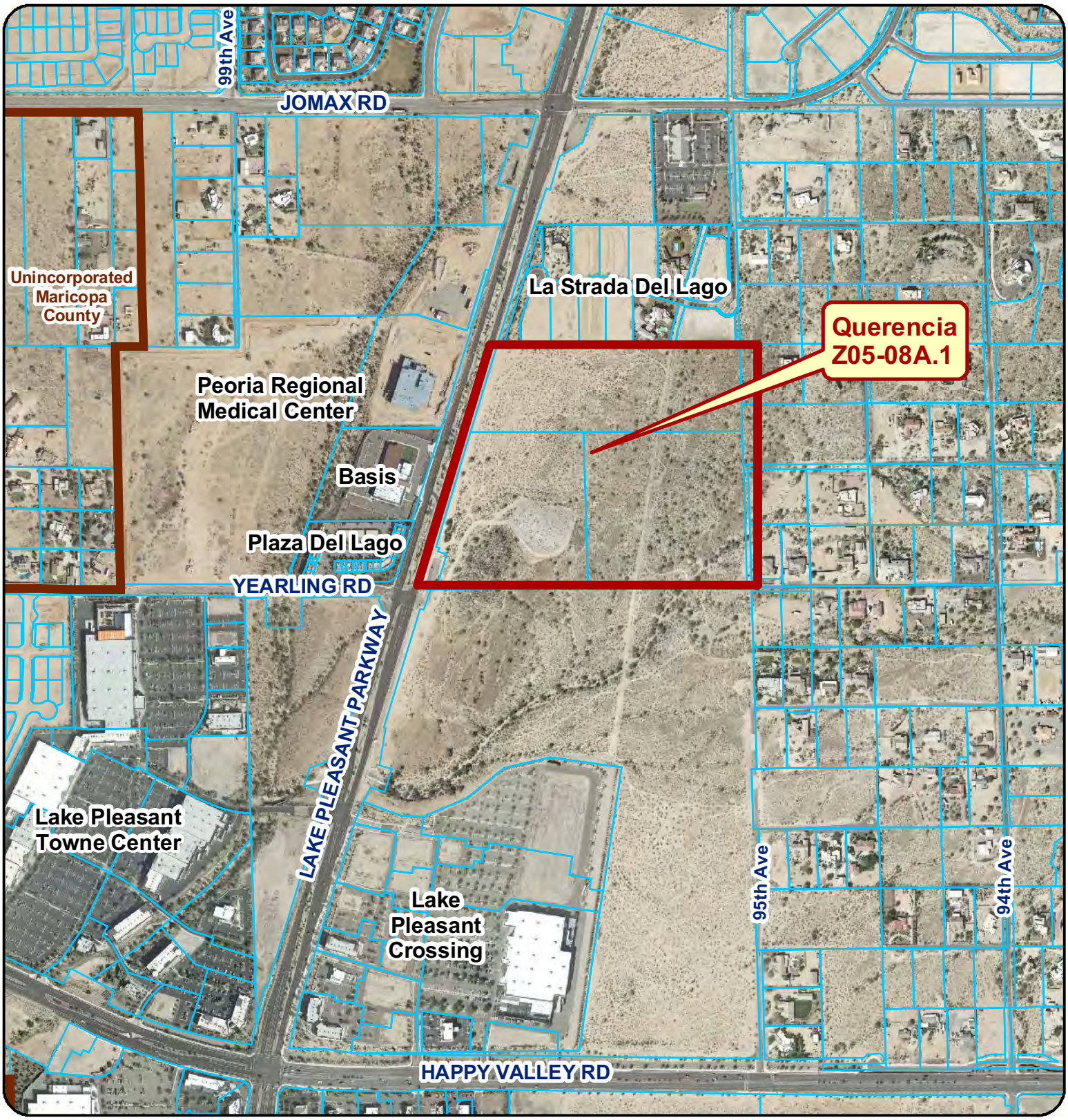
If the City Council takes action to approve this case, the applicant may move forward with the development process through the Preliminary Plat review and approval.

Exhibit(s):

Exhibit 1: Vicinity Map
Exhibit 2: January 9, 2014 Planning and Zoning Commission Staff Report with Exhibits
Exhibit 3: Opposition Letter
Exhibit 4: Draft Ordinance

Contact Name and Number: Robert Gubser, AICP, Principal Planner, x7405

Vicinity Map



Z05-08A.1 Querencia

Applicant: Iplan Consulting on behalf of Meritage Homes

Request: Amend the Querencia Planned Area Development (PAD) to increase the number of single-family residential lots from 54 to 72.

Location: East of Lake Pleasant Parkway, 1/2 mi south of Jomax Road & 1/4 mile north of

N

Not to Scale

Exhibit 2

January 9, 2014 Planning Commission Staff Report with Exhibits

REZONING

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: Z05-08A.1

DATE: January 9, 2014

AGENDA ITEM: 5R

Applicant: Iplan Consulting on behalf of Meritage Homes

Request: Amend the Querencia Planned Area Development (PAD) to increase the number of single-family residential lots from 54 to 72.

Proposed Development: Querencia – a single-family residential development

Location: The site is located east of Lake Pleasant Parkway, one half mile south of Jomax Road and one quarter mile north of Happy Valley Road.

Site Acreage Approximately 44 acres

Support / Opposition: As of the date of this printing, staff has not received any public comment in opposition or support of this proposal.

Recommendation: Recommend **approval** of case Z05-08A.1, with stipulations to the City Council

---

AREA CONTEXT

Table 1: *Existing Land Use, Future Land Use, Current Zoning. (Exhibits A-C)*

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Vacant, undeveloped**	**Residential/Estate (0-2 du/ac), and Residential/Low (2-5 du/ac)**	Planned Area District (PAD)
North	Partial Development Single Family Residential (La Strada Del Lago)	Residential/Estate (0-2 du/ac)	Suburban Ranch (SR-43)
South	Vacant, Undeveloped (State Land)	Residential/Low (2-5 du/ac)	Suburban Ranch (SR-43)
East	Single Family Residential and Vacant, Undeveloped	Residential/Estate (0-2 du/ac) and Residential/Low (2-5 du/ac)	Suburban Ranch (SR-43)
West	Lake Pleasant Parkway, then Office and Charter School	Office and Public/Quasi-Public	Planned Area District (PAD)

LAND USE BACKGROUND

Annexation and Initial Zoning

1. In 1989, the Mayor and City Council adopted *Ordinance 89-34*, thereby annexing property generally between Pinnacle Peak Road and Jomax Road, and between the 99th Avenue and 67th Avenue alignments (approximately 4,120 acres); the subject property lies within the annexed area.

2. In 1990, initial zoning of the 4,120 acres occurred, which brought the property into compliance with City Code and State Statutes related to annexed properties. The property was designated with a Zoning designation of Agricultural (AG), with the exception of a one-acre parcel located at the southwest corner of Lake Pleasant Parkway and Jomax Road.

Querencia Planned Area Development

3. On October 20, 2005, the Planning and Zoning Commission voted in favor of recommending approval of the request to rezone approximately 44 acres of property from SR-43 (Suburban Ranch) zoning district to a PAD (Planned Area Development) zoning district.

4. The case was initially heard at the November 15, 2005 City Council hearing. The City Council voted to continue this case to the December 13, 2005 hearing to allow for further review and study of the project. On December 13, 2005, the applicant requested a continuance until the hearing on Jan 17, 2006, in order to allow more time to work with the adjacent property owners.

5. On January 17, 2006, the City Council voted in favor of approval of the request to rezone approximately 44 acres of property from SR-43 (Suburban Ranch) zoning district to a PAD (Planned Area Development) zoning district.

6. A sufficient number of signatures were gathered to place the project on the September 12, 2006 ballot as a referendum. Proposition 400 – "Rezoning a parcel of land generally located on the southwest corner of Lake Pleasant Parkway and Jomax Road (Ordinance No. 06-01)", received 7,202 YES votes and 7,076 NO votes. With the majority of voters supporting the proposition, the site was officially rezoned to a Single Family Residential Planned Area Development (PAD) establishing a 54-lot subdivision with a 12,000sf minimum lot size.

PROJECT DESCRIPTION

Site and Project Details

7. The project site is a 44 acre undeveloped parcel located east of Lake Pleasant Parkway, one-quarter mile north of Happy Valley Road and one-half mile south of Jomax Road (Exhibit A).

8. The existing topography varies as there are two hillside areas within the project. Storm water generally drains in a southwesterly direction. A jurisdictional wash is located in the southeast corner of the project. A cultural resources survey was completed by Soil Systems and clearance letter submitted in conjunction with the original approval.

9. The request is for an amendment to the Querencia Planned Area Development to increase the number of lots from 54 to 72. Project density will be increased from 1.23 du/ac to 1.63 du/ac and average lot size will be 9,479 sf. This request is accompanied by a preliminary plat (case P13-0033).

10. There is a companion General Plan Amendment application (GPA13-0007) for this project. The GPA request is to change the underlying land use category on approximately 31 acres from Residential-Estate (0-2 du/ac, target of 1 du/ac) to Residential-Low (2-5 du/ac, target of 3 du/ac). (Exhibit B and C)

11. Querencia was approved with PAD zoning on the property with modified R1-12 (12,000 sf minimum lot size) zoning district standards in 2006. The applicant is requesting to update the underlying R1-12 PAD development standards to include provisions for reduced front-yard setbacks for side-entry garages.

12. In addition to the R1-12 PAD standards, a new R1-9 PAD zoning district has been added for the majority of the development. Six lots will be retained as R1-12 PAD lots in the north and southeast portion of the property in an effort to buffer the property with larger lots. The remaining 66 lots will be R1-9 PAD and are mostly concentrated in the interior of the development (Exhibit C).

13. Querencia Planned Area Development Standards and Guidelines Report identify the specific development standards that the applicant is proposing, which are shown in the table below:

Development Standards	**R1-12 PAD**	**R1-9 PAD**
Min. Lot Area	12,000 sf	9,000 sf
Min. Lot Width	70 ft	70 ft
Min. Lot Depth	100 ft	100 ft
Min. Front Setback – Front Facing Garages	20 ft*	20 ft*
Min. Front Setback – Side Entry Garage	10 ft**	10 ft**
Min. Rear Setback	15 ft	15 ft
Min. Side Setback (min/total ft)	5 ft / 15 ft	5 ft / 15 ft
Min. Corner Setback	10 ft	10 ft
Max. Building Height	30 ft	30 ft
Max. Percentage Lot Coverage	45%	45%

* Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.

** Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback.

14. The City's Design Review Manual prescribes, among other elements, the minimum required open space for residential developments. For projects with minimum lot sizes less than 10,000 square feet in size, 9% of the gross project area is to be usable open space. This proposal provides 9.2% usable open space located throughout the development which includes a multi-use trail component that connects the proposed amenities and turf retention basins. The proposed amenities include shade canopies with picnic tables, seating areas with benches, play structures and exercise stations.

15. In addition, the development is also subject to the Desert Conservation Land Overlay (DLCO) District, which requires 15% of the development to remain natural and undisturbed, if there are substantial conservation features. As indicated previously, the site has several hillside areas that will be held in a tract and preserved as NOS, including the main hillside area in the central/eastern portion of the site that will contain a decomposed granite trail and shade canopy with picnic bench. This proposal provides approximately 41.3% NOS. Keeping the hillside areas as a tract and open for all residents is an improvement from the original zoning case/preliminary plat where the hillside was actually contained in conservation easements located on individual homeowners' lots extending from the base of the hill to the peak.

16. An El Paso Natural Gas Easement bifurcates the property through the eastern half of the site (Exhibit D). The preliminary plat identifies two lots abutting the easement (Exhibit D).

DISCUSSION AND ANALYSIS

Conformance with the General Plan

17. There is a companion General Plan Amendment application (GPA13-0007) for this project. The GPA request is to change the underlying land use category on approximately 33 acres from Residential-Estate (0-2 du/ac, target of 1 du/ac) to Residential-Low (2-5 du/ac, target of 3 du/ac).

    This request would be in conformance with the amendment and intent of the General Plan, and staff supports the R1-12 PAD and R1-9 PAD zoning designation for this site.

Public Participation Plan

18. Section 14-39-8.E of the Peoria Zoning Ordinance requires the applicant of a rezoning request to hold at least one neighborhood meeting. Two citizen participation meetings were held at the Sunrise Mountain Library for this request. The applicant notified all property owners within a 1320 foot radius of the site and all registered Homeowner's Associations within 1 mile for the required neighborhood meeting.

19. The first meeting was held on July 22, 2013 (prior to formal submittal) and the applicant presented the details of the preliminary land plan proposal. As indicated in Exhibit E, 17 property owners attended the meeting and commented on the project. Three underlying themes of the concerns emerged, pertaining to providing adequate buffer of lots along the north and southeast of the property, main entry location not on Yearling and access from this project on 95th Avenue. Based on community input during the meeting, the proposed land plan was reduced by 10 lots, four along the north and six along the southeast.

20. On October 28, 2013, the applicant held a second neighborhood meeting to discuss revisions to the conceptual land use proposal, and provide the opportunity for neighbors to ask questions. Staff understands there to be general support for the revised layout; however, concerns remained regarding location of the subdivision entrance, potential u-turns at Lake Pleasant Parkway/Jomax road and access to 95th Avenue.

21. The proposed right-in/right-out entrance mirrors the previously approved layout onto Lake Pleasant Parkway. Staff has reviewed and concurred with the results of the Traffic Impact Analysis that relocating the entrance to the southwest corner of the site to utilize the lighted intersection of Yearling Road would result in greater environmental impact to the site (by needing to completely remove the hill at the southwest corner of the site) and surrounding properties, be cost prohibitive and reliant on successfully acquiring property owned by State Land, not necessarily targeted for auction in the foreseeable future. The developer had requested a median cut at Lake Pleasant Parkway to allow full-turning access into and out of the development. Due to the proximity to the planned Peoria Regional Medical Center (PRMC) median break, this proposal was not feasible. Meritage Homes would have the ability to expedite the construction of the median break since the PRMC project is on-hold for the foreseeable future. This would allow a location for u-turns for those Querencia residents wanting to head south on Lake Pleasant Parkway.

22. As part of the previous PAD approval, the Developer was required to dedicate 30-foot of ROW on 95th Avenue from the southern project boundary to the Prickly Pear alignment. Staff has asked for, and the applicant has agreed to comply with this condition in order to provide a secondary means of access to the site and completion of looped utilities.

Peoria Unified School District

23. This development lies within the boundaries of the Peoria Unified School District (PUSD). The Developer and the District are currently working towards an amended agreement concerning developer assistance to the district.

City Review

24. As previously discussed, this request has been reviewed and commented on through the City's standard rezoning application review process. Recommended conditions of approval have been provided by the Planning, Site Development /

Engineering, and Fire Safety Division as provided in the *Conditions of Approval* portion this report.

Public Notice

25. Public notice was provided in the manner prescribed under Section 14-39-6. Additionally, the site was posted with a sign meeting the size and content requirements prescribed by the Planning Division.

Proposition 207

26. The applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

FINDINGS AND RECOMMENDATION

27. Based on the following findings:

- The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan.
- This rezoning request is consistent with the proposed General Plan Residential-Low (2-5 du/ac, target of 3 du/ac) land use designation.
- This rezoning request will result in a residential development that is compatible with the existing adjacent neighborhood(s).

It is recommended that the Planning and Zoning Commission take the following action:

Recommend to the City Council approval of Case Z05-08A.1 subject to the following conditions:

1. The development shall substantially conform to the "Querencia" Planned Area Development Standards and Guidelines Report (case Z05-08A.1) date stamped December 5, 2013.

2. The approval entered herein shall not negate any of the prior conditions contained or referenced within the original Case Z05-08 (Querencia).

3. The maximum number of lots for the Querencia development shall not exceed 72.

4. The Developer shall preserve plant materials within designated open space areas as shown on the Master Conservation Plan by Cardno dated December 2, 2013.

5. Within areas identified as NOS, no grading or other disturbance shall occur except the minimum grading for trails, roadways and utility easements. No walls are permitted within the NOS. Restoration of the Disturbed Area shall be in

conformance with Article 14-22-B-5.A.12.

6. The Developer shall provide an updated ALTA Survey reflecting existing boundary and recorded easements on the site with the Civil Improvement Plans.

7. It is the developer's responsibility to obtain permission from El Paso Natural Gas to construct or maintain buildings, walls, retention and other similar improvements either within the EPNG easement and/or fifteen feet of the pipeline in accordance with conditions agreed to and outlined within the dedicated easement (MCR Docket 2020 page 564).

8. Improvement plans submitted as part of the zoning review are intended for concept only.

9. The Development is responsible for repayment RZST0601 in the amount of $566,794.62. This must be paid prior to issuance of any permits for the development.

10. Provide an ALTA Survey to reflect existing boundary and recorded easements on the site.

11. A final water network analysis and final sewer report will be required for final design.

12. In order for the City to issue a "Will Serve Letter" the Developer shall submit the water and sewer reports and the Approval to Construct (ATC) form with an original signature by the owner. The current ATC forms are available at http://www.maricopa.gov/EnvSvc/WaterWaste/Subdivisions/Downloads.aspx

13. Streetlights are required to be installed by the Developer. The streetlight plan must be submitted with the second submittal of the improvement plans. The streetlights shall also be indicated on the paving or grading plan.

14. The Developer will be responsible to underground any overhead utilities rated less than 69 kV, which are adjacent to the subdivision.

15. A Phase 1 Environmental Clearance will be required for all right-of-way to be dedicated to the City.

16. The Developer is responsible to provide an Agreement to Install Improvement for the public improvements required by the development with an accompanying financial assurance for subdivision improvements in accordance with City's requirements.

17. The Developer will be responsible to form a Maintenance Improvement District (MID) for this subdivision. The MID submittal shall be made with the second submittal of the improvement plans.

18. The preservative seal required for the new streets shall be applied 1-year after completion of the streets. A fee to cover this cost will be required at the time of the paving permit. The City will determine the amount at the time of permit issuance.

19. Pavement sections shall be verified by the project soils report.

20. The Developer will be responsible to verify visibility and sight distance triangles for intersections, driveways, and grade separations.

21. The Development will be responsible to comply with the phase 2 AZPDES Storm Water Pollution Prevention criteria. This should include runoff control, erosion control, and sediment control. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with the improvement plans in accordance with the SWPPP checklist.

22. All driveways shall be in accordance with the requirements of Peoria Detail PE-251. Any deviations from this detail shall be addressed in a Traffic Impact Analysis.

23. All subdivisions shall submit a local street signing plan with the first submittal of the improvement plans.

24. Prior to Final Plat recordation, the applicant shall obtain approval of final grading, drainage, utilities, and paving plans in conjunction with a Final Drainage Report and Final TIA. These final plans and reports shall be in conformance with the approved preliminary plans and report. The Final Plat shall be submitted with the first submittal of the improvement plans. The Final Plat shall be approved prior to permits being issued for the site.

25. A Final Drainage Report must be submitted with the improvement plans.
    - Note that the City of Peoria has adopted the Maricopa County Uniform Drainage Design Standards, Policies and Procedures and Drainage Design Manual for Maricopa County for drainage criteria. Retention must be provided for the 100-year, 2-hour storm.
    - Provide a drainage report addressing onsite & offsite flows. The drainage report shall take into effect the adjacent drainage ways.
    - If utilized, all Drywells must be registered with the Arizona Department of Environmental Quality and drilling logs shall be provided to the City. The percolation rate shall be tested and the results provided to the City before the drywell is accepted.
    - On-site basins shall be provided to retain/detain 100% of the 100-year, 2-hour storm event for the sub-basin it serves. The volume shall be

calculated based on the gross square footage of the site (including half-street areas). A drainage easement shall be recorded over each retention/detention area within the project for both "public" and "private" basins.

26. Submit a noise mitigation study in accordance with ADOT Noise Abatement Policy to address the anticipated truck traffic on Lake Pleasant Parkway. All walls shall be designed in accordance with the recommendations of the noise study.

27. The Developer shall dedicate 30-foot ROW on 95th Avenue from the southern project boundary to the Prickly Pear alignment.

28. The Developer shall dedicate an 8' PUE outside of the required ROW or private roadway Tract. No walls or retention shall be allowed within the PUE.

29. The Developer shall construct a 10' sidewalk along Lake Pleasant Parkway along the frontage of the project.

30. The Developer shall construct 95th Avenue as a 20-foot wide emergency access roadway.

31. The Developer shall provide a water stub to the 95th Avenue alignment for future connections for parcels to the east and south of this project.

32. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at all intersections with collectors or arterials. The Developer shall dedicate a 20-foot by 20-foot ROW chamfer at all local/local roadway intersections.

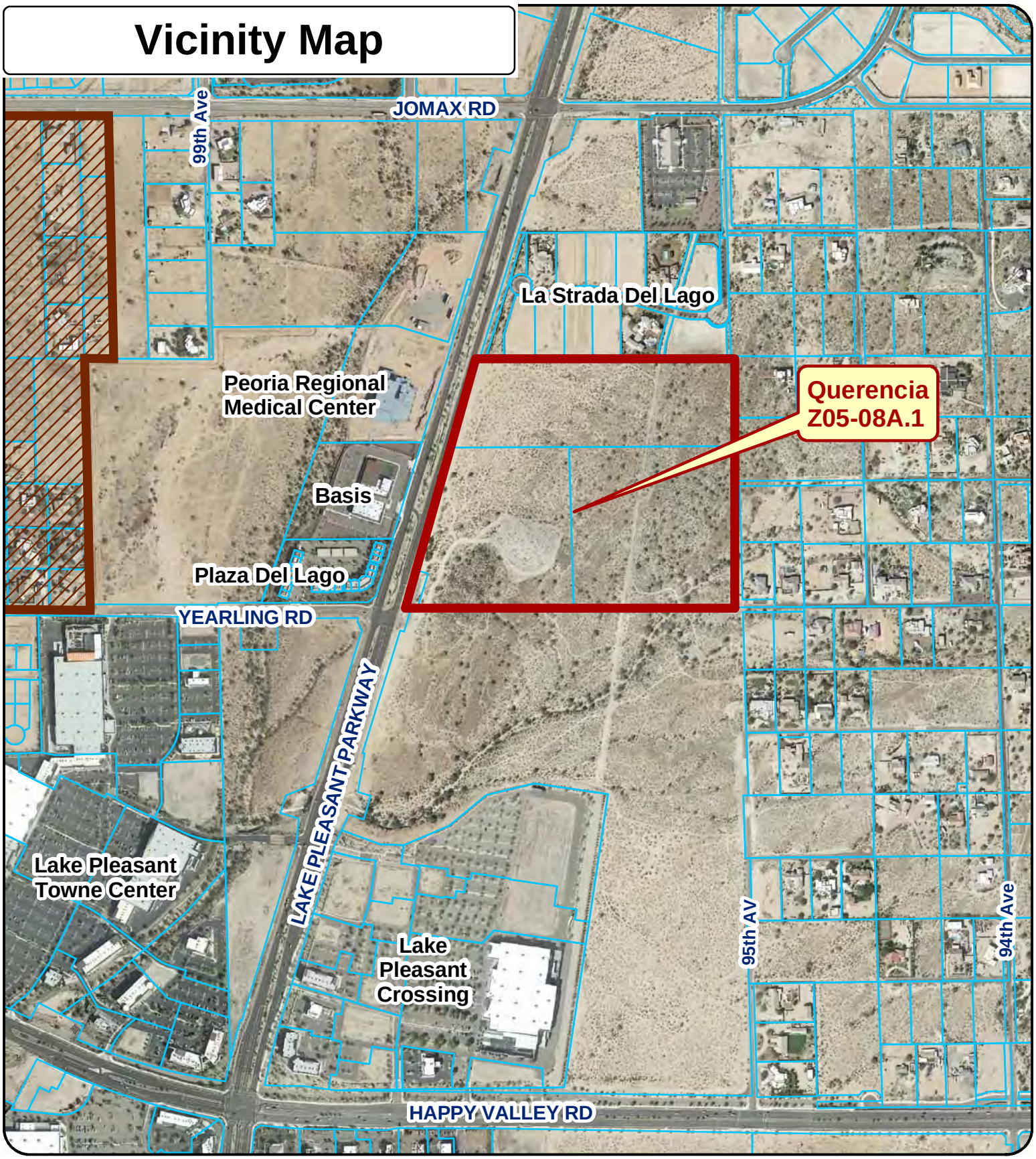
Attachments:

Exhibit A	Vicinity/Location Map
Exhibit B	Existing General Plan Land Use Map
Exhibit C	Proposed General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit D.1	Underlying Zoning District Map
Exhibit E	Preliminary Plat (for reference)
Exhibit F	Citizen Participation Report
Exhibit G	Querencia PAD Standards and Guidelines Report

Prepared by: Robert Gubser, AICP
Principal Planner

Lorie Dever
Planner

Vicinity Map



Z05-08A.1 Querencia

Applicant: Iplan Consulting on behalf of Meritage Homes

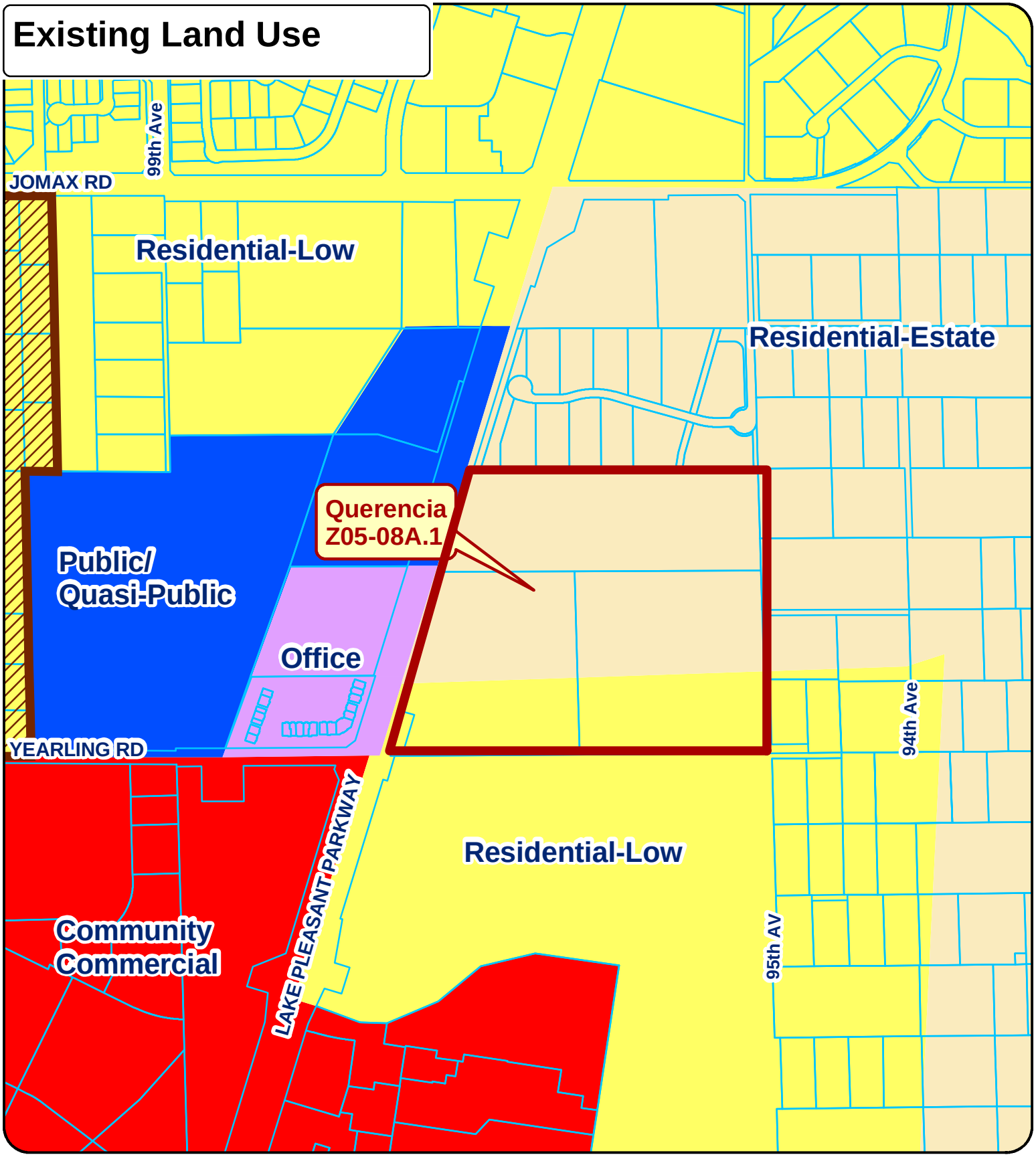
Request: Amend the Querencia Planned Area Development (PAD) to increase the number of single-family residential lots from 54 to 72.

Location: East of Lake Pleasant Parkway, 1/2 mi south of Jomax Road & 1/4 mile north of Happy Valley Road

N

Not to Scale

Exhibit A



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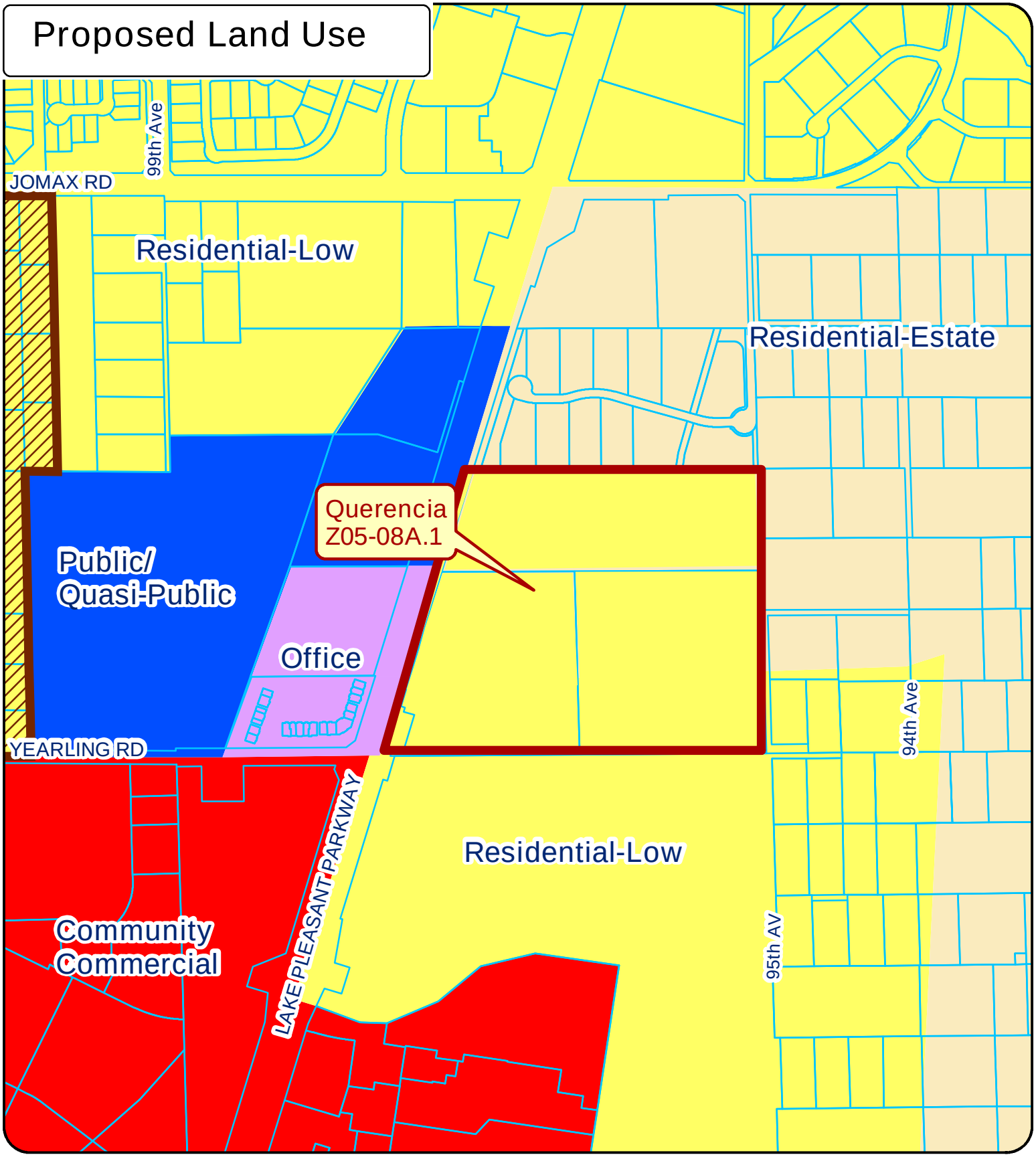
Not to Scale

Exhibit B



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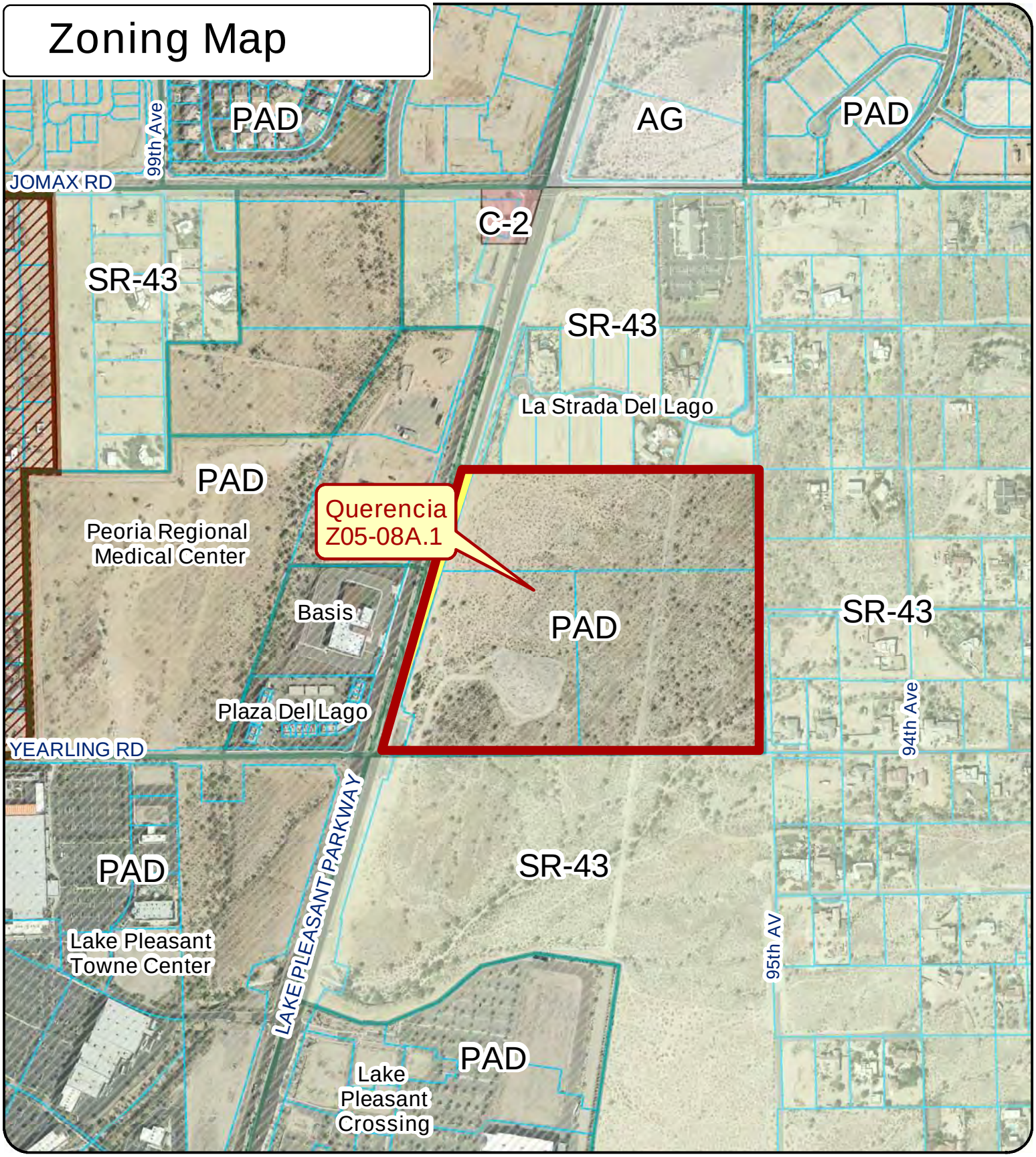
N

Not to Scale

Exhibit C

Zoning Map



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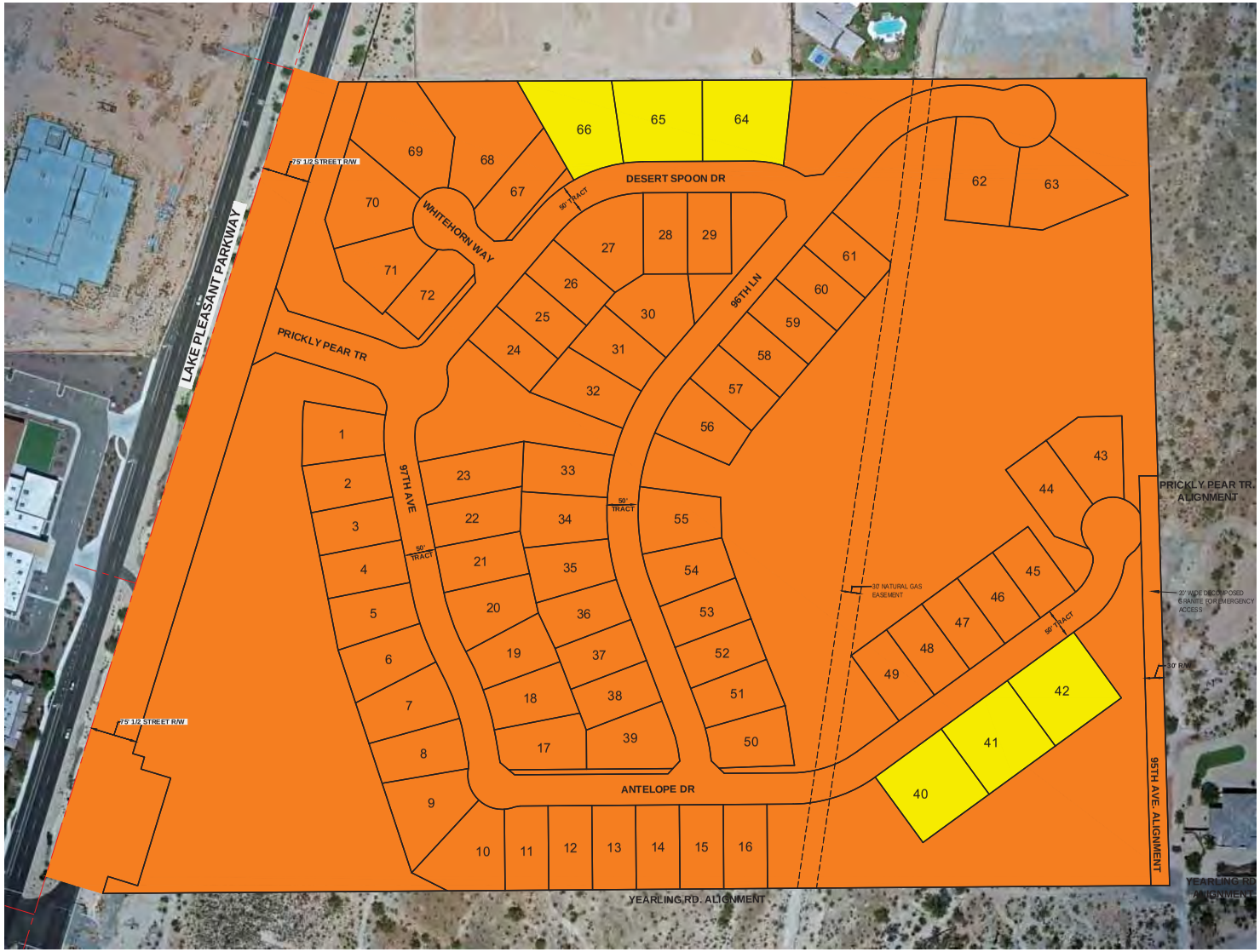
N

Not to Scale

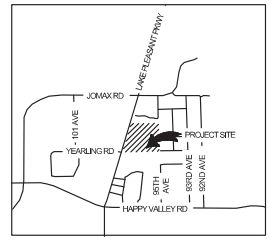
Exhibit D

Exhibit D.1
Underlying Zoning
District Map



LEGEND

- ZONING DISTRICT R1-9 PAD
- ZONING DISTRICT R1-12 PAD



VICINITY MAP

NOTES:
1. THIS EXHIBIT IS BASED ON PRELIMINARY PLAT PLAN.

SCALE: 1"=80'

80 40 0 80

Cardno Shepley Felix
PHOENIX
9877 N 90TH ST, STE 350, SCOTTSDALE, AZ 85258
TEL: (602) 977-6000 FAX: (602) 977-6098 www.cardno.com

ZONING MAP
QUERENCIA
MERITAGE HOMES
PEORIA, ARIZONA

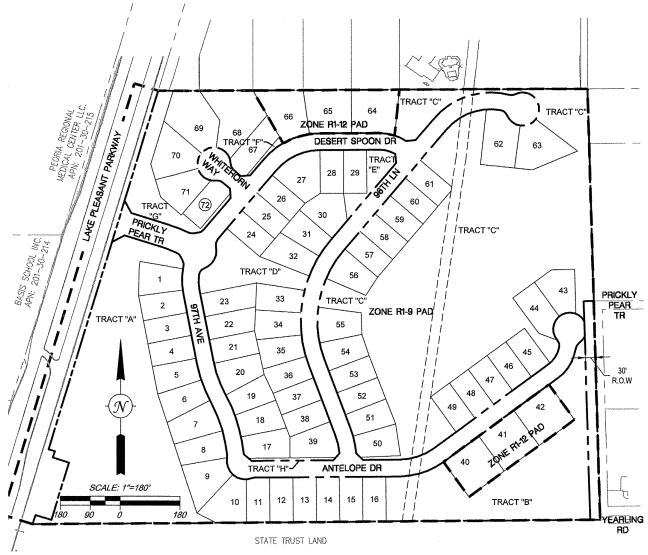
PRELIMINARY

PROJECT NO.:	41304620 00
DATE:	12/02/2013
DESIGNED BY:	TEAM
DRAWN BY:	MWJ
CHECKED BY:	PMH

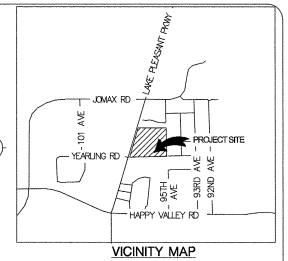
Exhibit E
Preliminary Plat

PRELIMINARY PLAT
QUERENCIA

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



PROJECT SITE



VICINITY MAP
NTS

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	PUBLIC UTILITY EASEMENT	
	RIGHT-OF-WAY	
	ROADWAY CENTERLINE	
	ZONING BOUNDARY	
EX SS	SANITARY SEWER PIPE & FLOW DIRECTION	SS
EX W	WATER LINE	W
981	1' CONTOUR	981
980	5' CONTOUR	980
	STORM DRAIN INLET	
	FIRE HYDRANT	
	WATER VALVE	
	STREET LIGHT	
	SEWER MANHOLE	
	BRASS CAP	
	SURVEY MONUMENT	
	SLOPE GRADE AND FLOW DIRECTION	SLOPE
	SLOPE LINES	
EX. S.D.	EXISTING STORMDRAIN STRUCTURES	
	PROPOSED STORMDRAIN STRUCTURES	PROP. S.D.
	CURVE NUMBER SEE CURVE TABLE	C#
	LINE NUMBER SEE LINE TABLE	L#
	PAVEMENT HIGH POINT	
	PAVEMENT LOW POINT	
	DRIVEWAY LOCATION	D/W
	FEG	FRONT ENTRANCE GARAGE
	SEG	SIDE ENTRANCE GARAGE

OWNER/DEVELOPER
MERITAGE HOMES OF ARIZONA, INC.
17851 NORTH 85TH STREET, SUITE 300
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 515-8110
FAX: (480) 515-7921
CONTACT: CINTHIA PADDOCK

ENGINEER
CARDNO, INC.
9977 NORTH 90TH STREET, SUITE 350
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 977-8000
FAX: (602) 977-8099
PROJECT MANAGER: PAUL HAAS, P.E.

BENCHMARK
A 3" CITY OF PEORIA BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST.

ELEVATION: 1377.19 (NAVD 88 DATUM).

BASIS OF BEARING
NORTH 01°39'18" WEST, ASSUMED, SHOWN AS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD PLAIN DATA

FLOOD ZONE:	X
FIRM MAP:	04013C1160H
DATE OF FIRM:	09/30/2005

PUBLIC UTILITIES

WATER	CITY OF PEORIA
SEWER	CITY OF PEORIA
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK
GAS	SOUTH WEST GAS
CABLE	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF PEORIA
FIRE	CITY OF PEORIA

SHEET INDEX

1 COVER SHEET
2 PRELIMINARY PLAT
3 PRELIMINARY UTILITY PLAN
4 PRELIMINARY GRADING AND DRAINAGE PLAN

PARCEL LOT AREA TABLE

Lot #	Area (SF)	Lot #	Area (SF)	Lot #	Area (SF)	Lot #	Area (SF)
1	10981	21	9946	41	17030	61	9069
2	9696	22	10304	42	17030	62	16259
3	9348	23	11509	43	12058	63	16740
4	9348	24	9100	44	11647	64	18026
5	10188	25	9100	45	9099	65	17690
6	10870	26	9100	46	9100	66	17299
7	12405	27	14851	47	9100	67	12142
8	10876	28	9188	48	9100	68	22874
9	13871	29	9100	49	9100	69	20916
10	14101	30	12183	50	10497	70	15579
11	9387	31	10196	51	9680	71	12565
12	9450	32	11644	52	9100	72	10119
13	9450	33	10463	53	9100	TOTAL	826,409
14	9450	34	10834	54	10223		
15	9450	35	10451	55	11422		
16	9450	36	9783	56	11203		
17	10911	37	9100	57	9100		
18	10345	38	9100	58	9100		
19	9978	39	12237	59	9100		
20	11366	40	17030	60	9100		

PARCEL TRACT & R.O.W AREA TABLE

TRACT	USE	AREA (SQFT)	USEABLE	AREA (SQFT)
A	OPEN SPACE, DRAINAGE	228,058	USEABLE	228,058
B	OPEN SPACE, DRAINAGE, TRAIL, UTILITIES	121,317	USEABLE	121,317
C	OPEN SPACE, DRAINAGE, TRAIL, UTILITIES	424,636	USEABLE	419,903
D	OPEN SPACE, DRAINAGE, HOA PARK	31,233	USEABLE	29,000
E	OPEN SPACE, DRAINAGE	10,988	USEABLE	10,988
F	OPEN SPACE	1,537	USEABLE	–
G	OPEN SPACE, DRAINAGE	30,347	USEABLE	30,347
H	OPEN SPACE	2,030	USEABLE	–
I	PRIVATE STREETS, UTILITIES	246,123	USEABLE	–
R.O.W	EMERGENCY ACCESS ROAD, UTILITIES	19,689	USEABLE	–
	TOTAL	1,115,958	USEABLE	839,613

NOTE:
THE TERM "USEABLE" AS SHOWN ON THIS PLAN REFERS TO THE AREA WITHIN THE TRACT/ R.O.W THAT HAS ENOUGH WIDTH (> 15 FT) TO HOUSE SIGNIFICANT OPEN SPACE AMENITIES SUCH AS PARKS & RETENTION BASINS.

GENERAL NOTES

1. THE INTENT OF THIS PRELIMINARY PLAT IS TO MEET THE REQUIREMENTS OF THE ADOPTED ZONING FOR QUERENCIA PLANNED AREA DEVELOPMENT (P.A.D.) CITY OF PEORIA CASE # Z-05-08A.1, AND THE PROVISIONS OF THE CITY OF PEORIA ZONING ORDINANCE.
2. A ONE FOOT NON-VEHICULAR ACCESS EASEMENT AND FENCE EASEMENT SHALL BE CREATED WHERE REQUIRED BY THE SUBDIVISION CODE.
3. ALL SIGNING SHALL BE UNDER SEPARATE PERMIT.
4. DEVELOPMENT WITHIN THE PROJECT AREA SHALL CONFORM TO THE CITY OF PEORIA DESIGN REVIEW MANUAL, SUBJECT TO QUERENCIA P.A.D.
5. ALL COMMON OPEN SPACE AND ADJACENT ROW LANDSCAPE AREAS WILL BE MAINTAINED BY AN ESTABLISHED HOME OWNERS ASSOCIATION.
6. LOTS AT T-INTERSECTIONS WILL REQUIRE DRIVEWAYS SET IN LINE WITH ONCOMING TRAFFIC.
7. ALL PARCEL ENTRANCES TO HAVE DECORATIVE PAVEMENT PER LANDSCAPE PLANS AND ENTRANCE ISLANDS AS SHOWN ON PLANS.
8. DWELLINGS IN THIS SUBDIVISION WILL BE REQUIRED TO HAVE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IF THEY MEET ANY OF THE FOLLOWING CONDITIONS.

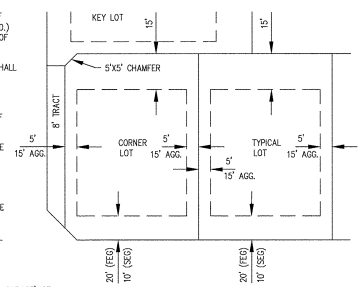
a. GROUP R, DIVISION 3 OCCUPANCIES WITH A FIRE AREA (LIVABLE PLUS GARAGE) OF FIVE THOUSAND (5,000) SQUARE FEET OR GREATER (REF: IFC – 2006 AMENDED, SECTION 903.2.7.1).

b. WHERE THE HOSE LAY DISTANCE FROM A FIRE HYDRANT TO ANY STRUCTURE ON THE PROPERTY EXCEEDS FOUR HUNDRED (400) FEET (IFC – 2006 AMENDED, SECTION 508.5.2.1).

c. WHERE THE FIRE FLOW REQUIREMENTS CANNOT BE MET FROM THE AREA FIRE HYDRANTS (REF: IFC-2006 AMENDED, SECTION 3.2.7.2.1.1).

d. THE FIRE SPRINKLER SYSTEM IS REQUIRED TO BE OFFERED AS AN OPTION TO THE HOME BUYER (REF: IFC-2006 AMENDED, SECTION 903.2.7.2.1.4).

THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN FEDERAL REGISTER ON JULY 26, 1991, AS PERTAINS TO CURB AND RAMP, RAMP, CROSS WALK, SLOPE AND CROSS SLOPE OF SIDEWALK, AND PARKING REQUIREMENTS.



KEY LOT & CORNER LOT LAYOUT
TYPICAL BUILDING SETBACKS
N.T.S.

DEVELOPMENT STANDARDS (QUERENCIA)

ZONING DISTRICT	MIN LOT SIZE	MIN LOT WIDTH	MIN LOT DEPTH	MAX BLDG. HEIGHT	MINIMUM YARD SETBACKS FRONT-SIDE ENTRY GARAGE	FRONT-FRONT ENTRY GARAGE	REAR	SIDE	STREET SIDE	MAX LOT COVERAGE	NUMBER OF LOTS
R1-12 PAD	12,000 SF	70'	100'	30'	10'*	20'**	15	5/15	10	45%	6
R1-9 PAD	9,000 SF	70'	100'	30'	10'*	20'**	15	5/15	10	45%	66

NOTES
* NOT MORE THAN 60% OF THE TOTAL FRONT FACING ELEVATION SHALL OCCUR AT THE 10-FT SETBACK.

** WHERE FRONT-FACING GARAGES ARE PRESENT, A 10-FOOT FRONT SETBACK SHALL APPLY TO THE LIVABLE PORTION OF THE HOME PROVIDED THAT NOT MORE THAN 60% OF THE TOTAL FRONT-FACING ELEVATION OCCURS AT THE 10-FOOT SETBACK.

LAND USE SUMMARY TABLE FOR QUERENCIA

	TOTAL			
TOTAL NUMBER OF LOTS	72			
TOTAL GROSS AREA*	2,057,347	SQFT	47.23	AC
TOTAL NET AREA	1,942,264	SQFT	44.59	AC
AREA OF LOTS	826,409	SQFT	18.97	AC
AREA OF OPEN SPACE	850,148	SQFT	19.52	AC
AREA OF USEABLE OPEN SPACE	839,613	SQFT	19.27	AC
AREA OF ROW **	19,689	SQFT	0.45	AC
PERCENT OF AREA OF LOTS (BASED ON GROSS ACREAGE)	40.2%			
PERCENT AREA OF OPEN SPACE (BASED ON GROSS ACREAGE)	41.3%			
DENSITY	1.61	DU/ACRE		
MINIMUM LOT SIZE ALLOWABLE	9,000	SQFT	0.21	AC
AVERAGE LOT SIZE	11,478	SQFT	0.26	AC
MINIMUM LOT SIZE	9,069	SQFT	0.21	AC
R1-12 PAD 70 X 100	**LOTS 40-42, 64-66**			
R1-12 PAD GROSS AREA	104,105	SQFT	2.39	AC
R1-12 PAD LOT COUNT	6			
MRD DENSITY	2.51	DU/R1-12 PAD GROSS AREA(AC)		
MIN R1-12 PAD LOT SIZE	12,000	SQFT	0.28	AC
R1-9 PAD 70 X 100	**LOTS 1-39, 43-63, 67-72**			
R1-9 PAD GROSS AREA	722,304	SQFT	16.58	AC
R1-9 PAD LOT COUNT	66			
MRD DENSITY	3.98	DU/R1-9 PAD GROSS AREA(AC)		
MIN R1-12 LOT SIZE	9,000	SQFT	0.21	AC
*CALCULATED TO THE CENTERLINE OF THE ABUTTING STREETS				
**STREET RIGHT OF WAY CONTAINED WITHIN PARCEL BOUNDARY				

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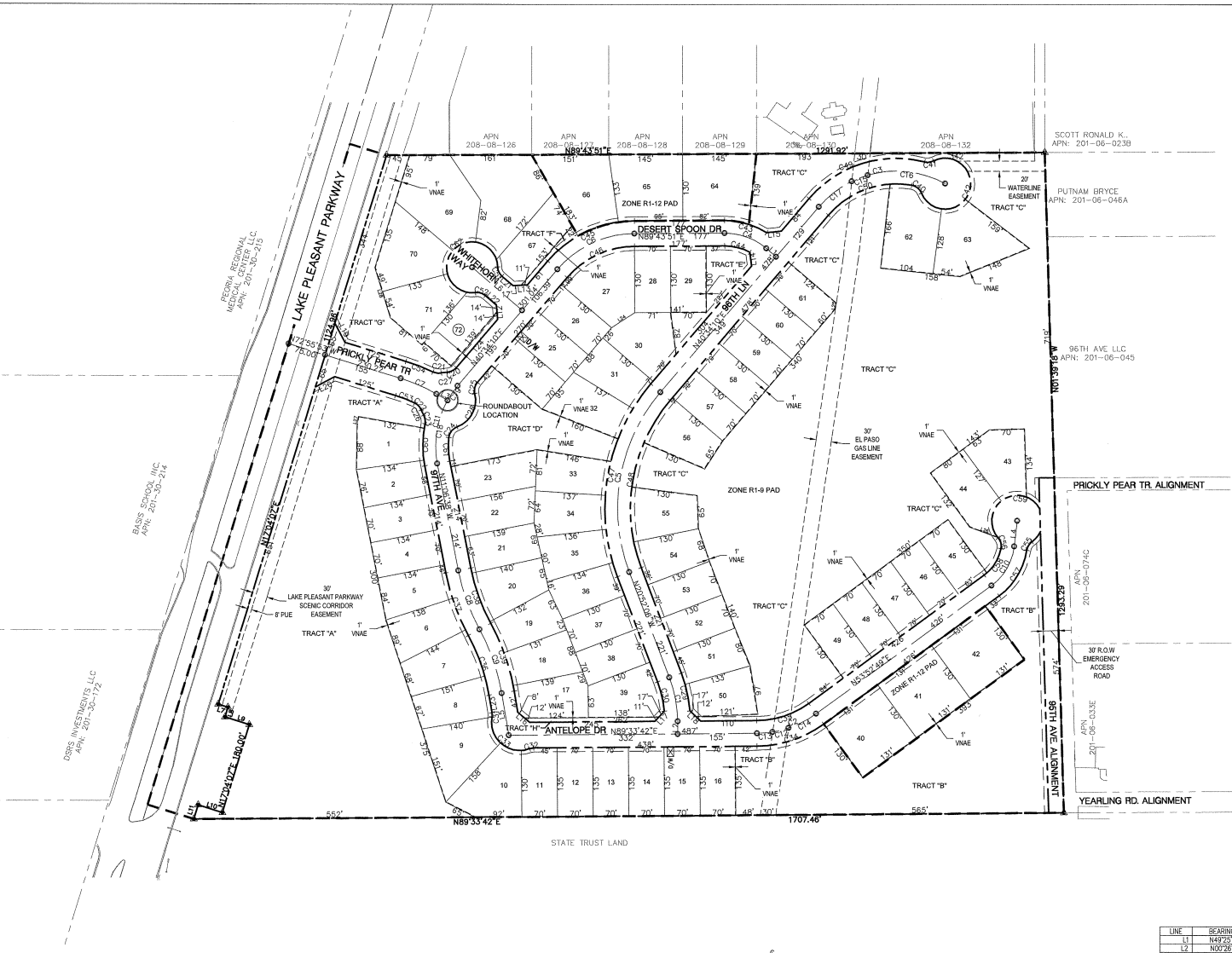
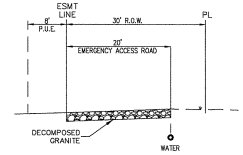
PRELIMINARY PLAT - COVER SHEET
QUERENCIA
MERITAGE HOMES OF ARIZONA, INC.
PEORIA, ARIZONA

Registered Professional Engineer (Civil) CERTIFICATE NO. 32836 PAUL M. HAAS Date Signed 12-02-13 ARIZONA, U.S.A.
EXPIRES 9-30-16

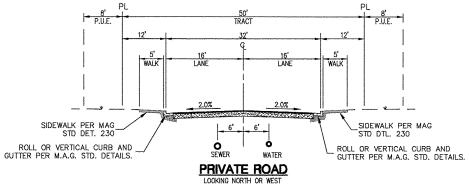
PROJECT NO:	4130462000
DATE:	12-02-2013
DESIGNED BY:	BMN
DRAWN BY:	BMN
CHECKED BY:	PMH



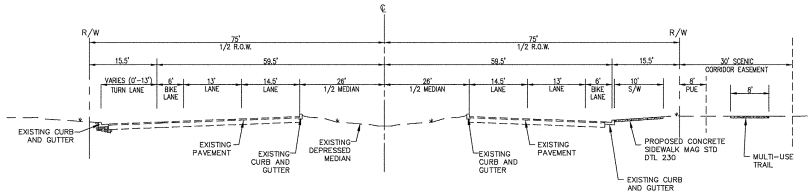


95TH AVE. CROSS SECTION
LOOKING NORTH
NTS

CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT
C1	20°25'48"	246.09'	87.75'	87.28'	44.35'
C2	35°40'53"	200.00'	124.55'	122.55'	64.37'
C3	78°06'59"	200.00'	272.68'	252.04'	162.29'
C4	40°50'19"	125.00'	89.10'	87.22'	46.54'
C5	61°26'16"	350.00'	375.30'	357.58'	207.97'
C6	49°09'41"	200.00'	171.61'	166.39'	91.49'
C7	12°30'48"	350.00'	76.44'	76.29'	38.37'
C8	17°33'55"	400.00'	122.63'	122.15'	61.80'
C9	19°01'45"	400.00'	132.85'	132.24'	67.04'
C10	4°17'21"	110.00'	90.79'	88.23'	48.16'
C11	51°40'49"	180.00'	162.36'	156.91'	87.17'
C12	9°18'39"	200.00'	32.50'	32.47'	16.29'
C13	8°54'11"	200.00'	31.08'	31.05'	15.57'
C14	17°28'03"	200.00'	60.97'	60.74'	30.72'
C15	9°41'52"	200.00'	33.85'	33.81'	16.97'
C16	44°52'13"	200.00'	156.63'	152.66'	82.58'
C17	23°32'54"	200.00'	82.20'	81.62'	41.69'
C18	40°41'33"	180.00'	127.84'	125.17'	66.75'
C19	10°59'15"	180.00'	34.52'	34.47'	17.31'
C20	48°13'19"	25.00'	21.04'	20.43'	11.19'
C21	38°26'59"	25.00'	16.78'	16.46'	8.72'
C22	45°19'18"	25.00'	19.76'	19.26'	10.44'
C23	43°01'54"	25.00'	18.78'	18.34'	9.86'
C24	64°03'20"	25.00'	27.95'	26.52'	15.84'
C25	54°17'06"	25.00'	23.69'	22.81'	12.82'
C26	10°45'52"	55.00'	10.33'	10.32'	5.18'
C27	11°43'26"	55.00'	11.25'	11.23'	5.65'
C28	83°47'47"	55.00'	80.44'	73.46'	49.35'
C29	16°12'07"	271.09'	76.66'	76.40'	38.59'
C30	15°14'43"	221.09'	58.83'	58.65'	29.59'
C31	20°21'51"	25.00'	8.89'	8.84'	4.49'
C32	20°21'51"	25.00'	8.89'	8.84'	4.49'
C33	121°31'12"	55.00'	116.65'	95.98'	98.25'
C34	39°40'53"	225.00'	140.12'	137.87'	72.42'
C35	35°40'53"	175.00'	108.98'	107.23'	56.32'
C36	19°01'45"	375.00'	124.55'	123.97'	62.85'
C37	17°33'55"	425.00'	130.29'	129.78'	65.66'
C38	17°33'55"	375.00'	114.97'	114.52'	57.94'
C39	19°01'45"	425.00'	141.15'	140.50'	71.23'
C40	58°08'40"	25.00'	25.37'	24.30'	13.90'
C41	41°24'35"	25.00'	18.07'	17.68'	9.45'
C42	277°20'32"	50.00'	240.28'	67.34'	-45.54'
C43	33°11'37"	150.00'	86.90'	85.69'	44.71'
C44	29°21'37"	100.00'	51.24'	50.68'	26.20'
C45	49°09'41"	225.00'	193.06'	187.19'	102.92'
C46	49°09'41"	175.00'	150.15'	145.59'	80.05'
C47	61°26'16"	375.00'	402.11'	383.12'	222.83'
C48	61°26'16"	325.00'	348.50'	332.04'	193.12'
C49	63°45'18"	225.00'	250.36'	237.65'	139.93'
C50	59°32'35"	175.00'	181.86'	173.79'	100.11'
C51	48°11'23"	25.00'	21.03'	20.41'	11.18'
C52	48°11'23"	25.00'	21.03'	20.41'	11.18'
C53	7°16'09"	315.00'	39.96'	39.94'	20.01'
C54	8°26'55"	385.00'	56.77'	56.72'	28.44'
C55	46°17'40"	25.00'	20.20'	19.65'	10.69'
C56	52°59'38"	25.00'	23.12'	22.31'	12.46'
C57	45°17'41"	135.00'	106.72'	103.97'	56.33'
C58	42°14'48"	85.00'	62.67'	61.26'	32.84'
C59	278°14'25"	50.00'	241.07'	86.78'	-44.83'
C60	23°02'14"	205.00'	82.43'	81.87'	41.76'
C61	17°08'10"	155.00'	46.36'	46.19'	23.35'
C62	276°22'46"	50.00'	241.19'	66.67'	-44.72'
C63	19°02'06"	50.00'	16.61'	16.53'	8.38'
C64	16°22'31"	50.00'	14.29'	14.24'	7.19'
C65	3°09'41"	205.00'	11.31'	11.31'	5.66'
C66	2°08'50"	205.00'	7.68'	7.68'	3.84'
C67	4°28'23"	375.00'	29.28'	29.27'	14.65'
C68	7°58'04"	225.00'	31.29'	31.26'	15.67'
C69	1°27'42"	425.00'	10.84'	10.84'	5.42'
C70	1°33'21"	375.00'	10.19'	10.18'	5.09'
C71	0°32'40"	375.00'	3.56'	3.56'	1.78'
C72	1°37'50"	425.00'	12.09'	12.09'	6.05'
C73	8°07'43"	225.00'	31.92'	31.89'	15.99'
C74	6°52'05"	225.00'	26.97'	26.95'	13.50'
C75	6°55'33"	225.00'	27.20'	27.18'	13.62'
C76	5°00'20"	271.09'	23.68'	23.68'	11.85'
C77	17°04'29"	55.00'	16.39'	16.33'	8.26'
C78	4°53'00"	85.00'	7.24'	7.24'	3.62'
C79	52°59'38"	25.00'	23.12'	22.31'	12.46'
C80	46°17'40"	25.00'	20.20'	19.65'	10.69'
C81	48°11'23"	25.00'	21.03'	20.41'	11.18'
C82	48°11'23"	25.00'	21.03'	20.41'	11.18'
C83	41°24'35"	25.00'	18.07'	17.68'	9.45'
C84	58°08'40"	25.00'	25.37'	24.30'	13.90'
C85	20°21'51"	25.00'	8.89'	8.84'	4.49'
C86	20°21'51"	25.00'	8.89'	8.84'	4.49'
C87	11°43'26"	55.00'	11.25'	11.23'	5.65'
C88	10°45'52"	55.00'	10.33'	10.32'	5.18'
C89	54°17'06"	25.00'	23.69'	22.81'	12.82'
C90	64°03'20"	25.00'	27.95'	26.52'	15.84'
C91	43°01'54"	25.00'	18.78'	18.34'	9.86'
C92	45°19'18"	25.00'	19.76'	19.26'	10.44'
C93	38°26'59"	25.00'	16.78'	16.46'	8.72'
C94	48°13'19"	25.00'	21.04'	20.43'	11.19'



PRIVATE ROAD
LOOKING NORTH OR WEST
NTS



PARKWAY SECTION
LAKE PLEASANT PARKWAY
200 LF SOUTH AND NORTH OF SITE ENTRANCE AT PRICKY PEAR TRAIL
LOOKING NORTH
NTS

LINE	BEARING	LENGTH
L1	N49°25'50"W	25.00'
L2	N00°26'18"W	25.00'
L3	N60°22'05"W	25.00'
L4	N06°35'28"E	50.42'
L5	N09°38'48"W	83.69'
L6	N72°55'53"W	20.00'
L7	N17°04'07"E	19.89'
L8	N72°55'53"W	50.00'
L9	N72°55'53"W	50.00'
L10	N17°04'07"E	28.64'
L11	N08°28'35"E	11.80'
L12	N09°46'46"E	15.85'
L13	N85°34'10"E	28.28'
L14	N07°16'00"W	28.83'
L15	N83°39'30"E	29.21'
L16	N50°02'33"W	30.46'
L17	N43°15'55"E	27.64'
L18	N46°29'43"W	28.80'
L19	N27°53'53"W	42.43'
L20	N82°04'07"E	42.43'
L21	N49°25'50"W	28.46'
L22	N49°25'50"W	28.46'
L23	N09°38'48"W	34.58'
L24	N57°13'55"E	54.31'
L25	N08°28'35"E	11.80'
L26	N69°50'27"W	59.44'
L27	N09°46'46"E	15.85'
L28	N17°04'42"W	103.23'

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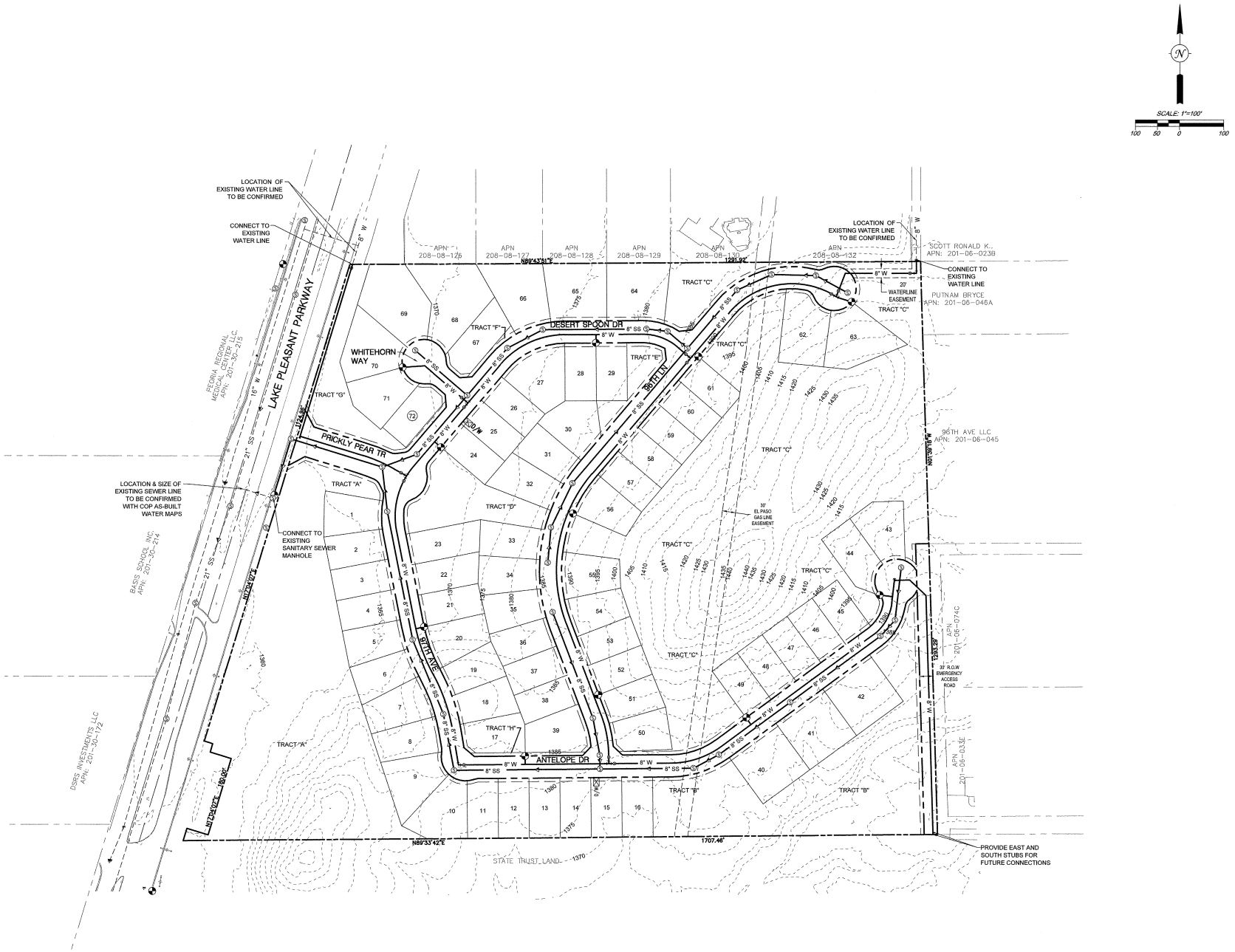
PRELIMINARY PLAT
QUERENCIA
MERITAGE HOMES OF ARIZONA, INC.
PEORIA, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32836
PAUL M. HAAS
DATE SIGNED 12-02-13
ARIZONA, U.S.A.
EXPIRES 9-30-16

PROJECT NO:	4130462000
DATE:	12-02-2013
DESIGNED BY:	BMN
DRAWN BY:	BMN
CHECKED BY:	PMH

SHEET
2 OF 4



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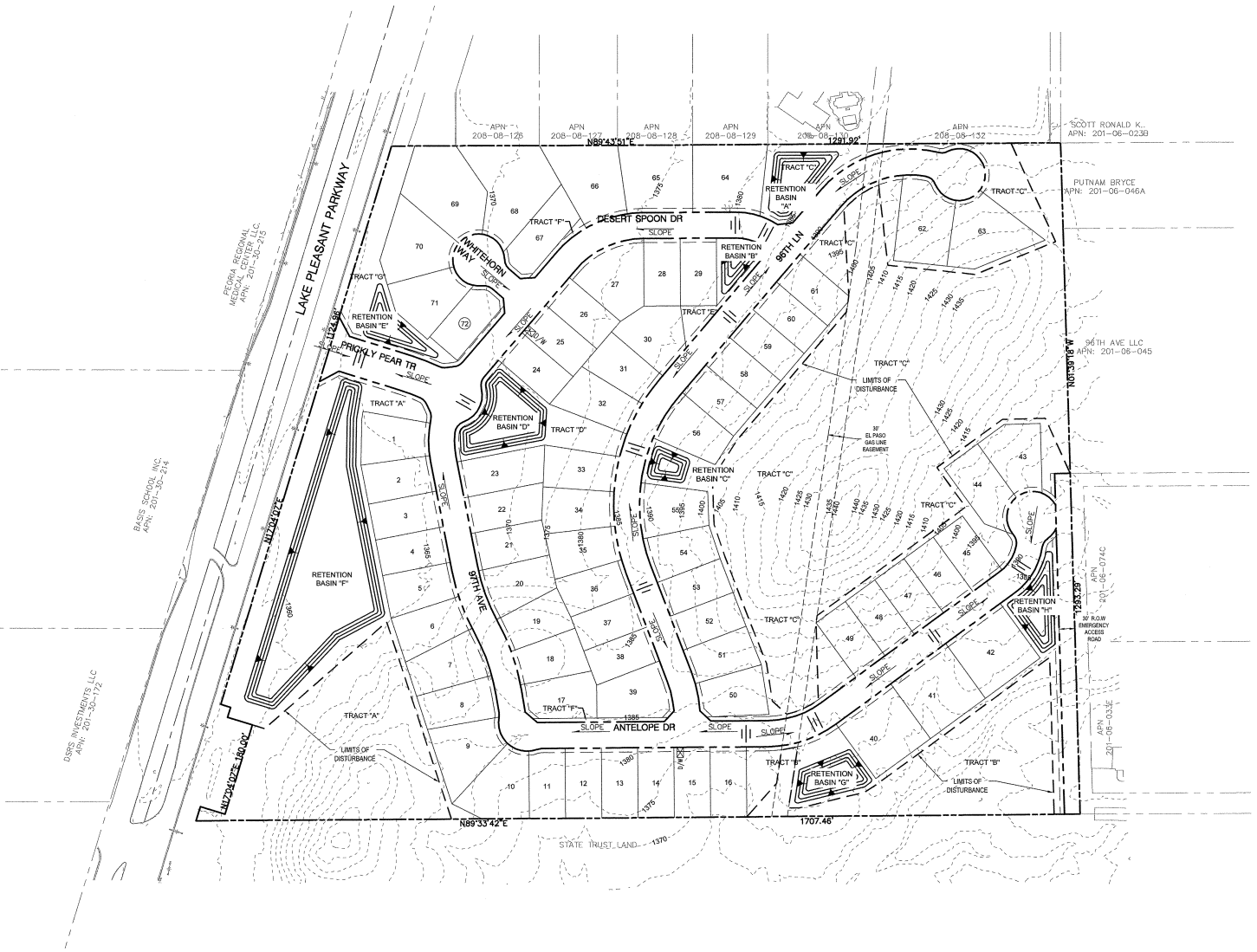
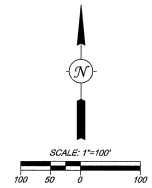
PRELIMINARY PLAT - UTILITY PLAN
QUERENCIA
MERITAGE HOMES OF ARIZONA, INC.
PEORIA, ARIZONA

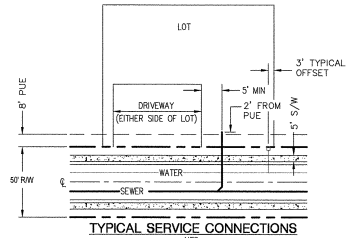
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 32836
PAUL M. HAAS
DATE SIGNED 12-02-13
ARIZONA, U.S.A.
EXPIRES 9-30-16

PROJECT NO:	4130462000
DATE:	12-02-2013
DESIGNED BY:	BMN
DRAWN BY:	BMN
CHECKED BY:	PMH

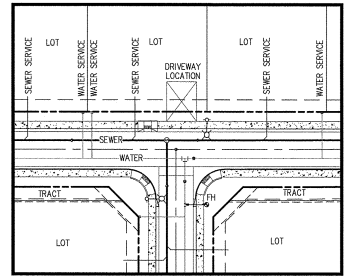
SHEET
3 OF 4







TYPICAL SERVICE CONNECTIONS
NTS



TYPICAL LOCAL T-INTERSECTION LAYOUT
SCALE: 1" = 40'

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PRELIMINARY PLAT - GRADING & DRAINAGE PLAN

QUERENCIA

MERITAGE HOMES OF ARIZONA, INC.

PEORIA, ARIZONA

Registered Professional Engineer (Civil) CERTIFICATE NO. 32836 PAUL M. HAAS Date Signed 12-02-13 ARIZONA, U.S.A.

EXPIRES 9-30-16

PROJECT NO:	4130462000
DATE:	12-02-2013
DESIGNED BY:	BMN
DRAWN BY:	BMN
CHECKED BY:	PMH

Exhibit F
Citizen Participation
Process Report

"Querencia - Peoria" by Meritage Homes
New Plat and PAD Amendment

Neighborhood Meeting Summary
Monday, July 22, 2013: 6:30 PM – 7:37 PM
Sunrise Mountain Library, 221109 N 98th Ave, Peoria, AZ 85382

Querencia | Development Representatives:

Planning Consultant:	Jason Sanks, Iplan Consulting, Chandler, AZ
Meeting Recorder:	Andre Ryan Wozniak, Iplan Consulting, Chandler, AZ

Neighborhood Attendees:
[see attached sign-in sheet – 2 pages]

City of Peoria Representative:
None.

Purpose:

Objective of the neighborhood meeting was to present the preliminary land plan proposal to the community in effort to obtain feedback on the request which includes approximately 44.43 acres at the northeast corner of Lake Pleasant Parkway and Yearling Road.

This neighborhood meeting is a courtesy meeting to be held with neighbors prior to an official application and does not intend to replace any neighborhood meetings required to comply with the public participation provisions for the City of Peoria subdivision and zoning process.

All questions and comments are numbered. Responses to questions and comments of the meeting attendees are identified in a red color typeface.

Presentation Summary

- Mr. Jason Sanks welcomed attendees, introduced himself and the project and that he was there as a consultant with Iplan Consulting representing Meritage Homes.
- Mr. Sanks identified that the primary purpose of the meeting was to notify neighbors of the proposal, and to provide an opportunity for the neighbors to ask questions as well as provide formally recorded comments on the proposal.

- Mr. Sanks emphasized that the proposal was in its early stage and the meeting was to identify any concerns so that they may be addressed early, if possible. Issues voiced at the meeting may would be recorded and considered.

- Mr. Sanks invited all participants to use the sign-in sheets for future correspondence and email notifications to any changes in the development plan. It was also mentioned that future meetings will also be held (if the proposal moves forward) and it is possible that the plans will change with respect to feedback from neighbors as well as comments from City's officials and staff. Mr. Sanks also informed participants that this proposal, as it goes forward to the City, will have a case and a case planner whom they can contact with concerns.

- Mr. Sanks invited attendees to use the aerial photo exhibit to identify where they live in order to address how the development might impact their property.

- Mr. Sanks explained the intent for the development was for "executive housing" for which he was asked to define the term. Mr. Sanks described executive housing as including a large home series of one- or two-stories, with many amenities, and an abundance of open space which leads to more expensive homes. They don't attract entry-level buyers, nor are they usually considered a move-up home. This property would likely hold homes from around 3,000 square feet to 4,700 square feet and 3-car garages. However, it was emphasized that these ideas are very preliminary.

- Mr. Sanks went over the exhibits, including an aerial photo and a preliminary land plan, which he described as similar to the plan they might recognize from seven years ago with more lots than what were proposed before. As a history, it was mentioned that the original plan was lower in density, but due to today's market, Meritage homes requires more salable units to make the development a worthwhile investment. Adding to the cost of development is the topography and the hillside preservation requirements.

    - Carrying over from the previous plan to the preliminary plan are a cleaned up street layout to allow for more density, same hillside preservation, same setbacks from Lake Pleasant Parkway, and gated community. The high quality exteriors will be maintained as well, including a highly detailed wall plan, entry gates, detailed paving, and enhanced landscaping.

- Mr. Sanks described Meritage homes as a local builder, known for quality homes. He mentioned their intent to deliver an upscale community with an attractive entry off of Lake Pleasant Parkway as the sole entry. Another emergency access point will be located somewhere in the southeast edge of the development.

- Mr. Sanks recognized the amount of community involvement and time and effort put into activating the referendum, and assured the residents that Meritage Homes will make every effort to produce desirable homes with ample amenities. Also, he argued that the density difference serves as a sensible land use transition to the south, where there is intense commercial development.

- Mr. Sanks described the density as conforming with the general plan, which has a split designation but is complying with the lesser intensity for the whole property at under 2 dwelling units per acre.

-

[All responses are those of Mr. Jason Sanks unless otherwise noted]

1. Is it to be a right-in, right-out only entry?

   Currently, our discussions with the City of Peoria haven't determined whether the entry-exit will have full motion or the right-in right-out restriction.

   Last time we went through this, the proposal was right-in, right-out which would send a lot of traffic through our neighborhood. Instead of taking a dangerous U-turn, they will take Jomax and then a right south past our houses and then we'll get more speed bumps which costs me more for shocks on my truck.

   I can tell you that any builder would desire full motion access to their development.

   Last time we went through this, we were told "absolutely not."

   We are working on that.

2. In reference to the land plan, how much open space is there now in this plan?

   It remained about the same at 38%.

   Previously it was 15 acres for natural open space and open space for water retention and Right-of-Ways. So how many acres would all that combine to?

   I don't have the plan engineered to that detail. This is a sketch, but I would estimate 40% total including all those elements in the open space. Based on the fact that I didn't take much away, and that this is a reconfiguration, I would say this is nearly the same amount as before.

3. Can yo point out on your map where Yearling and Lowe's and Home Depot would be at?

   The Yearling alignment is down here [Mr. Sanks slides his hand along the bottom of the project boundary]. Down here we will have an emergency exit in case something were to happen folks could exit or have emergency access along a partially improved Yearling alignment. ...Interjection #4.

4. Why not make that your main entry and use that intersection that already has a signal?

   We were working with the prior plan, and as of our early meeting with traffic, they didn't have any comments on that. I will certainly make it a discussion point.

   That would make the most sense and have the safest in and out with the signal right there (Yearling).

   There may be other concerns that we have to address there with hillside preservation, so we will need to explore that option more to understand the conditions.

5. With where you have your entry and exit now you're shoving all that traffic on Jomax and up.

   The hope would be as we work with traffic and engineering that we would be allowed a full-motion access point, thereby avoiding the undue traffic northbound. Then residents wouldn't be burdened with a U-turn, they could just make a left to go south.

6. If you dump the traffic on to Yearling, I think what will happen is that they will want to turn to the east and go out on 95th.

   That would depend on how far the City would require us to improve Yearling. If it connects, perhaps. Right now, it is considered to be improved up to the standards of an emergency exit. I know that you have a history with this proposal, but maybe after 7 years we can work out something else.

7. When traffic engineers tell you one thing, and then when they go to do it, it is altogether different. I don't believe the City at all.

   Maybe I can take you with me to help them stick to their word.

8. How do you put an emergency exit through that mountain? I can't figure how you would do that.

   That is where it has been proposed for the last 7 years. I imagine we'll have to contour around a bit. There are hillside preservation at work here too.

   Would you contour the the north, or to the south?

   I don't see us being able to contour off of our own property. So probably to the north. But topography is one of the biggest constraints on the project.

V: [redacted]
E: [redacted]

9. I would like to point out some things on your plan. I heard something about the neighbors to the north aren't going to like this, and you are right. We don't like it, but we are reasonable. Here are our suggestions:
- Along this norther tier of lots that back to La Strada Del Lago which have a minimum of one-acre lots with high-end custom homes. These homes are $2.5+ million investments. The people who bought this did so with the understanding that adjacent was the plat plan from 2006.
- To introduce myself, my name is Susan Lyon. I am the president of the HOA in La Strada Del Lago. We have some board members here tonight and we represent all of the home owners.
- Our proposal, if agreed to my Meritage Homes, will mean that we won't take issue with what else goes on in the project such as the density increase. Our issue is with the home sites that back to our community. We would like to see four home sites gone. We would like to see these lots to be maintained as they were planned as of January 2006. Here the property lines matched up.
- Additionally, as being from the production home background with many years experience, I see the larger lots in the north to be premium lots. These lots will back up to $2+ million dollar homes, the marketing difference here would be the difference from the Executive Series, along the natural barrier break going north would become the Presidential Series. This would include upgraded features and elevations of the homes and command a premium price. If they rerun their performas, it will increase their profitability on those lots.
- With this plan, they are missing the opportunity of creating a Presidential Series. If they are already targeting a higher-end buyer, why not maximize it?
- Additionally, our back yard set backs are 20 feet. That was our restriction from the City of Peoria. We would suggest that these homes along the north also adhere to a 20 foot setback, with single-story homes. And since the series hasn't been created yet, they should keep in mind that single-story homes here would be more desirable, increases their opportunities for premiums, and that they have four-sided elevations, and that the colors be Earth-toned.
- In closing, these homeowners have serious investments here and we would like to see those protected and respected. If our values decline, so too will the revenue to the City of Peoria in terms of tax revenue. We adhere to a stringent architectural guideline, recorded against those lots, and there won't be home built in our subdivision that will built for less than $2 million.

Thank you for all those points.

10. (Speaking to Susan Lyon) I would like to say, we appreciate your in our community, but we are sitting here as a community trying to address how the edge of this proposal will effect the whole community. Granted we haven't invested the high dollar amounts that your neighborhood has, but we have invested. I think we all would like to be included. I appreciate your demands on your property line, but I think people who live along Yearling have just as much interest in those demands as well.

    (Susan Lyon's response) This is your opportunity to speak up, I can't speak for you.

    I think everyone has their own point of view.

    Along the outside, I don't think there should be any two-story homes. If you could develop that same attitude for the perimeter of the whole proposal so that the demands are applicable to the whole community, that might be something we would be something we could accept.

11. Just as an example, and I don't want to talk for everybody, but picking up on the community aspect. We live right here on Yearling, [redacted], so on behalf of the people around us on the south side, we would be looking for similar considerations for what is being asked for on the north side. Our concern is for the sea of roofs at this point. Initially, backing toward us was 3 lots; and we're looking at 8 now (southeast corner).

    (Susan Lyon) There's also been a loss of open space in that area. It's not unusual for a home builder, like Meritage, to do this. They have to justify the development costs of this site. And it is not a cheap site to build. The flip side is that everyone in this area built based on the understanding that this was zoned as the 1-acre custom home site. That effects the experience of living in this area and it directly effects the property values. It is not uncommon for a home builder to seek maximum density, that is standard. But they will have to strike some compromises, and it often comes along these border lots where larger lots will be applied with single-story restrictions.

    I appreciate the detailed comments. They are far better than a simple, "I hate it" comment.

12. I have a good suggestion. Why don't we go back to what it should have been years back? Go back to the SR-45.

    I will take the comment and let the owner know.

    Single-story, no pink tops.

    I can definitely deliver on the no pink tops.

13. I am Florene Hurtz. There are people on this side who own multi-million dollar homes. Secondly, I was disappointed in the lots along Yearling going from 12,000 square foot to 8,000. We cannot have those size lots.

    8,000? I don't think we are proposing lots that small.

    We can't have it when people nearby have acre home sites and some people own more than one acres, some have 5 acres. I went through this for a trail site development, south of Happy Valley – Mike Curly is involved in that. The major issue is keeping the perimeter as close to acreage as possible. The density... these people seemed OK when it was 4 houses, and now they are looking at 8 houses. They are all crammed together and reducing the size of the lots. These are supposed to be upscale homes? They do not fit in our neighborhood.

    The size of the lots are larger than 8,000 square feet, but I can appreciate what you are saying.

    We just went through this with Trailside who wanted to build patio homes near Discount Tire. They thought they could throw them in there, because it was a pad. But, no. And they are not doing it now because the neighborhood spoke and they have changed the whole plan. They have since taken the patio homes out and made the homes along Happy Valley at 12,000 square foot lots and the rest of the perimeter is acreage. Things in the center might be a little smaller, but they tried to maintain the look of the community. We don't have 8,000 square foot lots. People are paying a lot of money in that area.

14. I think what you are hearing here is that the perimeter lots are the focus. We all back up to and directly see them. What you do in the interior, we give you some freedom there. You know, you've been in the business long enough. There is more than one way to skin the cat. If Meritage wants to talk about their higher-end, and the idea of transitional housing isn't going to go over well with this group. None of us have transitional houses. By transition, I meant that in the terms of land use. It's a planning term thing. I don't want to throw people off by the use of the term.

15. We would like to see them on an acre. Anything else is a compromise.

    Right, understood.

16. They can create that higher-end executive feel through the proper land use along the perimeter lots combined with the style of house they build. They are missing the opportunity to charge a premium price for those larger lots.

    OK.

17. I suggest to you as a transmissions planner, I know planners. I know that planners plan. The City originally had a plan. I suggest that your company, knowing that there was a plan should not have bought the land to begin with if they didn't think they could follow the plan.

    Let me clarify. Meritage is looking to buy. The property is currently being held by the same land owner. It's not a matter of buyer beware. What they are doing is looking at their development options right now, and that is where we are at.

18. Is it in escrow?

    The property is in escrow.

19. If they can get this approved, then they will buy the property? And if it is something that they don't want to do, then they won't buy it?

    Not necessarily. It depends on if there is any consensus. There are many people involved. You have neighbors, staff, planning and zoning commission, and council all involved. The council makes their decision as well. Everyone has a voice. You all have a large voice. We are here to gather your input. They may choose to move forward, or they may choose not to.

20. What we need to do then is to get our council people to vote against this.

    That is your right. You can do that with anything.

21. We know that there will likely be some kind of subdivision that goes in. What we would like to see is for there to be some respect for our area too. It's great that it will be an upscale neighborhood and that it will be gated. That will help it fit in nice with the area. But it has to look like the rest of the area. We are in a unique area. I have sent out 40 emails around me, and they are not all here tonight, but I;m confident that they would sign a petition to say they want those changes (perimeter lot size increases) to be done.

    I'm aware that your neighborhood, as well as others, are not afraid to get involved – particularly if they don't like it. The intent here is to gather your feedback. My email address is on the letter. We will gather all the voice mails, emails, and your comments tonight and I will provide that to the City. It is my obligation to do so.

V: [redacted]
E: [redacted]

22. My main curiosity with these lots sizes is that... I know you say there will be 3,500 square foot houses, but can Meritage give some sort of commitment? My fear is that, we're told one thing, and then when they go build they change their mind.

    Sure, you're worried about a bait and switch. If someone else comes in, you never know. But you have the security of a PAD overlay. For those of you who understand the zoning process, and many of you are since you were heavily involved in the last go-around, the PAD overlay involves many details of the development plan. It is more than lines on paper. The last book was probably 65 pages long. Through this process, we will have to provide many details. This describes the development and even the architecture. To be approved, we would have to move to that level.

23. For curiosity sake, and I'm not for or against this, but there is a dirt road here (pointing to the mountain side in the southwest corner) that I have hike a bunch of times. Why is this not being considered for the entrance? It could go right on to Yearling.

    This is just an initial starting position for what we might do to develop the property that has an existing entitlement. The idea being what can we do given the expense it takes to build it. Therefore, we set out to hold as many things steady as we could. If the request is to shift the entrance, that means a meeting with the traffic engineer to see if this is a suitable entry site for him. Honestly, moving the entry around may give us some flexibility to incorporate some other ideas I'm hearing here tonight, particularly with the lots along the perimeter. I'm not saying that will get everyone on board, but that is what I have heard tonight. One, can we rework the entry? Two, can we enlarge the lots along the perimeter.

24. Our concern, like he's saying is the road might as well come in front of that mountain, and you have the light there. What I didn't like about the old plan was that it was restricted to the right-in, right-out. That encourages people to make a right at Jomax and drive through our neighborhood. I've already got a bunch of speed bumps from people coming through there.

    I will tell you that the interest in developing this in this way is to keep the traffic on Lake Pleasant Parkway. However we can make that work is our intent. If this is successful, there will be a couple decked out models that will show nice right off of Lake Pleasant Parkway, plus it is a good connection to the amenities nearby.

25. With your time frame, when can we expect to see your rebuilt diagram?

    It will take a little time. I have to reconvene with the City and home builder. It will take several staff members input to reconfigure. You will get another notification. This meeting is a courtesy, not required by the process. I would give myself four weeks.

V: [redacted]
E: [redacted]

26. If this property is sitting in escrow, I'm a little concerned the Meritage will pull the trigger with the assumption that this, or similar, is going to go through. Where do we stand with Meritage acquiring this property? What are they waiting for?

They are doing their due diligence. They looked at the prior approval. They have seen the history. It is a beautiful piece of property. I am not privy to the details as to the purchase of the property. That is not my place. But, I can try to find out and speak with you directly.

I know how this works. If they pull the trigger, they will try to force some things. It will shift from "let's be cooperative" to "we're going to have some confrontation."

You guys are working with me. Generally speaking, home builders will take their time acquiring property. They don't want to take all the risks involved before taking a careful look. They they don't like the compromise involved, then they may pass up on the deal. I don't know how far along they are willing to go with unknowns. I can ask.

27. When are we going to have a required meeting, if this is just a courtesy meeting?

I would imagine at least 4 weeks out. All we have had is a preliminary meeting with the staff, and our first formal meeting will come after our official submittal. The preliminary meeting is just the simple nuts and bolts of finding out the history behind the approval in 2007. They talked about few technical details. I will sit down with the client and hammer out some details. It will take some time.

28. How flexible do you think they are to these types of requests?

I will need to talk with them and see what I can draw out. It comes down to numbers, it is very expensive to put in all this infrastructure. I will have to ensure it all makes sense.

29. In my prior experience, I was shocked that they agreed to take out the patio homes. It took about 5 meetings and it was great what they came back with. They were willing to cooperate and everyone gets what they want. We didn't quite get the density we wanted, but we went from 500-some lots to 361. I would say that is a pretty big win for the people.

Well, sure. The number of houses can be a big deal, but at the same time, the design can determine the impact. Fewer homes can actually have a greater impact on the neighbors. People on my team will run the numbers and find out what the costs will be and work with the City's desires and the result will be something that actually works.

We were dealing a lot with Mike Curly.

Mike is a good zoning attorney.

V: [redacted]
E: [redacted]

30. I'm assuming then that you have passed this by the City and they have said there with their sage wisdom and said, “hmmmm.” So the whole doubling up the number of houses has already gotten the city's approval?

That is not an accurate representation of the process. I know you may have a negative perception of staff from the last go-around, but that is not how it works. Staff is always as courteous as possible and provides comments. They have to review every plan that comes in. I know the role, because I was once a City Planner myself. They have given me preliminary discussion comments according to the general plan, the zoning, overview of the development standards and conformance with open space. They don't take a position until they come up on their staff report time. As much as you can contact me, you can also contact the case planner once this becomes an official case.

31. Why are you not following the general plan then? What are the requirements?

I am not trying to be argumentative. I understand general plans, I have worked with them for many years. It is within the general plan designation. I am working with staff now to figure out how it will be dealt with due to the split designation on the property. It allows for up to 2 units per acre on 2/3 of it and up to 5 units per acre on the other 1/3 of it. It is split nearer to the bottom.

But what are the requirements around the property? Aren't they SR-45?

It generally goes low density up. SR-45 is a zoning district, not a general plan designation. The property around is mostly designated 0 to 2 units per acre.

That is a lot of homes out in our area where we really don't need the traffic.

I understand your position, thank you.

32. I would like to ask the group, by a show of hands, who wants the entrance moved to Yearling?

(Majority raised their hands)

There are certain traffic concerns and road design details we need to work out, such as speed around curves, etc. We will have to find out what they are going to accept at the City.

33. Other parts across the way are cutting the daylights out of the mountain. You can obviously do it, they don't have a problem with it over there.

    I don't know about that and I don't know how attractive that would look. There may be a difference between the construction of public roads and roads for private development. It is a discussion we have to have.

34. Going down Jomax to the west will serve as an example of them cutting away at the mountains.

    I will take a drive down Jomax.

35. One more comment for the group. I have been through similar process for the Alevida project to the east. They were trying to get down to 5,000 square foot lots. For the group, all I can say is that it will require organization to really be heard. Share your emails with one another. There will always be give and take with the developer. In the later meetings when city council members started showing up, and the neighbors came out in large numbers, they did take notice. I recommend everyone coming together on what you want and get your neighbors out to these meetings. Have some give and take, but have your demands. I have seen it be very successful with Peoria.

36. I already have about 40 emails, so I will be happy to take everyone's. I will also try to help spread the word, because only a few select people got the notice for this meeting. I scanned mine in and emailed it to others in the neighbors who wouldn't otherwise have known about this meeting.

    It [the notice] was sent out to 1320 feet, that was the buffer distance used from the site. It is actually a significant buffer, but considering the size of the properties in the area I realize it doesn't go that far when you think of your neighborhood. But also, if anyone attends this meeting and signs the attendance sheet they will be notified of any future meetings. You will not need to find out from someone else if you give me your street address.

    As well as mail correspondence, I will also encourage you to email and call me with any questions or concerns. I do anticipate that we will have another iteration of this and that notice will get sent to you.

    I usually like to save a few minutes at the end of the meeting for any folks who would rather talk one on one. You all have been outspoken and I appreciate it and how cordial you have been.

37. Do you know if the builder is willing to move the entrance? Because that seems to be a hot button.

I don't know if anyone was predisposed to it staying there, it was more about starting from where it was approved originally. It will be more of a question to the City's transportation engineers than anything else.

We objected to the entry point last time, too.

So they were insistent on putting it there?

They had it in the same place. What happened is we still have the problem of people routing through the neighborhood. And if they were driving at a reasonable speed, it wouldn't be such a problem. On our hill, the drivers will like to ramp off and get some air. So we find they will come through at 45 to 50 miles per hour. So we're concerned about this kind of thing.

And I don't want anymore speed bumps, I'm already burning through shocks. And they shouldn't put them on the hill, because they would get too much air.

I appreciate your points, and I thank you for being candid. If you would like to be kept informed on an interim basis, before we convene again, I would encourage you to let me know, or you can indicate such an interest by putting a star next to your name on the sign-in sheet.

- With no further questions, Mr. Sanks concluded the meeting at 7:37 PM.
- Some continued conversations were had with Jason Sanks individually at exhibits. These conversations are not part of this record.

I HEREBY VERIFY THAT THE NEIGHBORHOOD MEETING SUMMARY ABOVE IS AN ACCURATE DEPICTION OF THE MEETING PROCEEDINGS.

[redacted]

	07/26/13
Signature	Date
Andre Ryan Wozniak	07/26/13
Name (printed)	Date

Attachments:

- Sign-in Sheets
- Preliminary Site Plan
- Neighborhood Meeting Notice Letter

Querencia Neighborhood Meeting 7/22/2013 Sign in Sheet

Name	Address	Phone	Email
[redacted]	[redacted]	[redacted]	[redacted]
Robert Osborne	[redacted]	[redacted]	[redacted]
Justin Davis	[redacted]	[redacted]	[redacted]
Susan Lyon	[redacted]	[redacted]	[redacted]
Vivian Escobar	[redacted]	[redacted]	[redacted]
Darlene Ruby Schan	[redacted]	[redacted]	[redacted]
Brian Gallimore	[redacted]	[redacted]	[redacted]
James & Joan Charters	[redacted]	[redacted]	[redacted]
Jeff DeWit Plaza del Lago Owners' Associa	[redacted]	[redacted]	[redacted]
Jill Mehlhaf	[redacted]	[redacted]	[redacted]
Patrick Quigley	[redacted]	[redacted]	[redacted]
Gloria Worthy	[redacted]	[redacted]	[redacted]
Greg Wheler DMD	[redacted]	[redacted]	[redacted]
Jack Tobey	[redacted]	[redacted]	[redacted]

Querencia Neighborhood Meeting 7/22/2013 Sign in Sheet

Name	Address	Phone	Email
DAVID ESCOBAR	[redacted]		

Querencia

Peoria, Arizona

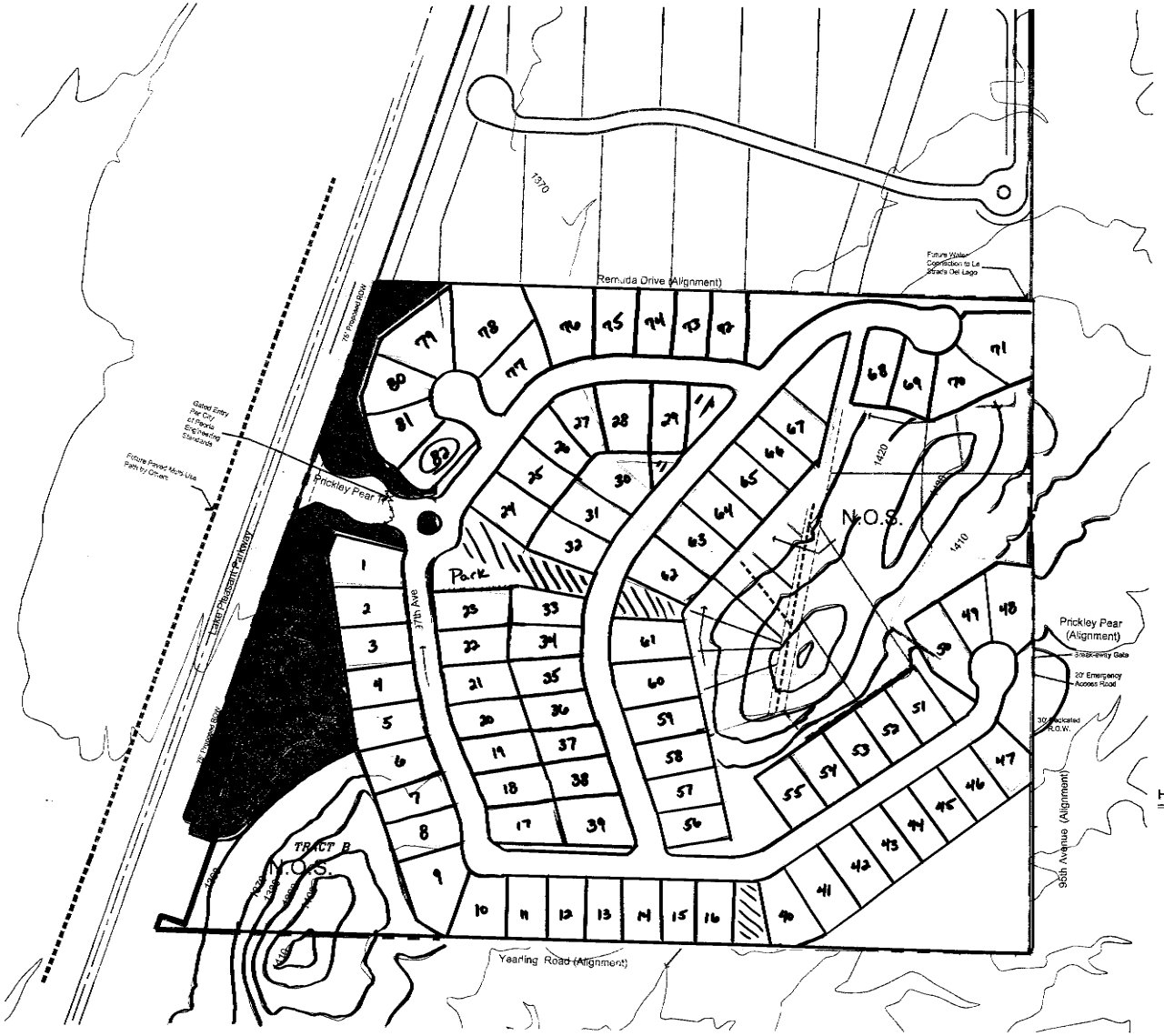
Preliminary Development Plan

Figure 3

North Scale: 1" = 100'

Legend

- Project Boundary
- 1'-0" NVAE
- Approved Jurisdictional Delineated Wash
- Private Multi-Use Trail
- Unpaved Equestrian Trail
- NOS Preservation Easement Line
- 30' Emergency Fire Entrance (D.G. Road)
- Natural Open Space (NOS)
- Retention Basin
- Open Space
- Drainage Arrow
- Proposed Amenity Areas



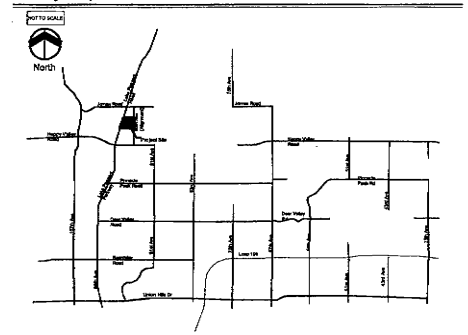
Hillside Development Table

Slope Range	Area (AC)	Max Allowed Disturbed Factor	Max Allowed Disturbed Area (AC)
10%-15%	8.3974	0.55	4.62
15%-20%	5.6273	0.45	2.53
20%-25%	2.5126	0.40	1.01
25%+	1.4429	0.30	0.43
Total	17.9802		8.59

SITE DATA

Gross Area: 44.43ac	Number of Lots: 82
Zoning: R1-12 PAD	Gross Density: 1.85
Lot Coverage: 45%	Min Lot Area: 9,310SF
Max Bldg Height: 30'	Min Lot Dim (50' ROW): 70'x130'

Vicinity Map



Iplan Consulting

Dear Neighbor,

You are invited to attend a neighborhood meeting to learn about a proposal to amend the approved Development Plan for the Querencia project, located north of the northeast corner of Lake Pleasant Parkway and Happy Valley Road.

Our proposal includes a request to increase the total lot count from 54 to 82 lots that have a typical size of 70' x 130' and are proposed to be built as executive housing by Meritage Homes. The Site Plan Features a near identical street network with primary access to Lake Pleasant Parkway via a decorative gated entry. The neighborhood will appear very similar to the surrounding properties as the perimeter NOS (Natural Open Space) areas approved in 2006 will remain and the majority of proposed changes to occur internal to the development. At a gross density of 1.85 DU/acre the proposed density is within the prescribed range as dictated by the City's General Plan. However, due to the preservation of the NOS areas, the majority of the proposed lots are 9,000 sf which assumes a Zoning category of R1-10 with a Planned Area Development overlay, which is less than the desired category by the Residential Low General Plan category, thus a Minor Amendment to the General Plan may be necessary as part of this development process. Regardless, a maximum density of 1.85 DU/acre is proposed which does conform to the current General Plan. We find the minor changes to the project to be consistent with development patterns in the overall area and the neighborhood will serve as a transition from the more intense land uses to the south and west to the lower intensity neighborhoods to the north and east.

As a land owner within 1/4 mile of the site, you are being notified about the project and are invited to attend the meeting to learn more about the proposal and ask any questions that you might have. The meeting will be held as follows:

Monday, July 22nd at 6:30 PM

Sunrise Mountain Library – Peoria Branch, 21109 N. 98th Ave., Peoria AZ 85382

If you have any questions and/or cannot attend the meeting, please contact me at

[redacted] or via email at [redacted]

With regard,

[redacted]

Iplan Consulting

Iplan Consulting |Planning and Entitlements

[redacted] Phone: [redacted] Email: [redacted]

"Querencia - Peoria" by Meritage Homes
New Plat and PAD Amendment

2nd Neighborhood Meeting Summary
Monday, October 28, 2013: 6:00 PM – 7:30 PM
Sunrise Mountain Library, 221109 N 98th Ave, Peoria, AZ 85382

Querencia | Development Representatives:

Planning Consultant:	Jason Sanks, Iplan Consulting, Chandler, AZ
Builder:	Cynthia Paddock, Meritage Homes of Arizona, Scottsdale, AZ

Neighborhood Attendees:
[see attached sign-in sheet – 1 page]

City of Peoria Representative:
Jeff Sargent, Planner, City of Peoria

Purpose:

Objective of the 2nd neighborhood meeting was to present the revised preliminary land plan proposal to the community in effort to obtain feedback on the request which includes 72 lots on approximately 44.43 acres at the northeast corner of Lake Pleasant Parkway and Yearling Road.

This neighborhood meeting constitutes the required neighborhood meeting as part of the Citizen Participation Process for the subdivision and zoning process.

Presentation Summary

- Mr. Jason Sanks welcomed attendees, introduced himself and the project and that he was there as a consultant with Iplan Consulting representing Meritage Homes.
- Mr. Sanks identified that the primary purpose of the meeting was to revisit with the neighbors and discuss the status of the revisions made to the plan per their requests at the 1st neighborhood meeting, review the current stage of the plan review process, and to provide an opportunity for the neighbors to ask questions as well as provide formally recorded comments on the proposal.
- Mr. Sanks explained that prior to formal submittal to the City of Peoria, the proposed land plan had been modified from what they had seen in July. The changes were specifically intended to address their concerns. Buffering along the north and east property lines were basically what

were asked for in that meeting.

- Mr. Sanks reminded all the neighbors to use the sign-in sheets for future correspondence and email notifications to any changes in the development plan.

- Mr. Sanks invited attendees to use the aerial photo exhibit to identify where they live in order to address how the development might impact their property.

- Mr. Sanks went over the exhibits, including an aerial photo and a preliminary land plan, which he described as similar to the plan they might recognize from seven years ago with more lots than what were proposed before. As a history, it was mentioned that the original plan was lower in density, but due to today's market, Meritage homes requires more salable units to make the development a worthwhile investment. Adding to the cost of development is the topography and the hillside preservation requirements.

  - Carrying over from the previous plan to the preliminary plan are a cleaned up street layout to allow for more density, same hillside preservation, same setbacks from Lake Pleasant Parkway, and gated community. The high quality exteriors will be maintained as well, including a highly detailed wall plan, entry gates, detailed paving, and enhanced landscaping.

- Mr. Sanks described Meritage homes as a local builder, known for quality homes. He mentioned their intent to deliver an upscale community with an attractive entry off of Lake Pleasant Parkway as the sole entry. Another emergency access point will be located somewhere in the southeast edge of the development.

- Mr. Sanks recognized the amount of community involvement and time and effort put into activating the referendum, and assured the residents that Meritage Homes will make every effort to produce desirable homes with ample amenities. Also, he argued that the density difference serves as a sensible land use transition to anticipated higher density land uses immediately south of this parcel, then onto the Lowes commercial center.

  Mr. Sanks asked the neighbors to the north that were present at the prior meeting if they were pleased with the changes to the north property line, stating that Meritage obliged their request to drop 4 lots and align lot lines, subsequently oversizing the 4 abutting lots. The neighbors responded that they were very satisfied with the land plan. Later discussion involved the two lots in the NEC and the question was asked regarding their respective grade with a concern that they would have grading issues. Mr. Sanks stated that he would bring it up with the project engineer to ensure the pads were not too high.

- Mr. Sanks subsequently asked the neighbors to the southeast if they were pleased with the elimination of six lots in that area, reducing the number of future residences near their homes. Three lots were oversized to reduce the appearance of density, and in fact, fewer homes were now proposed near them compared to the existing approval on the property. The residents concurred that they were pleased with the new plans.

- Two residents continued to reiterate concerns as to why the subdivision entrance was not moved to Yearling Road, or even 95th Avenue. Mr. Sanks responded that the results of a Traffic Impact Analysis revealed that it would be virtually impossible to take access at the Yearling alignment for two reasons: 1) State held land existed to the South and it would have to be auctioned to be acquired, taking at least 12 months (if it were even offered for sale). 2) The hillside immediately in the Yearling alignment would have to be nearly completely excavated to accommodate an entrance into the subdivision, something environmentally unpalatable and prohibitively expensive. Mr. Sanks stated, rather, that his team would continue to work with staff to try and obtain a left turn out of the subdivision. The overriding concern is that residents from Querencia would double back through 95th Avenue or other streets to the east since they could not turn south on Lake Pleasant Parkway.

  Mr. Sanks reiterated to the neighbors that 95th Avenue will be a required dedication and that this project proposes to put in Emergency Access only in the cul-de-sac location. This would include a gate and knox box that only emergency responders could open. Residents would not be able to exit in this location.

  One resident asked where the walls and fences would be on the perimeter of the project. Mr. Sanks referred to the proposed wall plan that indicated the project theme walls, builder walls, and view fencing would be proposed.

  Discussion continued on the subject of utilities. Two residents were concerned where water, sewer, and electricity would come from. Mr. Sanks stated that the utilities would be brought in from Lake Pleasant Parkway, and that water would need to loop and reconnect in the project elsewhere. Another resident asked about setbacks from the El Paso gas line that traverses the project. Mr. Sanks responded that the line was located within its own easement and therefore already setback from adjacent development since nothing can be built on top of that easement except for the proposed street improvements (no homes).

  Discussion continued back around to the issue of access. Mr. Sanks reiterated that it was in everyone's interest, including Meritage, for this project to get at least a left turn lane out so that residents could access the large amount of commercial services at Lake Pleasant Parkway and Happy Valley Road. He added that he would continue to lobby the City's traffic engineer for this access.

- With no further questions, Mr. Sanks concluded the meeting at 7:20 PM.

- Some continued conversations were had with Jason Sanks individually at exhibits. These conversations are not part of this record.

V: [redacted]
E:

I HEREBY VERIFY THAT THE NEIGHBORHOOD MEETING SUMMARY ABOVE IS AN ACCURATE DEPICTION OF THE MEETING PROCEEDINGS.

[redacted]	11/4/13
Signature	Date
Jason Sanks	11/4/13
Name (printed)	Date

Attachments:

- Sign-in Sheets
- Neighborhood Meeting Notice Letter (includes embedded site plan)

Name	Address	Phone	Email
MARK GAWLITTA	[redacted]		
ROW GAWLITTA			
Betty Osborne			
Jim + Joan Charters			
CHRIS NICHOLS			
Mike + Lori Prodan			
DAVID & VIVIAN ESCOBAR			
Susan Lupo			
Jeff Sargent			
CINDY PADDOCK			
JUSTIN DAVIS			

Dear Neighbor,

You are invited to attend a 2nd neighborhood meeting to learn about a proposal to amend the approved Development Plan for the Querencia project, located north of the northeast corner of Lake Pleasant Parkway and Happy Valley Road.

At our first neighborhood meeting, we presented you with a plan to increase the total lot count from 54 lots to 82 lots and basically keep the same neighborhood design as approved in 2006. At that first meeting, several concerns were expressed to us about density and buffering. Another concern included point of access and traffic. Our revised proposal removes 10 lots and oversizes others adjacent to the north and east property lines in an effort to better buffer this project to adjacent development. In fact, there are now fewer lots backing to the southeast corner of the project than originally approved (three versus five). The new layout includes 72 lots with a typical size of 70' x 130' that will be built as executive housing by Meritage Homes. Please note that a minor lot line revision will be made in the northeast corner of the project so there will only be one lot sharing a property line with Lot 6 of La Strada Del Lago.

The Site Plan features a near identical street network with primary access to Lake Pleasant Parkway via a decorative gated entry. We completed a Traffic Impact Analysis and reviewed our ability to move the project entry to the Yearling Road alignment as suggested. This was found unfeasible due to topography and the existence of State Land (without dedicated right-of-way) to the south. We are continuing to explore the possibility of a median break on Lake Pleasant Parkway.

The neighborhood will appear very similar to the surrounding properties as the perimeter NOS (Natural Open Space) areas approved in 2006 will remain and the majority of proposed changes occur internal to the development. At a gross density of 1.64 DU/acre the proposed density is within the prescribed range as dictated by the City's General Plan. However, due to the preservation of the NOS areas, the majority of the proposed lots are 9,100 sf which assumes a Zoning category of R1-12 with a Planned Area Development overlay, which is less than the desired category by the Residential Low General Plan category, thus a Minor Amendment to the General Plan is necessary as part of this development process. Regardless, a maximum density of 1.64 DU/acre is proposed which does conform to the current General Plan. We find the revised plan buffers the adjacent neighborhoods and will be consistent with development patterns in the overall area. Querencia will serve as a transition from the more

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[redacted] Phone: 602-[redacted] Email: [redacted]

intense land uses to the south and west to the lower intensity neighborhoods to the north and east.

As a land owner within 1/4 mile of the site, you are being notified about the project and are invited to attend the meeting to learn more about the proposal and ask any questions that you might have. The meeting will be held as follows:

Monday, October 28 at 6:00 PM

Sunrise Mountain Library – Peoria Branch, 21109 N. 98th Ave., Peoria AZ 85382

If you have any questions and/or cannot attend the meeting, please contact me at (602) 326-0581 or via email at jason@sanksassociates.com.

With regard,

[redacted]

Iplan Consulting

Exhibit G
Planned Area Development
Standards and Guidelines Report

QUERENCIA

Planned Area Development
Major Amendment

Standards and Guidelines Report

North of the Northeast Corner | Lake Pleasant Pkwy and Happy Valley Rd

Case: Z05-08A.1

SUBMITTED TO:
CITY OF PEORIA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Peoria, Arizona

APPLICANT:
IPLAN CONSULTING
Prepared: September 2013
Revised: November 2013

PROJECT TEAM

Owner: Lake Pleasant Partners, LLC
Contact: Evin Netzer
201 W. Christina Blvd., Ste 3
Lakeland, FL 33813
863.648.9555

Planner: Iplan Consulting
Contact: Jason Sanks
4387 E. Capricorn Pl.
Chandler, AZ 85249
602.326.0581

L/S Architect: F2Group
Contact: Matt Franklin
P.O. Box 11157
Chandler, AZ 85248
480.752.0717

Soils Testing: Vann Engineering
Contact: Aaron Atkinson
9013 N. 24th Ave., Ste 85021
Phoenix, AZ 85021
602.943.6997

Archeological: Testing: Soil Systems, Inc.
Contact: Cory Breternitz
1121 N. 2nd St.
Phoenix, AZ 85004
602.253.0107

Topo Survey: AeroTech Mapping
Contact: None listed
8433 N. Black Canyon Hwy., Ste 120
Phoenix, AZ 85021
623.242.7656

Developer: Meritage Homes of Arizona
Contact: Cynthia Paddock
17851 N. 85th Street, Ste 300
Scottsdale, AZ 85255
480.515.8138

Engineer: Cardno
Contact: Paul Haas
9977 N 90th Street, Ste 150
Scottsdale, AZ 85258
602.977.8000

Native Plant: Preservation: Arbor Care Experts
Contact: Marisa Alton
1720 E. Deer Valley Rd, Ste 203
Phoenix, AZ 85024
602.350.5073

Phase I : Environmental: Dos Rios Environmental
Contact: Frank Dickerson
10525 W. Alvarado Rd.
Avondale, AZ 85392
480.235.8225

Biological: Survey: Logan Simpson Design
Contact: None listed
51 W. Third St., Ste 450
Tempe, AZ 85281
480.967.1343

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INTRODUCTION

Querencia is a 44-acre site that runs parallel to Lake Pleasant Parkway on the west, and is located one-quarter mile north of Happy Valley Road and one-half mile south of Jomax Road. The last rezoning approval established PAD zoning on the property with a modified R1-12 zoning district (Z05-08, Jan. 17, 2006). Although the property received both a zoning and preliminary plat (P05-26) approval for a 54 lot subdivision in 2006 and 2007, respectively, the housing market downturn impacted development of the project and it was never built as approved. There are currently no improvements on the project and the natural topography includes a combination of landforms that range from Desert Floor, Bajada, and Hillside.

The concept and theme of the design are based on the definition of the name chosen for the development "Querencia". When translated, Querencia means: "that very special place you call home." The theme is enhanced by the natural setting of the land that is the foundation upon which the character of the neighborhood has been established. Querencia is a proposed private gated community that will feature a variety of homes that have been developed specifically for this property by Meritage Homes of Arizona, Inc.

Our design effort seeks to take the original Querencia concept of envisioned in cases Z05-08 and P05-26 by maintaining the overall street network and relationship to undisturbed hillside and adjacent development, but modify the minimum lot widths to provide additional homes in the development to achieve a total of 72 lots. Active and passive open space areas are nearly identical to the original approval with modifications made to the entry of the project which has been enhanced by adding an uninterrupted view corridor directly up the hillside slope. The underlying R1-12 PAD zoning and approved development standards have been updated to include provisions for reduced front yard setbacks for side-entry garages. A new R1-9 PAD zoning district has been added to capture the minimum 9,000 sf lot size for the majority of the development.

The 72 lot development features lot sizes averaging 9,479 sf and results in a density of 1.63 DU/acre. The unique character of the development is achieved by integrating the design of the gated enclave into the topography and offering a series of unique home designs that will compliment a range of lifestyles. Meritage Homes is committed to developing a quality, executive housing community of homes that blends the needs of prospective home owners with the anticipated high end community desired by the surrounding community. Meritage Homes has developed a reputation as a strong, community minded home builder that develops industry leading homes in their "home market".

EXISTING CONDITIONS

The 44 acre property is characterized by the following: 1) hillside slopes, 2) natural desert vegetation on the majority of the site, 3) an area of disturbance in the southwest corner, 4) two low hilltop peaks (SWC and traversing the site from SW to NE), 5) a 30' El Paso gas line easement bisecting the property, and 5) natural wash in the SEC of the property

Per the aerial located below, the surrounding land uses are:

N: Large lot residential – both vacant lots and homes
E: Large lot residential – both vacant lots and homes
S: Vacant State Land, designated Residential 2-5 du/acre
W: Lake Pleasant Parkway, then School, Office, and future Hospital Uses

LEGAL DESCRIPTION OF PROPERTY AND PARCELS

Per the A.L.T.A. survey (See Appendix A - A.L.T.A.), the following description applies to this parcel. That portion of the South Half of the Northwest Quarter of Section 4, lying Easterly of the East rights-of-way line of Lake Pleasant Parkway as established by Book 2 of Maps, Page 43A, Maricopa County Records: and that part of Lot 4 lying Easterly of the East Rights-of-way line of Lake Pleasant Parkway and established by Book 2 of Maps, Page 43A, Maricopa County Records, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PRELIMINARY DEVELOPMENT PLAN

Currently there are no improvements on the land. The proposed development is nearly identical to the original approval in terms of lot layout, street network, and preservation of natural open space. The Preliminary Plat of the proposed 72 lot single-family detached gated community will blend both visually and physically into the surrounding neighborhood, and looks nearly identical to the prior approval in case P05-26 (See Appendix C – Preliminary Plat)

Querencia will improve the surrounding infrastructure related to the project and provide lots that will enhance the property values in the area. The project is proud to have preserved the hillside area and the open space provided exceeds the minimum standards required by the City of Peoria (10.4% usable provided). Amenities, such as trails, seating, and ramadas will be provided within pocket parks and a centralized view corridor that takes advantage of the natural topography. Residents entering their community will see the view corridor up the most significant hillside portion of the development.

CONSISTENCY WITH THE GENERAL PLAN

Approximately 31 acres of the project lies in the Estate Density Residential land use category of (0-2 du/acre, target of 1 du/ac) and approximately 13 acres of the site is located in the Low Density Residential category of (2-5 du/acre, target of 3 du/ac). With a blended calculated target density of 1.59 du/ac, the proposed 1.63 DU/acre, as reflected on the Preliminary Plat application (P13-0033), maintains conformance with these designations while providing for an appropriate mix of densities for the project considering adjacent land uses. However, due to the 9,000SF minimum lot size not meeting the overall intent of the Residential Estate category, a concurrent minor General Plan Amendment application (GPA13-0007) has been submitted. If approved, the amendment will redesignate the entire project to the Residential Low (2-5 du/ac, target of 3 du/ac) category. With the amendment, the overall proposed density of 1.63 du/ac will be under the Residential Low target density of 3 du/ac. The large amount of open space, both undisturbed hillside and landscaped areas, has depressed the density far below what would be typical for both this lot size and GP land use designation.

PROJECT PHASING AND DEVELOPMENT SCHEDULE

In general, the Querencia community will be developed in one phase. Onsite grading and construction is tentatively anticipated to begin around May of 2014.

LIST OF PERMITTED, CONDITIONAL AND ACCESSORY USES

This amendment has no proposed use changes or limitations from the Single-Family Residential districts as outlined in Article 14-5 of the City of Peoria Zoning Ordinance. The following language applies to the principal, conditional, and accessory uses:

> One single-family detached dwelling unit per lot.
> Other Permitted Principal Uses shall conform to the standards set forth in Article 14-5-2 of the City of Peoria Zoning Ordinance.
>
> Conditional Uses shall conform to the standards set forth in Article 14-5-3 and Article 14-5-7 of the City of Peoria Zoning Ordinance.
>
> Accessory Uses shall conform to the standards set forth in Article 14-5-4 and Article 14-5-8 of the City of Peoria Zoning Ordinance.

PROJECT DEVELOPMENT STANDARDS

The table below sets forth the development standards for Querencia which are intended to identify the criteria related to minimum lot area, width, depth, maximum building height, setbacks, and lot coverage. Six R1-12 PAD lots have been proposed adjacent to existing development in an effort to buffer those properties with larger lots. The remaining 66 lots are R1-9 PAD and are mostly concentrated on the interior of the development (See Appendix B – Zoning Exhibit).

Property Development Standards	R1-12 PAD	R1-9 PAD
Minimum Lot Area (acreage)	12,000 SF	9,000 SF
Minimum Lot Width (ft)	70’	70’
Minimum Lot Depth (ft)	100’	100’
Maximum Lot Coverage (percentage)	45%	45%
Maximum Building Height (ft)	30’	30’
Front Setback (ft) – *Side-entry garage*	10’*	10’*
Front Setback (ft) – *Front-facing garage*	20’**	20’**
Interior Setback (min/total ft)	5’ min/15’ total	5’ min/15’ total
Rear Setback (ft)	15’	15’
Corner Setback (ft)	10’	10’

* Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback.

** Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.

PROJECT SIGNAGE STANDARDS

Project signage shall conform to the requirements set forth in Article 14-34 of the City of Peoria Zoning Ordinance. The approval of this proposed amendment will include conceptual entry monument sign elevations, but all final approvals shall be subject to a separate review and permitting process.

PROJECT LANDSCAPING STANDARDS

Project landscaping shall conform to the requirements set forth in Article 14-35 of the City of Peoria Zoning Ordinance.

A Preliminary Landscape Plan for the entire development has been submitted with this application (See Appendix D – Landscape Plans), along with a Native Plant Inventory. Please note that a trails plan has been provided as well, along with an exhibit depicting the areas intended for “usable” open space. The proposed landscape plan indicates an amenity package that includes multiple nodes of shade seating, exercise equipment, trails, and view corridors.

HILLSIDE DEVELOPMENT

The Hillside Development Overlay (HDO) District-Article 14-22A applies to all properties that contain natural mountainous terrain with a slope of ten percent (10%) or greater in some areas; therefore, the Hillside Development Overlay District regulations will apply to this project.

A slope analysis was been completed for this site under the original application and Cardno Engineering has provided a Slope Analysis Validation Report as part of this application. The proposed preliminary plat (P13-0033) is nearly identical to the original approval in terms of hillside disturbance.

DESERT LANDS CONSERVATION OVERLAY

Querencia is located north of Pinnacle Peak Road and is therefore subject to the Desert Lands Conservation Overlay (DLCO) District (Article 14-22B). The intent of the DLCO is to:

A. Identify sensitive desert conservation features and resources.
B. Protect and preserve Peoria's distinctive desert landscapes and wildlife habitats for the enjoyment of current and future generations.
C. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development.
D. Integrate conservation design into the development of sensitive desert lands and employ development standards and guidelines that equitably balance conservation and development objectives.

Since the project exceeds 10 acres, a Desert Lands Conservation Report has been prepared and submitted along with this PAD request. This document includes all of the required components of the report and illustrates our intent to not only meet the intent of the DLCO District, but to follow the ordinance requirements pertaining to Natural Open Space (NOS) preservation percentages based upon slope and landform type. The project has been specifically designed to concentrate development and redistribute density in an effort to protect hillside NOS and the natural wash corridor in the southeast corner of the property.

As described in the slope analysis memo provided with this application, the existing topography of the site puts the project in the Hillside Development Overlay district. From the table on page 12 of Article 14-22B, Querencia is located within the "Hillside, 15%-20%" category and therefore the NOS requirements are 15% - 55%. We are providing 41.3% NOS and therefore in conformance with the requirement.

INFRASTRUCTURE / UTILITIES

a.Grading / Drainage / Retention

The current drainage flows from the hilltop knolls naturally towards the southwest corner of the site (See Appendix F – Drainage Report). The drainage design for Querencia will include a series of swales along the rear retaining walls, street flows and, if necessary, underground drainage pipes that will concentrate flows to the on-site retention basins and discharge at the southwest corner of the site, as is historic. The Preliminary Grading and Drainage plans have been completed and submitted with the Preliminary Plat. All designs will be submitted to the City of Peoria for review and approval.

b.Water / Wastewater

Water: Querencia has been planned and engineered to be in compliance with City of Peoria Design Guidelines. Querencia is a development that will take advantage of the existing services, utilities and facilities in the community. Through the prior zoning case and pre-plat approvals, verification was made that the project can connect with the 16" waterline in Lake Pleasant Parkway. The 8" waterline just north of Querencia and designed for the La Strada Del Lago development, will be a secondary connection for Querencia. The waterline will be designed ut of the Querencia north property boundary through a tract just west of the existing gas line.

The project engineer has reviewed the existing and approved master water and wastewater plans for infrastructure available on Lake Pleasant Parkway as a means for providing services to the residents of Querencia. Per prior meetings with the City of Peoria staff, it has been determined that there are adequate sewer and water facilities located in Lake Pleasant Parkway to serve this site. A preliminary analysis has been provided with this application. (See Appendix F – Water and Wastewater Analysis).

Wastewater: Querencia has been planned and engineered to be in compliance with City of Peoria Design Guidelines. Querencia is a development that will take advantage of the existing services, utilities and facilities in the community. Through the prior zoning case and pre-plat approvals, verification was made that there are adequate wastewater facilities located in Lake Pleasant Parkway to serve this site through the existing 21-inch sewer line. The Wastewater Analysis Report will be submitted under separate cover with the first Improvement Plan submittal. A preliminary analysis has been provided with this application (See Appendix F – Water and Wastewater Analysis).

c. Electric Power / Natural Gas / Telephone Service

Electric Power will be provided by APS. Southwest Gas can provide natural gas services. Century Link will provide telephone services.

The following table lists the updated utilities and associated service providers for Querencia since its prior approval:

Utility	**Service Provider**
Water	City of Peoria
Sewer, Refuse, Fire & Police	City of Peoria
Gas	Southwest Gas
Electric	APS
Police	City of Peoria
Telephone	Century Link
Cable	Cox Communications

APPENDIX A – A.L.T.A

ALTA/ACSM LAND TITLE SURVEY
OF
QUERENCIA
PEORIA, ARIZONA

BEING A PORTION OF THE S 1/2 OF NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 N, RANGE 1 E OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

ALL BEING THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4 LYING EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF LAKE PLEASANT ROAD AS ESTABLISHED BY BOOK 2 OF MAPS, PAGE 43A, MARICOPA COUNTY RECORDS; AND THAT PART OF LOT 4 LYING EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF LAKE PLEASANT ROAD AND ESTABLISHED BY BOOK 2 OF MAPS, PAGE 43A, MARICOPA COUNTY RECORDS, SECTION 4, TOWNSHIP 4 NORTH; RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE NORTH 01 DEGREE 51 MINUTES 21 SECONDS WEST AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 830.31 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND THE SOUTHEAST CORNER THEREOF;
THENCE SOUTH 89 DEGREES 32 MINUTES 10 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, 1,488.97 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF LAKE PLEASANT ROAD;
THENCE NORTH 16 DEGREES 54 MINUTES 57 SECONDS EAST AND ALONG SAID EAST RIGHT-OF-WAY LINE, 485.28 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;
THENCE NORTH 89 DEGREES 32 MINUTES 10 SECONDS EAST AND ALONG SAID NORTH LINE, 1,332.76 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;
THENCE SOUTH 01 DEGREE 51 MINUTES 21 SECONDS EAST AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 463.26 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:
BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 22 MINUTES 04 SECONDS WEST AND ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 846.00 FEET;
THENCE NORTH 01 DEGREE 51 MINUTES 21 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 832.80 FEET;
THENCE NORTH 89 DEGREES 32 MINUTES 10 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, 846.06 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER;
THENCE SOUTH 01 DEGREE 51 MINUTES 21 SECONDS EAST AND ALONG SAID EAST LINE 830.31 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:
BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 22 MINUTES 04 SECONDS WEST AND ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 846.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND THE SOUTHEAST CORNER THEREOF;
THENCE CONTINUING SOUTH 89 DEGREES 22 MINUTES 04 SECONDS WEST AND ALONG SAID SOUTH LINE, 924.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE PLEASANT ROAD;
THENCE NORTH 16 DEGREES 54 MINUTES 57 SECONDS EAST AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 875.23 FEET;
THENCE NORTH 89 DEGREES 32 MINUTES 10 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, 642.91 FEET;
THENCE SOUTH 01 DEGREE 51 MINUTES 21 SECONDS EAST AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 832.80 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT AS TO ALL THREE PARCELS LISTED ABOVE, AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL THE OIL, GAS, MINERALS AND ALL MATERIALS WHICH ARE, OR MAY BE DETERMINED TO BE, PECULIARLY
ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS RESERVED TO FRANCIS M. BARD, ALSO KNOWN AS F. N. BARD, AND PHOEBE M. BARD, HIS WIFE, BY DEED RECORDED APRIL 26, 1956, IN DOCKET 1887, PAGE 549;

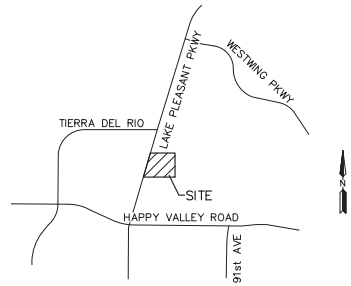
EXCEPT AS TO PARCEL NO. 1 AND PARCEL NO. 3 LISTED ABOVE THAT PORTION CONDEMNED BY FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 16, 2004 AS 2004-1086343 OF OFFICIAL RECORDS.

SCHEDULE "B" - EXCEPTIONS

5	TERMS AND CONDITIONS – DEVELOPER ASSISTANCE AGREEMENT (BLANKET IN NATURE – COVERS ENTIRE SITE)	DKT 2005-1269184
6	TERMS AND CONDITIONS – TEMPORARY RIGHT OF ENTRY AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT	DKT 2005-1591263
7	EASEMENT FOR GAS LINES (COVERS ENTIRE SITE)	DKT 2020, PAGE 564
8	EASEMENT FOR CITY OF PEORIA ROADWAY, STREETS AND OPEN SPACE	DKT 2004-1086343
9	TERMS AND CONDITIONS PER RESOLUTION NO. 05-211 (NON-PLOTTABLE)	DKT 2005-1770359
10	TERMS AND CONDITIONS PER RESOLUTION NO. 05.212 (NON PLOTTABLE)	DKT 2005-1771426

NOTES

1. SITE AREA: PARCEL 1 653,404 sq.ft. – 15.0000 ac.
   PARCEL 2 703,337 sq.ft. – 16.1464 ac.
   PARCEL 3 635,411 sq.ft. – 15.0002 ac.
2. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASE OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
4. THIS SURVEY IS VALID ONLY WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. THIS SURVEY IS BASED UPON FIELD WORK PERFORMED BY RICHARD E. JONES DURING DECEMBER 2010. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.



VICINITY MAP
N.T.S.

TITLE REFERENCE

INFORMATION ON THIS SURVEY IS BASED UPON THE REPORT OF TITLE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 10150206, AMEND. NO 2, DATED OCTOBER 15, 2010.

VANTAGE RESOURCES LLC HAS RELIED SOLEY UPON THE INFORMATION CONTAINED WITHIN THE REPORT OF TITLE AND SCHEDULE B DOCUMENTS PROVIDED BY STEWART TITLE GUARANTY COMPANY AS LISTED HEREON. VANTAGE RESOURCES, LLC AND RICHARD E. JONES (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

BASIS OF BEARING

THE BASIS OF BEARING SOUTH 01 DEGREES 51 MINUTES 21 SECONDS EAST – THE NORTH/SOUTH MID-SECTION LINE OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ZONING INFORMATION

PAD

FLOOD INFORMATION

SUBJECT PARCEL LIES WITHIN ZONE "X" AND HAS BEEN DETERMINED TO BE AREAS OF 500-YEAR FLOOD; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FORM 1 % ANNUAL CHANCE FLOOD ACCORDING TO CURRENT FLOOD INSURANCE RATE MAP NO. 04013C1160H, DATED SEPTEMBER 30, 2005, PANEL 1160 OF 4350.

SURVEYOR'S CERTIFICATION

TO:

1. LAKE PLEASANT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
2. AGRO-IRON INC., A DELEWARE CORPORATION
3. BANK OF THE WEST, A CALIFORNIA BANKING CORPORATION
4. STEWART TITLE GUARANTY COMPANY, A TEXAS CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11a, 11b AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

RICHARD E. JONES
RLS# 27742
D. JONES LAND SURVEYING & MAPPING
2119 E CEDAR PLACE
CHANDLER, ARIZONA 85249
PH: (480) 242-3937

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

REV.	REVISION	DATE

QUERENCIA
LAKE PLEASANT PARKWAY
PEORIA, ARIZONA
ALTA/ACSM LAND TITLE SURVEY

3010 SOUTH PRIEST DR. STE 102
TEMPE, ARIZONA 85282
PH: (480) 629-8830
CIVIL ENGINEERING • WATER RESOURCES • PLANNING
CONSTRUCTION MANAGEMENT • SURVEY

VANTAGE RESOURCES, LLC

REGISTERED LAND SURVEYOR
27742
RICHARD E. JONES
DATE SIGNED 1/APRIL
ARIZONA U.S.A.
EXPIRES 3/31/2012

PROJ NO:	2076
SCALE:	AS NOTED
DRAWN:	SKF
DATE:	JAN 2011

DWG. NO.
SV-1
SHT. 1 OF 2

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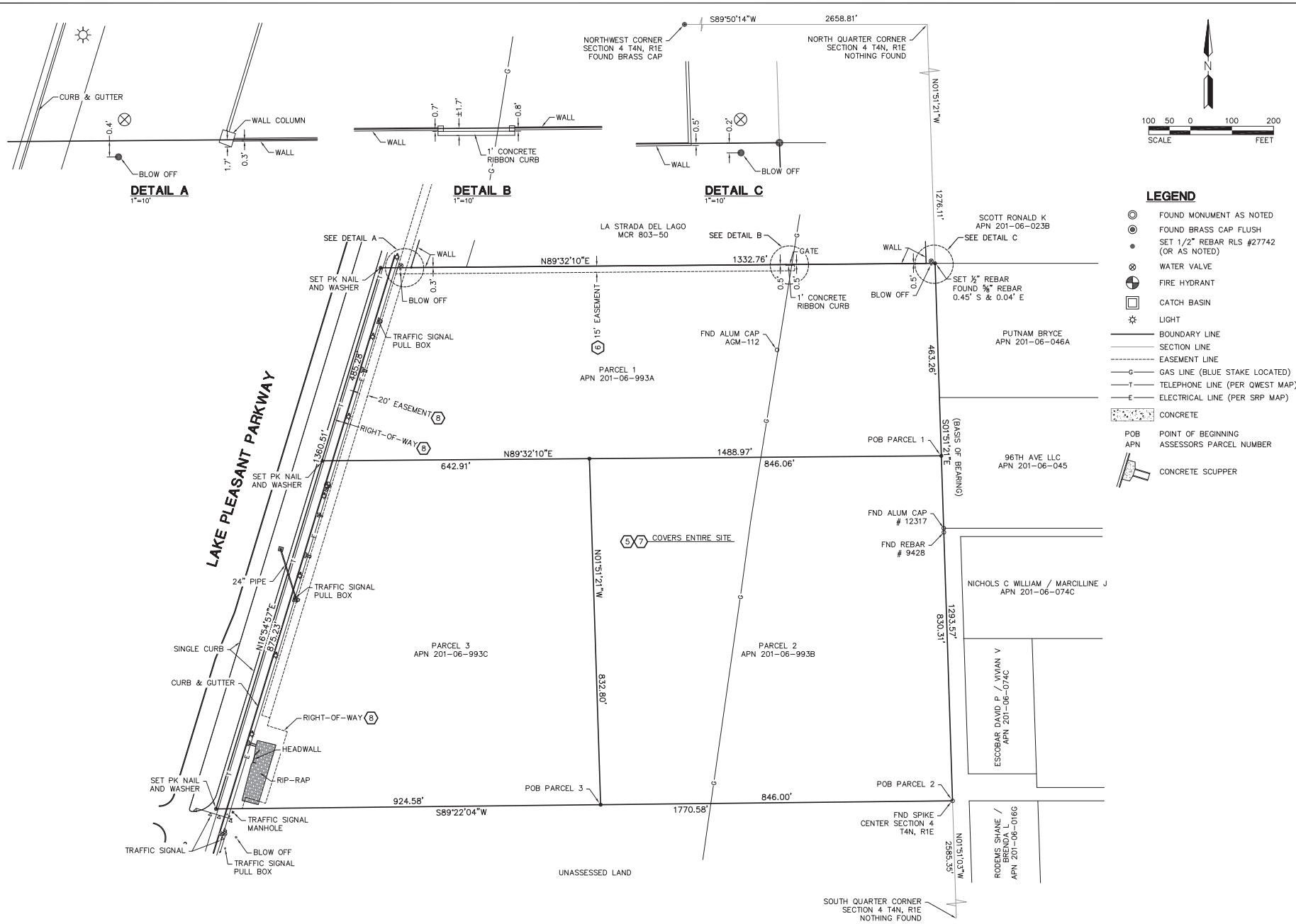

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ARIZONA U.S.A.
EXPIRES 3/31/2012

PROJ NO:	2076
SCALE:	AS NOTED
DRAWN:	SKF
DATE:	JAN 2011

DWG. NO.
SV-2
SHT. 2 OF 2

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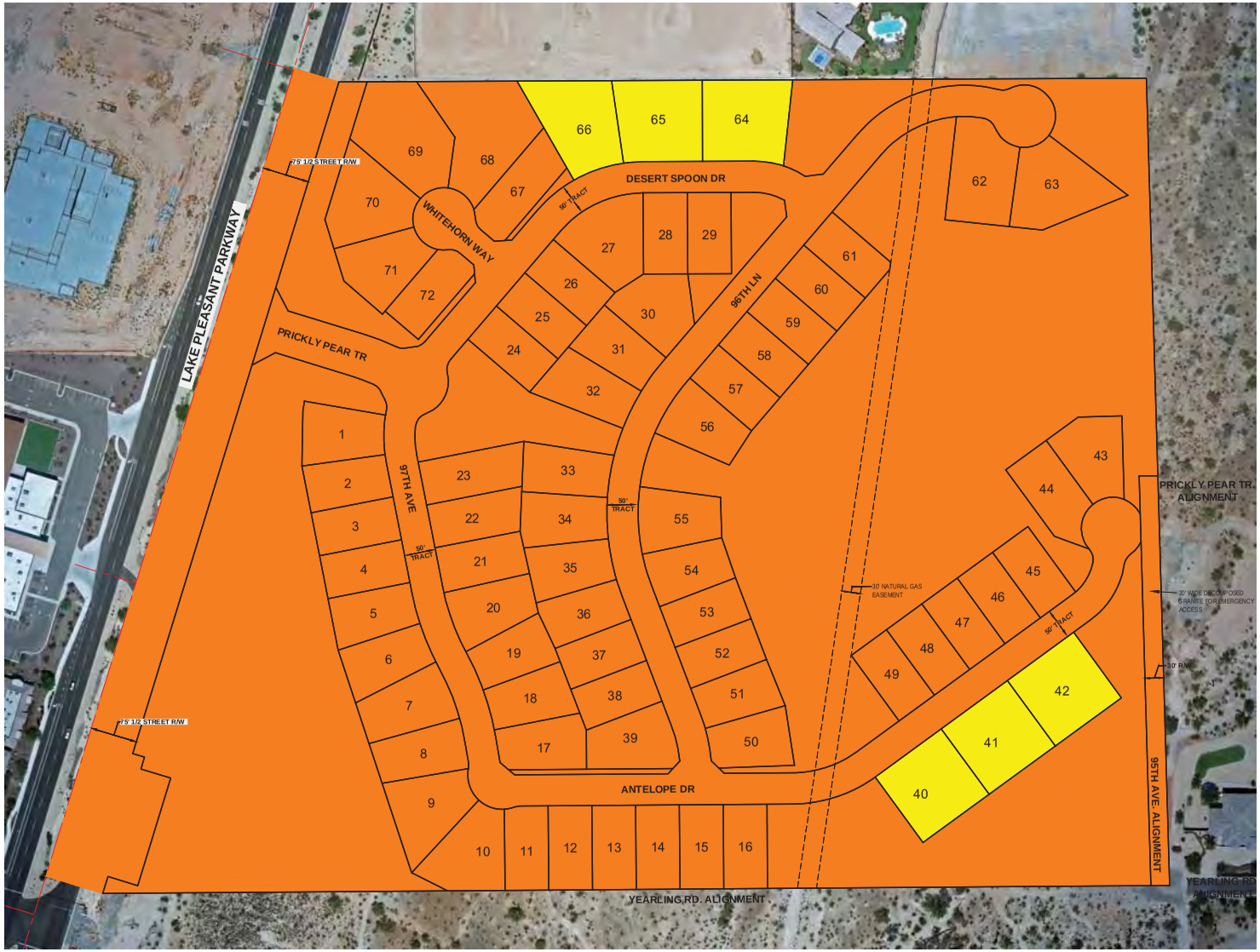
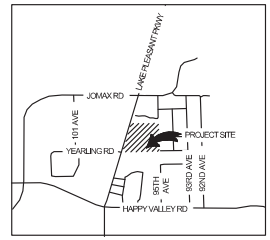
APPENDIX B – ZONING EXHIBIT



LEGEND

- ZONING DISTRICT R1-9 PAD
- ZONING DISTRICT R1-12 PAD



VICINITY MAP

NOTES:
1. THIS EXHIBIT IS BASED ON PRELIMINARY PLAT PLAN.

SCALE: 1"=80'

80 40 0 80

Cardno Shaping the Future
PHOENIX
9877 N 90TH ST, STE 350, SCOTTSDALE, AZ 85258
TEL: (602) 977-6000 FAX: (602) 977-6098 www.cardno.com

ZONING MAP
QUERENCIA
MERITAGE HOMES
PEORIA, ARIZONA

PRELIMINARY

PROJECT NO.:	41304620 00
DATE:	12/02/2013
DESIGNED BY:	TEAM
DRAWN BY:	MWJ
CHECKED BY:	PMH

APPENDIX C – PRELIMINARY PLAT

PRELIMINARY PLAT
QUERENCIA

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT SITE

VICINITY MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	PUBLIC UTILITY EASEMENT	
	RIGHT-OF-WAY	
	ROADWAY CENTERLINE	
	ZONING BOUNDARY	
	SANITARY SEWER WYE & FLOW DIRECTION	
	WATER LINE	
	1' CONTOUR	
	5' CONTOUR	
	STORM DRAIN INLET	
	FIRE HYDRANT	
	WATER VALVE	
	STREET LIGHT	
	SEWER MANHOLE	
	BRASS CAP	
	SURVEY MONUMENT	
	SLOPE GRADE AND FLOW DIRECTION	SLOPE
	SLOPE LINES	
EX. S.D.	EXISTING STORMDRAIN STRUCTURES	
	PROPOSED STORMDRAIN STRUCTURES	PROP. S.D.
	CURVE NUMBER SEE CURVE TABLE	C#
	LINE NUMBER SEE LINE TABLE	L#
	PAVEMENT HIGH POINT	
	PAVEMENT LOW POINT	
	DRIVEWAY LOCATION	D/WSC
FES		FRONT ENTRANCE GARAGE
SES		SIDE ENTRANCE GARAGE

OWNER/DEVELOPER
MERITAGE HOMES OF ARIZONA, INC.
17851 NORTH 85TH STREET, SUITE 300
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 515-8150
FAX: (480) 515-7921
CONTACT: CINTHIA PALDOCK

ENGINEER
CARDNO, INC.
9977 NORTH 90TH STREET, SUITE 350
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 977-8000
FAX: (602) 977-8099
PROJECT MANAGER: PAUL HAAS, P.E.

BENCHMARK
A 3" CITY OF PEORIA BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST.

ELEVATION: 1377.19 (NAVD 88 DATUM)

BASIS OF BEARING
NORTH 0°39'18" WEST, ASSUMED, SHOWN AS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD PLAIN DATA

FLOOD ZONE:	X
FIRM MAP:	04013C1160H
DATE OF FIRM:	09/30/2005

PUBLIC UTILITIES

WATER	CITY OF PEORIA
SEWER	CITY OF PEORIA
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK
GAS	SOUTH WEST GAS
CABLE	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF PEORIA
FIRE	CITY OF PEORIA

SHEET INDEX

1 COVER SHEET
2 PRELIMINARY PLAT
3 PRELIMINARY UTILITY PLAN
4 PRELIMINARY GRADING AND DRAINAGE PLAN

PARCEL LOT AREA TABLE

Lot #	Area (SF)	Lot #	Area (SF)	Lot #	Area (SF)	Lot #	Area (SF)
1	10881	21	9949	41	17030	61	9089
2	9696	22	10304	42	17030	62	16259
3	9348	23	11509	43	12058	63	16740
4	9348	24	9100	44	11647	64	18028
5	10186	25	9100	45	9099	65	17690
6	10570	26	9100	46	9100	66	17296
7	12405	27	14821	47	9100	67	12142
8	10876	28	9138	48	9100	68	22674
9	13871	29	9100	49	9100	69	20916
10	14109	30	13183	50	10497	70	15579
11	9387	31	10196	51	9660	71	12565
12	9450	32	11644	52	9100	72	10119
13	9450	33	10463	53	9100	TOTAL	826,409
14	9450	34	10834	54	10223		
15	9450	35	10451	55	11422		
16	9450	36	9783	56	11203		
17	10911	37	9100	57	9100		
18	10345	38	9100	58	9100		
19	9978	39	12237	59	9100		
20	11366	40	17030	60	9100		

PARCEL TRACT & R.O.W AREA TABLE

TRACT	USE	AREA (SQFT)	USEABLE	AREA (SQFT)
A	OPEN SPACE, DRAINAGE	228,056	USEABLE	228,056
B	OPEN SPACE, DRAINAGE, TRAIL, UTILITIES	121,317	USEABLE	121,317
C	OPEN SPACE, DRAINAGE, TRAIL, UTILITIES	424,636	USEABLE	419,903
D	OPEN SPACE, DRAINAGE, HOA PARK	31,233	USEABLE	29,000
E	OPEN SPACE, DRAINAGE	10,988	USEABLE	10,988
F	OPEN SPACE	1,537	USEABLE	–
G	OPEN SPACE, DRAINAGE	30,347	USEABLE	30,347
H	OPEN SPACE	2,030	USEABLE	–
I	PRIVATE STREETS, UTILITIES	248,723	USEABLE	–
R.O.W	EMERGENCY ACCESS ROAD, UTILITIES	19,689	USEABLE	–
	TOTAL	1,115,958	USEABLE	839,612

NOTE:
THE TERM "USEABLE" AS SHOWN ON THIS PLAN REFERS TO THE AREA WITHIN THE TRACT/ R.O.W THAT HAS ENOUGH WIDTH (> 15 FT) TO HOUSE SIGNIFICANT OPEN SPACE AMENITIES SUCH AS PARKS & RETENTION BASINS.

GENERAL NOTES

1. THE INTENT OF THIS PRELIMINARY PLAT IS TO MEET THE REQUIREMENTS OF THE ADOPTED ZONING FOR QUERENCIA PLANNED AREA DEVELOPMENT (P.A.D.) CITY OF PEORIA CASE # Z-05-08A1, AND THE PROVISIONS OF THE CITY OF PEORIA ZONING ORDINANCE.
2. A ONE FOOT NON-VEHICULAR ACCESS EASEMENT AND FENCE EASEMENT SHALL BE CREATED WHERE REQUIRED BY THE SUBDIVISION CODE.
3. ALL SIGNING SHALL BE UNDER SEPARATE PERMIT.
4. DEVELOPMENT WITHIN THE PROJECT AREA SHALL CONFORM TO THE CITY OF PEORIA DESIGN REVIEW MANUAL, SUBJECT TO QUERENCIA P.A.D.
5. ALL COMMON OPEN SPACE AND ADJACENT ROW LANDSCAPE AREAS WILL BE MAINTAINED BY AN ESTABLISHED HOME OWNERS ASSOCIATION.
6. LOTS AT T-INTERSECTIONS WILL REQUIRE DRIVEWAYS SET IN LINE WITH ONCOMING TRAFFIC.
7. ALL PARCEL ENTRANCES TO HAVE DECORATIVE PAVEMENT PER LANDSCAPE PLANS AND ENTRANCE ISLANDS AS SHOWN ON PLANS.
8. DWELLINGS IN THIS SUBDIVISION WILL BE REQUIRED TO HAVE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IF THEY MEET ANY OF THE FOLLOWING CONDITIONS.
   a. GROUP R, DIVISION 3 OCCUPANCIES WITH A FIRE AREA (LIVABLE PLUS GARAGE) OF FIVE THOUSAND (5,000) SQUARE FEET OR GREATER (REF: IFC – 2006 AMENDED, SECTION 903.2.7.1).
   b. WHERE THE HOSE LAY DISTANCE FROM A FIRE HYDRANT TO ANY STRUCTURE ON THE PROPERTY EXCEEDS FOUR HUNDRED (400) FEET (IFC – 2006 AMENDED, SECTION 508.5.3.1).
   c. WHERE THE FIRE FLOW REQUIREMENTS CANNOT BE MET FROM THE AREA FIRE HYDRANTS (REF: IFC–2006 AMENDED, SECTION 3.2.7.2.1.1)
   d. THE FIRE SPRINKLER SYSTEM IS REQUIRED TO BE OFFERED AS AN OPTION TO THE HOME BUYER (REF: IFC–2006 AMENDED, SECTION 903.2.7.2.1.4).

THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN FEDERAL REGISTER ON JULY 26, 1991, AS PERTAINS TO CURB AND RAMP, RAMP, CROSS WALK, SLOPE AND CROSS SLOPE OF SIDEWALK, AND PARKING REQUIREMENTS.

KEY LOT & CORNER LOT LAYOUT
TYPICAL BUILDING SETBACKS
N.T.S.

LAND USE SUMMARY TABLE FOR QUERENCIA

	TOTAL			
TOTAL NUMBER OF LOTS	72			
TOTAL GROSS AREA*	2,057,347	SQFT	47.23	AC
TOTAL NET AREA	1,942,284	SQFT	44.59	AC
AREA OF LOTS	826,409	SQFT	18.97	AC
AREA OF OPEN SPACE	850,146	SQFT	19.52	AC
AREA OF USEABLE OPEN SPACE	839,613	SQFT	19.27	AC
AREA OF ROW **	19,689	SQFT	0.45	AC
PERCENT OF AREA OF LOTS (BASED ON GROSS ACREAGE)	40.2%			
PERCENT AREA OF OPEN SPACE (BASED ON GROSS ACREAGE)	41.3%			
DENSITY	1.61	DU/ACRE		
MINIMUM LOT SIZE ALLOWABLE	9,000	SQFT	0.21	AC
AVERAGE LOT SIZE	11,478	SQFT	0.26	AC
MINIMUM LOT SIZE	9,089	SQFT	0.21	AC
R1-12 PAD 70 X 100	**LOTS 40-42, 64-66**			
R1-12 PAD GROSS AREA	104,705	SQFT	2.39	AC
R1-12 PAD LOT COUNT	6			
MRD DENSITY	2.51	DU/R1-12 PAD GROSS AREA(AC)		
MIN R1-12 PAD LOT SIZE	12,000	SQFT	0.28	AC
R1-9 PAD 70 X 100	**LOTS 1-39, 43-63, 67-72**			
R1-9 PAD GROSS AREA	727,304	SQFT	16.58	AC
R1-9 PAD LOT COUNT	66			
MRD DENSITY	3.98	DU/R1-9 PAD GROSS AREA(AC)		
MIN R1-12 LOT SIZE	9,000	SQFT	0.21	AC

*CALCULATED TO THE CENTERLINE OF THE ABUTTING STREETS

**STREET RIGHT OF WAY CONTAINED WITHIN PARCEL BOUNDARY

DEVELOPMENT STANDARDS (QUERENCIA)

ZONING DISTRICT	MIN LOT SIZE	MIN LOT WIDTH	MIN LOT DEPTH	MAX BLDG HEIGHT	MINIMUM YARD SETBACKS FRONT-SIDE ENTRY GARAGE	FRONT-FRONT ENTRY GARAGE	REAR	SIDE	STREET SIDE	MAX. LOT COVERAGE	NUMBER OF LOTS
R1-12 PAD	12,000 SF	70'	100'	30'	10'*	20'**	15'	5/15	10	45%	6
R1-9 PAD	9,000 SF	70'	100'	30'	10'*	20'**	15	5/15	10	65%	66

NOTES
* NOT MORE THAN 60% OF THE TOTAL FRONT FACING ELEVATION SHALL OCCUR AT THE 10-FT SETBACK.

** WHERE FRONT-FACING GARAGES ARE PRESENT, A 10-FOOT FRONT SETBACK SHALL APPLY TO THE LIVABLE PORTION OF THE HOME PROVIDED THAT NOT MORE THAN 60% OF THE TOTAL FRONT-FACING ELEVATION OCCURS AT THE 10-FOOT SETBACK.

Cardno
Shaping the Future
PHOENIX
9977 N 90TH ST STE 350, SCOTTSDALE, AZ 85258
TEL: (602) 977-8000
FAX: (602) 977-8099
WWW.CARDNO.COM

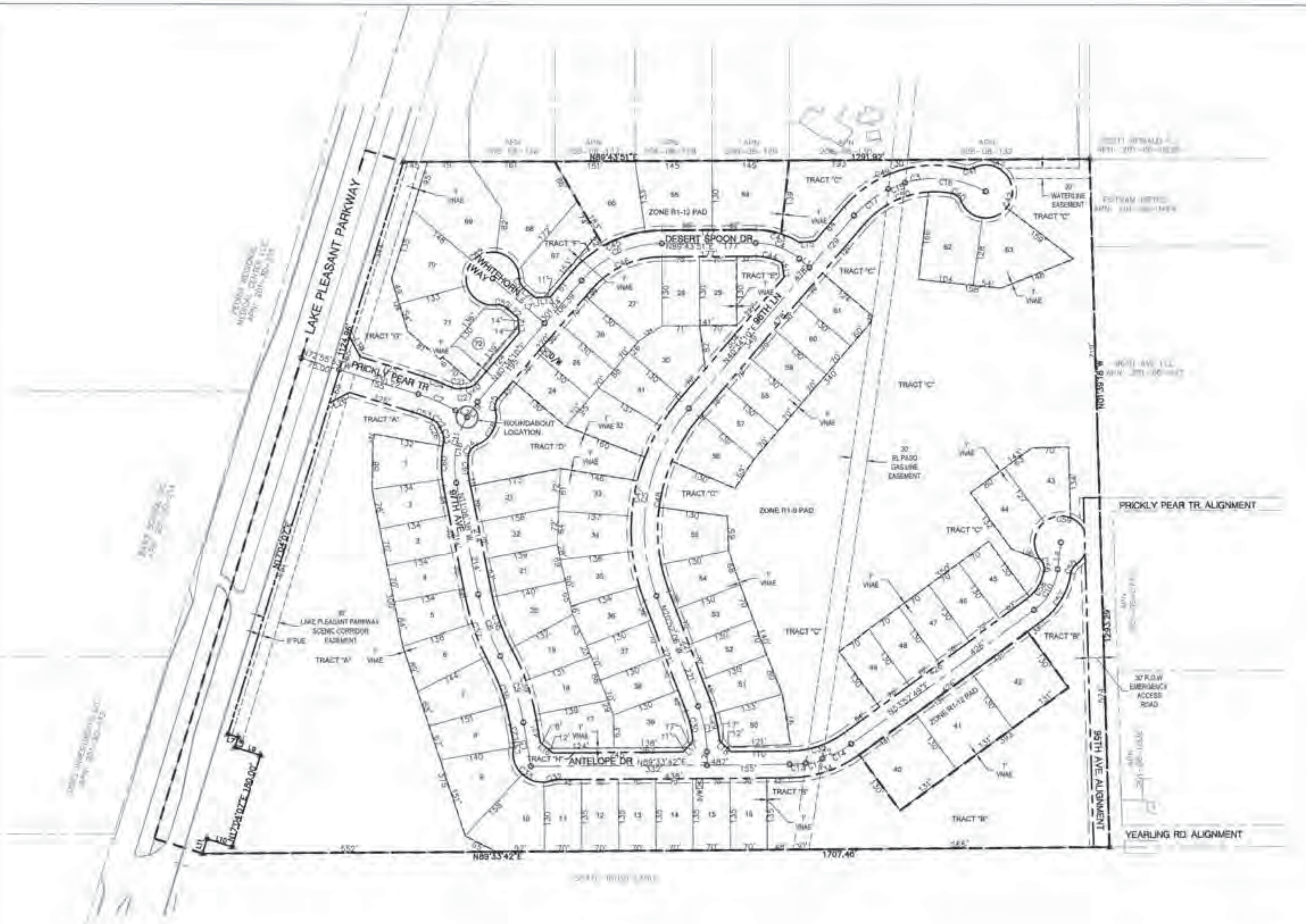
PRELIMINARY PLAT - COVER SHEET
QUERENCIA
MERITAGE HOMES OF ARIZONA, INC.
PEORIA, ARIZONA

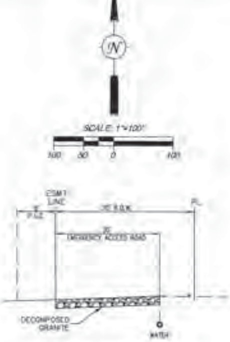
32836
PAUL M. HAAS
ARIZONA, U.S.A.
EXPIRES 6-30-16

PROJECT NO:	4130462000
DATE:	12-02-2013
DESIGNED BY:	BMN
DRAWN BY:	BMN
CHECKED BY:	PMH

Cardno
Shaping the Future
PHOENIX
9977 N 90TH ST, STE 300, SCOTTSDALE, AZ 85258
TEL (602) 977-8000 FAX (602) 977-8099
www.cardno.com

PRELIMINARY PLAT
QUERENCIA
MERITAGE HOMES OF ARIZONA, INC.
PEORIA, ARIZONA

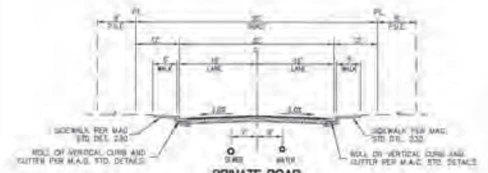




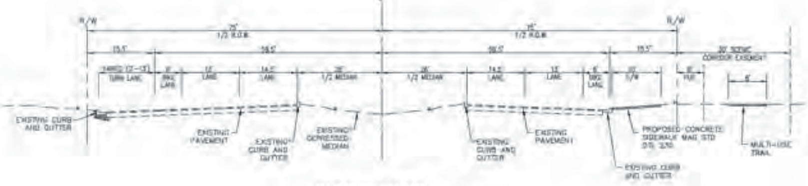
95TH AVE. CROSS SECTION
LOOKING NORTH
NTS

CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT
C1	20°25'48"	246.09'	87.75'	87.28'	44.35'
C2	35°40'53"	200.00'	124.55'	122.55'	64.37'
C3	78°06'58"	200.00'	272.68'	252.04'	162.29'
C4	40°50'19"	125.00'	89.10'	87.22'	46.54'
C5	61°26'16"	350.00'	375.30'	357.56'	207.97'
C6	49°09'41"	200.00'	171.61'	166.39'	91.49'
C7	12°30'48"	350.00'	76.44'	76.29'	38.37'
C8	17°33'55"	400.00'	122.63'	122.15'	61.80'
C9	19°01'45"	400.00'	132.85'	132.24'	67.04'
C10	47°17'21"	110.00'	90.79'	88.23'	48.16'
C11	51°40'49"	180.00'	162.36'	156.91'	87.17'
C12	9°18'39"	200.00'	32.52'	32.47'	16.29'
C13	8°54'11"	200.00'	31.08'	31.05'	15.57'
C14	17°28'03"	200.00'	60.97'	60.74'	30.72'
C15	9°41'52"	200.00'	33.85'	33.81'	16.97'
C16	44°52'13"	200.00'	156.63'	152.66'	82.58'
C17	23°32'54"	200.00'	82.20'	81.62'	41.69'
C18	40°41'33"	180.00'	127.84'	125.17'	66.75'
C19	10°59'15"	180.00'	34.52'	34.47'	17.31'
C20	48°13'19"	25.00'	21.04'	20.43'	11.19'
C21	38°26'59"	25.00'	16.78'	16.46'	8.72'
C22	45°19'18"	25.00'	19.78'	19.26'	10.44'
C23	43°01'54"	25.00'	18.78'	18.34'	9.86'
C24	64°03'20"	25.00'	27.95'	26.52'	15.64'
C25	54°17'06"	25.00'	23.69'	22.81'	12.82'
C26	10°45'52"	55.00'	10.33'	10.32'	5.18'
C27	11°43'26"	55.00'	11.25'	11.23'	5.65'
C28	83°47'47"	55.00'	80.44'	73.46'	49.35'
C29	16°12'07"	271.09'	76.66'	76.40'	38.59'
C30	15°14'43"	221.09'	58.83'	58.65'	29.59'
C31	20°21'51"	25.00'	8.89'	8.84'	4.49'
C32	20°21'51"	25.00'	8.89'	8.84'	4.49'
C33	121°31'12"	55.00'	116.65'	95.98'	98.25'
C34	35°40'53"	225.00'	140.12'	137.87'	72.42'
C35	35°40'53"	175.00'	108.98'	107.23'	56.32'
C36	19°01'45"	375.00'	124.55'	123.97'	62.85'
C37	17°33'55"	425.00'	130.29'	129.78'	65.66'
C38	17°33'55"	375.00'	114.97'	114.52'	57.94'
C39	19°01'45"	425.00'	141.15'	140.50'	71.23'
C40	58°08'40"	25.00'	25.37'	24.30'	13.90'
C41	41°24'35"	25.00'	18.07'	17.68'	9.45'
C42	275°20'32"	50.00'	240.28'	67.34'	-45.54'
C43	33°11'37"	150.00'	86.90'	85.69'	44.71'
C44	29°21'37"	100.00'	51.24'	50.68'	26.20'
C45	49°09'41"	225.00'	193.06'	187.19'	102.92'
C46	49°09'41"	175.00'	150.15'	145.59'	80.05'
C47	61°26'16"	375.00'	402.11'	383.12'	222.83'
C48	61°26'16"	325.00'	348.50'	332.04'	193.12'
C49	63°45'18"	225.00'	250.36'	237.65'	139.93'
C50	59°32'35"	175.00'	181.86'	173.79'	100.11'
C51	48°11'23"	25.00'	21.03'	20.41'	11.18'
C52	48°11'23"	25.00'	21.03'	20.41'	11.18'
C53	7°16'09"	315.00'	39.96'	39.94'	20.01'
C54	8°26'55"	385.00'	56.77'	56.72'	28.44'
C55	46°17'40"	25.00'	20.20'	19.65'	10.69'
C56	52°59'38"	25.00'	23.12'	22.31'	12.46'
C57	45°17'41"	135.00'	106.72'	103.97'	56.33'
C58	42°14'48"	85.00'	62.67'	61.26'	32.84'
C59	276°14'25"	50.00'	241.07'	66.76'	-44.83'
C60	23°02'14"	205.00'	82.43'	81.87'	41.78'
C61	17°08'10"	155.00'	46.36'	46.19'	23.35'
C62	276°22'46"	50.00'	241.19'	66.67'	-44.72'
C63	19°02'06"	50.00'	16.61'	16.53'	8.38'
C64	16°22'31"	50.00'	14.29'	14.24'	7.19'
C65	3°09'41"	205.00'	11.31'	11.31'	5.66'
C66	2°08'50"	205.00'	7.68'	7.68'	3.84'
C67	4°28'23"	375.00'	29.28'	29.27'	14.65'
C68	7°58'04"	225.00'	31.29'	31.26'	15.67'
C69	1°27'42"	425.00'	10.84'	10.84'	5.42'
C70	1°33'21"	375.00'	10.18'	10.18'	5.09'
C71	0°32'40"	375.00'	3.56'	3.56'	1.78'
C72	1°37'50"	425.00'	12.09'	12.09'	6.05'
C73	8°07'43"	225.00'	31.92'	31.89'	15.99'
C74	6°52'05"	225.00'	26.97'	26.95'	13.50'
C75	6°55'33"	225.00'	27.20'	27.18'	13.62'
C76	5°00'29"	271.09'	23.68'	23.68'	11.85'
C77	17°04'29"	55.00'	16.39'	16.33'	8.26'
C78	4°53'00"	85.00'	7.24'	7.24'	3.63'
C79	52°59'38"	25.00'	23.12'	22.31'	12.46'
C80	46°17'40"	25.00'	20.20'	19.65'	10.69'
C81	48°11'23"	25.00'	21.03'	20.41'	11.18'
C82	48°11'23"	25.00'	21.03'	20.41'	11.18'
C83	41°24'35"	25.00'	18.07'	17.68'	9.45'
C84	58°08'40"	25.00'	25.37'	24.30'	13.90'
C85	20°21'51"	25.00'	8.89'	8.84'	4.49'
C86	20°21'51"	25.00'	8.89'	8.84'	4.49'
C87	11°43'26"	55.00'	11.25'	11.23'	5.65'
C88	10°45'52"	55.00'	10.33'	10.32'	5.18'
C89	54°17'06"	25.00'	23.69'	22.81'	12.82'
C90	64°03'20"	25.00'	27.95'	26.52'	15.64'
C91	43°01'54"	25.00'	18.78'	18.34'	9.86'
C92	45°19'18"	25.00'	19.78'	19.26'	10.44'
C93	38°26'59"	25.00'	16.78'	16.46'	8.72'
C94	48°13'19"	25.00'	21.04'	20.43'	11.19'

LINE	BEARING	LENGTH
L1	N43°25'50"W	25.00'
L2	N00°26'18"W	25.00'
L3	N00°25'05"W	25.00'
L4	N06°36'20"E	50.42'
L5	N09°36'42"W	63.69'
L6	N72°55'53"W	20.00'
L7	N17°04'07"E	19.88'
L8	N72°55'53"W	50.00'
L9	N72°55'53"W	50.00'
L10	N17°04'07"E	28.64'
L11	N08°28'35"E	11.80'
L12	N09°46'46"E	15.85'
L13	N85°34'10"E	28.28'
L14	N07°15'00"W	26.83'
L15	N83°39'30"E	29.21'
L16	N50°02'33"W	30.46'
L17	N41°15'59"E	27.64'
L18	N46°29'43"W	28.80'
L19	N27°55'53"W	42.43'
L20	N62°04'07"E	42.43'
L21	N49°25'50"W	28.46'
L22	N49°25'50"W	28.46'
L23	N09°36'42"W	54.59'
L24	N57°13'55"E	54.31'
L25	N08°28'35"E	11.80'
L26	N69°50'27"W	59.44'
L27	N09°46'46"E	15.85'
L28	N17°04'47"W	103.23'



PRIVATE ROAD
LOOKING NORTH OR WEST
NTS



PARKWAY SECTION
LAKE PLEASANT PARKWAY

PROJECT NO: 4130462000
DATE: 12-02-2013
DESIGNED BY: BMN
DRAWN BY: BMN
CHECKED BY: PMH

Cardno
Shaping the Future
PHOENIX
8607 N 85TH ST, STE 300, SCOTTSDALE AZ 85258
TEL: 602.977.6000 FAX: 602.977.6050
www.cardno.com

PRELIMINARY PLAT - UTILITY PLAN
QUERENCIA
MERITAGE HOMES OF ARIZONA, INC.
PEORIA, ARIZONA

32836 PAUL M. HAS ARIZONA, U.S.A.
EXPIRES 9-30-16

PROJECT NO.:	4150462000
DATE:	12-02-2013
DESIGNED BY:	SMN
DRAWN BY:	SMN
CHECKED BY:	PMH

SHEET
3 OF 4

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Shaping the Future
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PRELIMINARY PLAT - GRADING & DRAINAGE PLAN
QUERENCIA
MERITAGE HOMES OF ARIZONA, INC.
PEORIA, ARIZONA

32836
PAUL M. HAAS
ARIZONA, U.S.A.
EXPIRES 9-30-16

PROJECT NO:	430462000
DATE:	12-02-2013
DESIGNED BY:	BMN
DRAWN BY:	BMN
CHECKED BY:	PMH

SHEET
4 OF 4

APPENDIX D – LANDSCAPE PLANS

CONCEPTUAL LANDSCAPE PLAN

QUERENCIA

PEORIA, ARIZONA

SINGLE-FAMILY PRELIMINARY PLAT PLANTING DATA SHEET

(To be completed and included on Landscape Plan)

LANDSCAPE AREAS	Required	Provided
A. Street Frontage Areas [14-35-4.A.1]		
1. Adjacent to Arterial Streets (10 feet)	10,340 sq. ft	10,340 sq. ft
2. Adjacent to Collector Streets (8 feet)**	0 sq. ft	0 sq. ft
3. Adjacent to Local Streets (8 feet)**	20,640 sq. ft	20,640 sq. ft
** Requirement applied along lot side and rear frontage areas		
B. Required Drainage Retention / Detention Areas [14-35-4.A.4]	122,400 sq. ft	122,400 sq. ft
C. Usable Open Space Area (Design Review Manual 30-70-12.C: ≥ 20 lots)		
1. Lots less than 10,000 square feet (9% of gross project area)	174,183 sq. ft	170,681 sq. ft
2. Lots 10,000 – 18,000 square feet (7% of gross project area)	N/A sq. ft	N/A sq. ft
3. Lots greater than 18,000 square feet (5% of gross project area)	N/A sq. ft	N/A sq. ft

Note: If the development includes a mixture of lot sizes beyond the ranges described above, the percentage of Usable Open Space required shall be based on the percentage of lots in each category.

PLANT QUANTITIES	Required	Provided
Street Frontage Landscape Areas [14-35-4.A.2]		
D. Trees: 1 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	42 trees	42 trees
E. Shrubs: 6 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	207 shrubs	202 shrubs
Drainage Retention / Detention + Usable Open Space Areas [14-35-4.A.1]		
F. Trees: 1 per 1,000 square feet	296 trees	296 trees
G. Shrubs: 5 per 1,000 square feet	1,475 shrubs	1,675 shrubs

Note: Usable Open Space areas may occupy the same areas as drainage (i.e. inspirated retention basins)

Special Planting Requirements (PAD, Zoning, etc)	----	----

TOTALS	Required	Provided
Total Landscape Areas (A + (B + C))	333,563 sq. ft	329,061 sq. ft
Total Usable Open Space Percent	9 %	9.2 %
Total Trees (D + F)	338 trees	338 trees
Total 24" Box Trees (50% of total required trees)	169 trees	169 trees
Total Shrubs (E + G)	1,682 shrubs	2067 shrubs

GENERAL NOTES

1. Turf (lawn) is limited to a minimum of 20% of the site area.
2. A development may substitute a 36" box or larger tree in place of a 15 gallon tree at a substitution rate of 1:1 (one for every required 15) gallon tree.
3. All landscaped areas shall be supported by an automatic irrigation system which may be spray, flood or drip system.
4. Plant materials utilized in landscaped areas in the ROW must be included on the most recent edition of the Phoenix Active Management Area Low Water Use / Drought Tolerant Plant List.
5. The Developer shall be responsible to install/maintain all landscaping within the Right-of-Way.
6. A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will eventually block/obstruct.

GENERAL NOTES

1. FINAL LOT SITE CONFIGURATIONS MAY VARY AT THE TIME OF FINAL PLAN APPROVAL.
2. LANDSCAPE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE.
3. ALL NON-TURF AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
4. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
5. LANDSCAPE AND STRUCTURES WITHIN SIGHT TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'-0".
6. FINAL PLANT SPECIES, THEIR LOCATION, SIZES, AND QUANTITIES MAY VARY AT THE TIME OF FINAL PLAN APPROVAL FROM THE CITY OF PEORIA.
7. AT MATURITY, ALL SHRUBS WILL BE 3'-0" FROM THE REAR OF A FIRE HYDRANT AND NO MATERIAL, OTHER THAN GROUNDCOVER MAY BE PLACED BETWEEN THE STREET OR ROADWAY AND 3'-0" EITHER SIDE OF A FIRE HYDRANT.
8. AMENITIES LAYOUT MAY CHANGE DUE TO FINAL GRADING CHANGES.
9. ADDITIONAL PLANT MATERIALS MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT.
10. LANDSCAPE TRACTS AND OPEN SPACE TO BE MAINTAINED BY HOA.
11. PLANT TYPES AND QUANTIES WILL CONFORM TO THE CITY OF PEORIA LANDSCAPE AND STREETSCAPE GUIDELINES.
12. THE RETENTION SHOWN ON THE PLAN IS CONCEPTUAL IN NATURE. SEE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.

CONCEPTUAL PLANT PALETTE

TREES - 15G. / 24" BOX / 36" BOX

ACACIA ANUERA / MULGA
CAESALPINIA CACALACO / CASCALOTE
CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE
CERCIDIUM FLORIDUM / BLUE PALO VERDE
CERCIDIUM MICROPHYLLUM / FOOTHILL PALO VERDE
CHILOPSIS LINEARIS / DESERT WILLOW
OLNEYA TESOTA / IRONWOOD
PITHECELLOBIUM FLEXICAULE / TEXAS EBONY
PROSOPIS VELUTINA / MESQUITE
SOPHORA SECUNDIFLORA / MESCAL BEAN

SHRUBS - 5 GAL. MIN.

ACACIA GREGGII / CAT CLAW ACACIA
AMBROSIA DELTOIDEA / TRIANGLE LEAF BURSAGE
ASCLEPIAS SUBULATA / DESERT MILKWEED
BUDDLEIA MARRUBIFOLIA / WOOLLY BUTTERFLY BUSH
CALLIANDRA SPECIES / FAIRY DUSTER

SHRUBS - 5 GAL. MIN.

CELTIS PALLIDA / DESERT HACKBERRY
DALEA SPECIES / DALEA
DODONEA VISCOSA / HOPBUSH
ENCELIA FARINOSA / BRITTLEBUSH
ERICAMERIA LARICIFOLIA / TURPENTINE BUSH
ERIOGONUM FASCICULATUM / FLATTOP BUCKWHEAT
JUSTICIA CALIFORNICA / CHUPAROSA
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM SPECIES
RUELLIA PENINSULARIS / BAJA RUELLIA
SALVIA SPECIES / SALVIA
SENNA WISLIZENII / SHRUBBY SENNA
SIMMONDSIA CHINENSIS / JOJOBA
TECOMA STANS / YELLOW BELLS
VIGUIERIA DELTOIDEA / GOLDEN EYE

ACCENTS / CACTI - 5 GAL. MIN.

AGAVE SPECIES
ALOE SPECIES
CARNEGIEA GIGANTEA / SAGUARO
DASYLIRION WHEELERI / DESERT SPOON
ECHINOCEREUS FASCICULATUS / HEDGEHOG CACTUS
FEROCACTUS ACANTHODES / COMPASS BARREL
FEROCACTUS WISLIZENII / FISHHOOK BARREL
FOUQUIERIA SPLENDENS / OCOTILLO
HESPERALOE PARVIFLORA / RED YUCCA
OPUNTIA SPECIES
YUCCA SPECIES

DECOMPOSED GRANITE

3" MINUS / 3" DEPTH - COLOR: EXPRESS BROWN

TURF

* MIDIRON HYBRID BERMUDA SOD (OR HYDROSEED VAR: BLACKJACK)

* NOT PERMITTED IN PUBLIC RIGHT OF WAY

GROUNDCOVERS - 1 GAL. MIN.

BACCHARIS CV. "CENTENNIAL" / CENTENNIAL BACCHARIS
BAILEYA MULTIRADIATA / DESERT MARIGOLD
DALEA GREGGII / INDIGO BUSH
MELAMPODIUM LEUCANTHUM / BLACKFOOT DAISY
OENOTHERA BERLANDIERI / MEXICAN EVENING PRIMROSE
PENSTEMON SPECIES
SPHAERALCEA AMBIGUA / GLOBE MALLOW
LANTANA SPECIES / LANTANA
VERBENA SPECIES
CONVOLVULUS CNEORUM / BUSH MORNING GLORY

PRELIMINARY - NOT FOR CONSTRUCTION

0' 60' 120' 180'

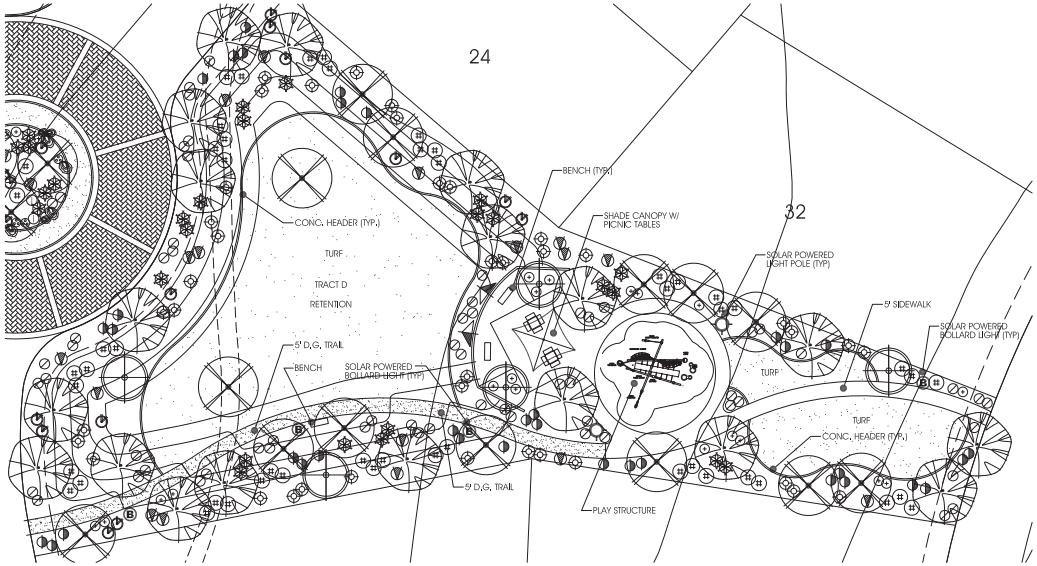
NORTH
1"=60'-0"
11.25.13

Registered Landscape Architect
CERTIFICATE NO. 32261
STATE OF ARIZONA
PRELIMINARY
DATE
SIGNATURE

MeritageHomes

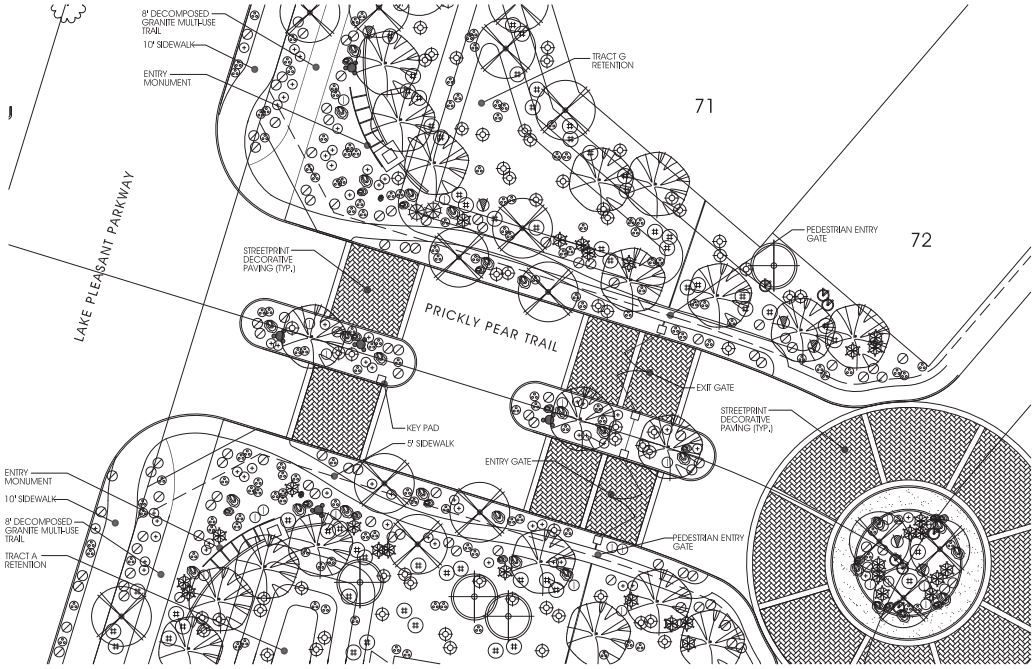
F2GROUP
landscape architecture
480.752.0717 P.
480.889.6084 F.

SHEET
L1



CONCEPTUAL AMENITY AREA - PLAN VIEW

1"=20'-0"



CONCEPTUAL PROJECT ENTRY - PLAN VIEW

1"=20'-0"

CONCEPTUAL AMENITY PLAN

QUERENCIA

PEORIA, ARIZONA

CONCEPTUAL PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	CALIPER (SIZE)
	TREES	
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	1.0"-1.5" (24" BOX)
	CERCIDIUM HYBRID DESERT MUSEUM	1.0"-1.5" (24" BOX)
	CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	SALVAGED
	CHILOPSIS LINEARIS DESERT WILLOW	1.0"-1.5" (24" BOX)
	PROSOPIS THORNLESS HYBRID 'AZ1' THORNLESS MESQUITE	1.25"-1.5" (24" BOX)
	PROSOPIS VELUTINA NATIVE MESQUITE	.50"-.75" (15 GAL.) SALVAGED
	SHRUBS	
	AMBROSIA DELTOIDEA TRIANGLE LEAF BURSAGE	1 GAL.
	BUDDLEIA MARRUBIFOLIA WOOLY BUTTERFLY BUSH	5 GAL.
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL.
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	5 GAL.
	ENCELIA FARINOSA BRITTLE BUSH	5 GAL.
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL.
	LARREA TRIDENTATA CREOSOTE BUSH	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GAL.
	LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY SAGE	5 GAL.
	RUELLIA PENISULARIS DESERT RUELLIA	5 GAL.
	ACCENTS	
	AGAVE DESERTI DESERT AGAVE	5 GAL.
	CARNEGIEA GIGANTEA SAGUARO	SALVAGED
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.
	ECHINOCEREUS FASCICULATUS HEDGEHOG CACTUS	5 GAL.
	FEROCACTUS WISLIZENI FISHHOOK BARREL	24-9' HT.
	FOUQUIERIA SPLENDENS OCOTILLO	5 GAL.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.
	BOUGAINVILLEA SP. BOUGAINVILLEA	5 GAL.
	GROUNDCOVERS	
	BAILEYA MULTIRADIATA DESERT MARIGOLD	1 GAL.
	LANTANA SP. LANTANA	1 GAL.
	OENOTHERA BERLANDIERI MEXICAN EVENING PRIMROSE	1 GAL.
	PENSTEMON PARRYI PARRY PENSTEMON	1 GAL.
	SPHAERALCEA AMBIGUA GLOBE MALLOW	1 GAL.
	VERBENA RIGIDA SANDPAPER VERBENA	1 GAL.
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	1 GAL.
	MATERIAL	
	DECOMPOSED GRANITE COLOR - 'EXPRESS BROWN'	3" MINUS 3" DEPTH
TURF	CYNODON DACTYLON 'MIDIRON OR BLACKJACK' HYBRID BERMUDA GRASS	(SOD OR HYDROSEED)
	SURFACE SELECT GRANITE BOULDERS	
	6X6 CONC. HEADER W/ INTEGRAL COLOR - DAVIS COLORS 'SAN DIEGO BUFF 523'	

PRELIMINARY - NOT FOR CONSTRUCTION

0' 20' 40' 60'

NORTH
1"=20'-0"
11.25.13

PRELIMINARY

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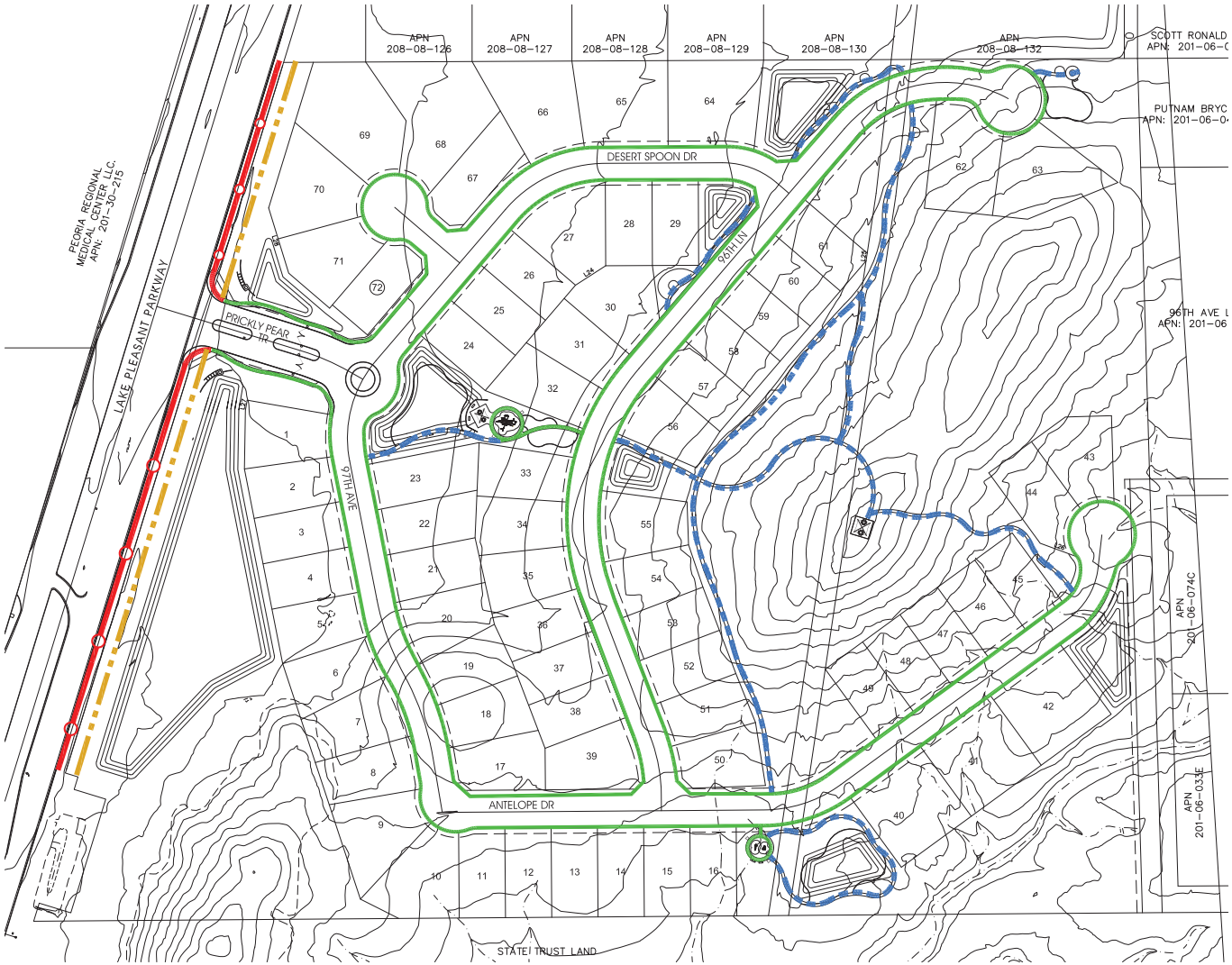
landscape architecture
480. 752. 0717 P.
480. 889. 8084 F.

SHEET
L2



CONCEPTUAL TRAIL PLAN

QUERENCIA

PEORIA, ARIZONA

LEGEND

- 10' CONCRETE SIDEWALK ALONG LAKE PLEASANT PKWY
- 5' CONCRETE SIDEWALK
- 4'-5' DECOMPOSED GRANITE TRAIL - EXACT SIZE AND LOCATION TO BE DETERMINED AT TIME OF FINAL ENGINEERING PLANS
- 8' MULTI-USE STABILIZED DECOMPOSED GRANITE TRAIL

PRELIMINARY - NOT FOR CONSTRUCTION

0' 60' 120' 180'

NORTH
1"=60'-0"
11.25.13

PRELIMINARY

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480.889.8084 F.

SHEET
L3

CONCEPTUAL MASTER WALL PLAN

QUERENCIA

PEORIA, ARIZONA

LEGEND

- PRIMARY THEME WALL - SEE DETAIL C SHEET L5
- SECONDARY THEME WALL - SEE DETAIL D SHEET L5
- PROJECT VIEW FENCE 'A' - SEE DETAIL E SHEET L5
- PROJECT VIEW FENCE 'B' - SEE DETAIL G SHEET L5
- THEME COLUMN - SEE SHEET L5
- ENTRY MONUMENT - SEE DETAIL A SHEET L5
- ENTRY MONUMENT - SEE DETAIL A SHEET L5
- TENTATIVE MAILBOX LOCATION - SEE DETAIL F SHEET L5

PRELIMINARY - NOT FOR CONSTRUCTION

0' 60' 120' 180'

NORTH
1"=60'-0"
11.25.13

PRELIMINARY

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480.889.6084 F.

SHEET
L4

CONCEPTUAL WALL ELEVATIONS

QUERENCIA

PEORIA, ARIZONA

A ENTRY MONUMENT - ELEVATION

NTS

B GATED ENTRY - ELEVATION

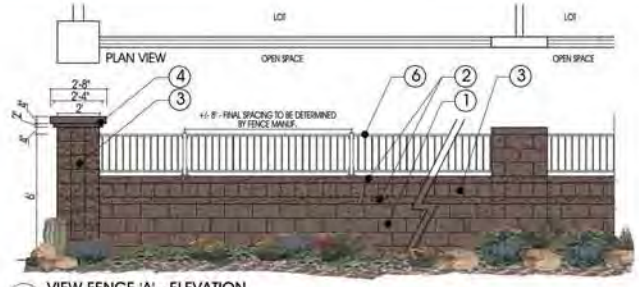
NTS

C PRIMARY THEME WALL - ELEVATION

NTS

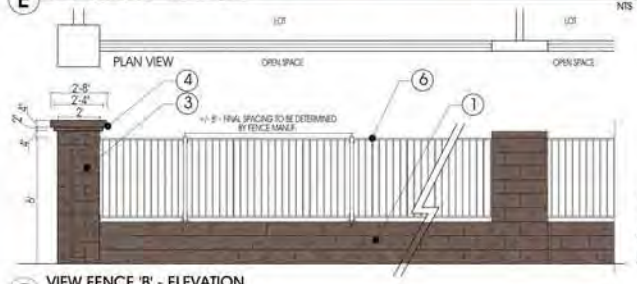
D SECONDARY THEME WALL - ELEVATION

NTS



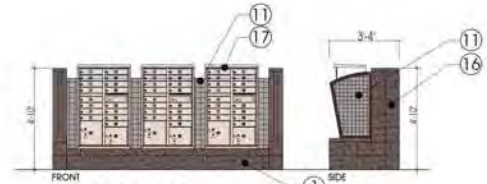
E VIEW FENCE 'A' - ELEVATION

NTS



G VIEW FENCE 'B' - ELEVATION

NTS



F MAILBOX- ELEVATION

NTS

KEY NOTES:

1. 6 x 8 x 16 SPLITFACE CMU BLOCK - COLOR DE 'COCOA'
2. 6 x 4 x 16 SPLITFACE CMU BLOCK - COLOR DE 'COCOA'
3. 6X8X16 SMOOTH SINGLESCORE CMU BLOCK - COLOR DE 'COCOA'
4. SMOOTH CMU CAP - COLOR DE 'COCOA'
5. 8X8X16 CMU W/ STONE VENEER
6. TUBULAR STEEL VIEW FENCE - 2 1/2" POSTS, 2" RAILS, 3/4" PICKETS @ 4" O.C. - COLOR DE 'COCOA'
7. TUBULAR STEEL AUTOMATIC GATE
8. TUBULAR STEEL PEDESTRIAN GATE
9. PRECAST CONCRETE CAP
10. STEEL SIGN PANEL
11. WELDED WIRE MESH
12. 6X6 TUBULAR STEEL POST
13. REVERSE PAN CHANNEL LETTERS
14. STEEL GABION COLUMN
15. STANDING SEAM METAL ROOF
16. 8X8X16 SINGLESCORE SPLITFACE CMU
17. USPS APPROVED MAILBOX

PRELIMINARY - NOT FOR CONSTRUCTION

0' 60' 120' 180'

NORTH
1"=60'-0"
11.25.13

PRELIMINARY

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480.889.8084 F.

SHEET
L5

CONCEPTUAL ENTRY PERSPECTIVE

QUERENCIA

PEORIA, ARIZONA

PRELIMINARY - NOT FOR CONSTRUCTION

0' 60' 120' 180'

NORTH
1"=60'-0"
9.9.13

PRELIMINARY

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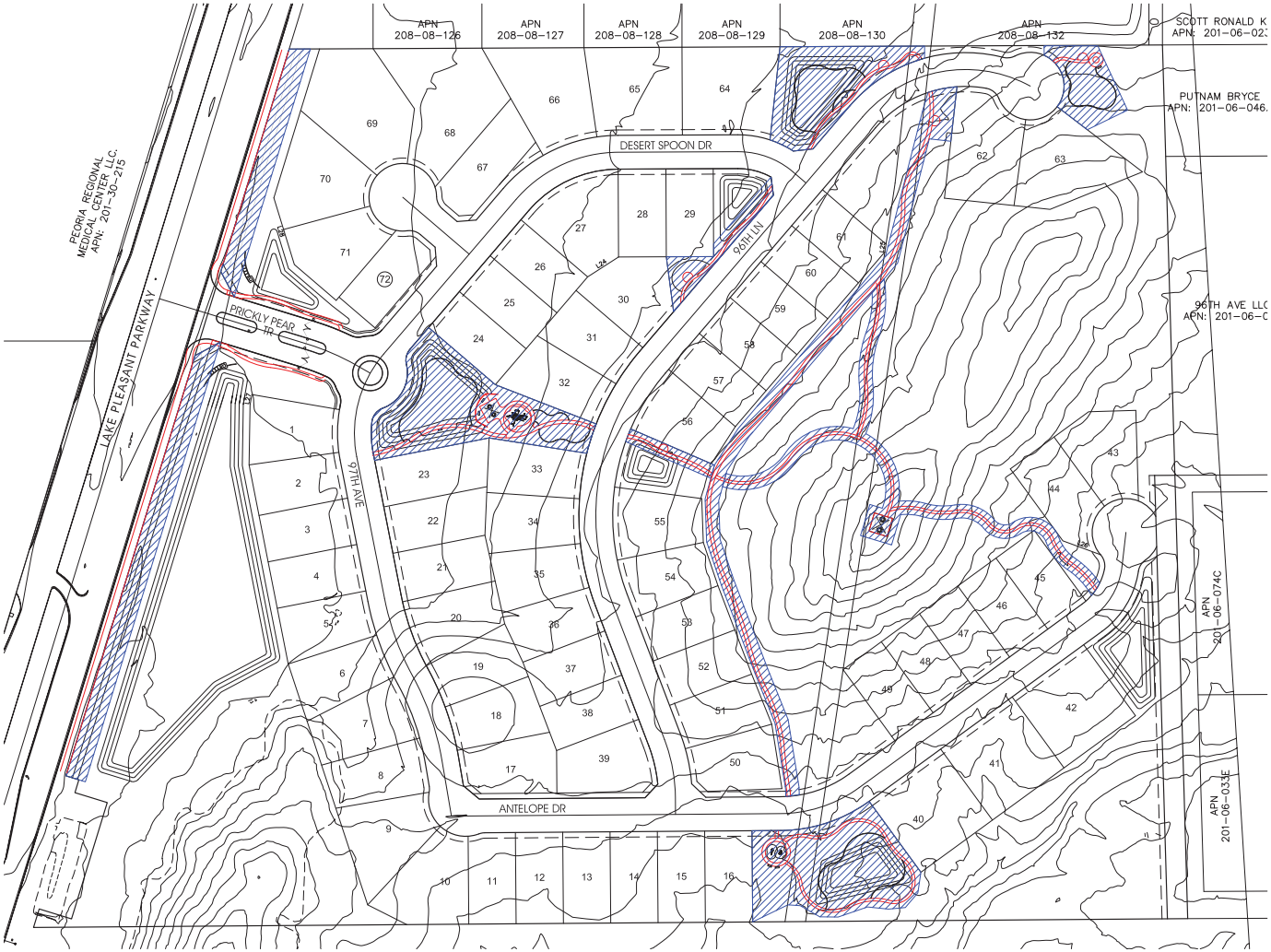
480.888.6084 F.

SHEET
L6

CONCEPTUAL OPEN SPACE PLAN

QUERENCIA

PEORIA, ARIZONA



LEGEND

USUABLE OPEN SPACE - 4.12 ACRES (9.2%)

PRELIMINARY - NOT FOR CONSTRUCTION

0' 60' 120' 180'

NORTH
1"=60'-0"
11.25.13

PRELIMINARY

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landscape architecture
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480.889.8084 F.

SHEET
L7

APPENDICES E THROUGH G UNDER SEPARATE COVER

Exhibit 3

Opposition Letter

Rob Gubser

From: GLORIA WIRTHS - AZ PROPERTY SHOP [redacted]
Sent: Thursday, January 09, 2014 5:34 PM
To: [redacted] Rob Gubser
Subject: Fw: Querencia-New Subdivision NORTH OF HAPPY VALLEY

Hello

This is a summary of the email that I sent out back in July, prior to the first new meeting around that time. I summarized the input that I received from some of the residents and this is how it came out..

We did not receive notice for this as we live on 93rd, and they don't have everyone on the list...I had a phone call from a neighbor, and I did receive a copy (from that neighbor who also had a copy of the plan that was given to them when they bought their house a few years ago).

After I sent the email regarding Trailside they came to me to see if I could spread the word about this new proposed subdivision. This was proposed, and seemed to be approved in 2006...but just recently a new plan was received, with some "minor changes" with the a notice letter regarding a neighborhood meeting for the Querencia project. Please don't confuse the two subdivisions or meetings...I will be happy to email you all the day before each meeting to remind you if needed...

Although this project seems to be upscale, gated, and according to the 2006 plan the sq. footage of the homes was to be between 3,000 and 5,000...Sounds great! We want that kind of subdivision around us to help increase our values. The homes will be huge but there have been some "changes" in the plan since 2006 (I don't consider them "minor") as they now have increased the lot count from 54 to 82...and have decreased the lot sizes from 12,000 to 8,000...so now I am thinking they will probably decrease the sq. footage of the homes as well since the lots will be smaller. This is what I have heard your complaints are:

...that the density is NOT in line with the other homes in this area, both North and South of Happy Valley. We are acreages, not 8,000 sq. foot lots...Not to mention that residents that live further North up the hill will be looking at tiled roof tops, and the closer they are together the worse it will look...it does NOT just affect the residents along the 95th Ave, but all of us in the area, including South of Happy Valley. We need to maintain an upscale image to get those values. Right now we don't have any lots less than 1.25 acres North of Happy Valley, between 91st and Lake Pleasant Rd, East

to West, and Happy Valley to Jomax, North and South, so why would they build with such small lots?

Most builders try to get as many houses built on an acre as possible...that's fine if you are in a tract home area...WE ARE NOT!!! Cutting those lot sizes down from 12,000 to 8,000 is not going to work for this area. Even at 12,000 sq. foot lots, I wasn't happy to hear that, but then after reading the letter I knew we were facing the same issues as Trailside. Please try to make it out as this affects us all.

We need to make sure the lot sizes are larger, and maintain sq. footages of homes being built. We will have to wait for the meeting to see what other issues are at hand.

Traffic: Where will the entrance and exits will be to this subdivision...We already have a tremendous problem with traffic on 93rd Ave from people making illegal left and right turns from Cibola Vista down 93rd Ave. They turn off of Happy Valley and turn immediately on the frontage road to go up 92nd then out that way...Why, I have no idea...but they hate the speed bumps and think they will avoid them. They didn't want to put a traffic signal on 93rd, they said, because it would encourage traffic on 93rd...That is a joke, and now we risk our life everyday to turn out onto Happy Valley in either direction...The traffic is moving so fast, and sometimes it is a long wait to get out...Yes, we have a traffic light at 95th which requires us to drive out of our way to get to it when 93rd is and has been the main flow. Residents are concerned where this traffic flow will be, and how it will affect us all.

Lighting: We live in an area where there are no street lights...it was hard enough to have them on Happy Valley, and then to have the shopping centers come in...thankfully some of them agreed to turn their big spotlights off after a certain hour so we could enjoy our lifestyle up here and see the stars without the glare of the street lights and spot lights. Most of us never turn our porch lights on...we might once or twice a year. This is why we live here, for the acreage, the lifestyle, the peace and quiet, the darkness.

Thanks,
Gloria

Gloria Wirths
Designated Broker / Owner
AZ PROPERTY SHOP
Exceeding Your Expectations
[redacted]

Exhibit 4

Draft Ordinance

ORDINANCE NO 2014-09

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA ZONING PROPERTY FROM PLANNED AREA DEVELOPMENT (PAD) RESIDENTIAL ZONING DISTRICT TO PLANNED AREA DEVELOPMENT (PAD) RESIDENTIAL ZONING DISTRICT FOR A DEVELOPMENT KNOWN AS QUERENCIA; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing on January 9, 2014 in zoning case Z05-08A.1 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for rezoning of a parcel of land as described below from Planned Area Development (PAD) zoning district to Planned Area Development (PAD) zoning district as provided in Section 14-33 of Chapter 14 of the Peoria City Code (1977 edition);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Peoria Times Newspaper on December 20, 2013; and

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, the zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. A parcel of land in Peoria, Maricopa County, Arizona, which is more accurately described in Exhibits A and B to this Ordinance, is hereby conditionally rezoned from Planned Area Development (PAD) zoning district to Planned Area Development (PAD) zoning district.

SECTION 2. The amendment to the zoning herein provided be conditioned and subject to the following stipulations:

1. The development shall substantially conform to the “Querencia” Planned Area Development Standards and Guidelines Report (case Z05-08A.1) date stamped December 5, 2013.

2. The approval entered herein shall not negate any of the prior conditions contained or referenced within the original Case Z05-08 (Querencia).

3. The maximum number of lots for the Querencia development shall not exceed 72.

4. The Developer shall preserve plant materials within designated open space areas as shown on the Master Conservation Plan by Cardno dated December 2, 2013.

5. Within areas identified as NOS, no grading or other disturbance shall occur except the minimum grading for trails, roadways and utility easements. No walls are permitted within the NOS. Restoration of the Disturbed Area shall be in conformance with Article 14-22-B-5.A.12.

6. The Developer shall provide an updated ALTA Survey reflecting existing boundary and recorded easements on the site with the Civil Improvement Plans.

7. It is the developer’s responsibility to obtain permission from El Paso Natural Gas to construct or maintain buildings, walls, retention and other similar improvements either within the EPNG easement and/or fifteen feet of the pipeline in accordance with conditions agreed to and outlined within the dedicated easement (MCR Docket 2020 page 564).

8. Improvement plans submitted as part of the zoning review are intended for concept only.

9. The Development is responsible for repayment RZST0601 in the amount of $566,794.62. This must be paid prior to issuance of any permits for the development.

10. A final water network analysis and final sewer report will be required for final design.

11. In order for the City to issue a “Will Serve Letter” the Developer shall submit the water and sewer reports and the Approval to Construct (ATC) form with an original signature by the owner. The current ATC forms are available at http://www.maricopa.gov/EnvSvc/WaterWaste/Subdivisions/Downloads.aspx

12. Streetlights are required to be installed by the Developer. The streetlight plan must be submitted with the second submittal of the improvement plans. The streetlights shall also be indicated on the paving or grading plan.

13. The Developer will be responsible to underground any overhead utilities rated less than 69 kV, which are adjacent to the subdivision.

14. A Phase 1 Environmental Clearance will be required for all right-of-way to be dedicated to the City.

15. The Developer is responsible to provide an Agreement to Install Improvement for the public improvements required by the development with an accompanying financial assurance for subdivision improvements in accordance with City's requirements.

16. The Developer will be responsible to form a Maintenance Improvement District (MID) for this subdivision. The MID submittal shall be made with the second submittal of the improvement plans.

17. The preservative seal required for the new streets shall be applied 1-year after completion of the streets. A fee to cover this cost will be required at the time of the paving permit. The City will determine the amount at the time of permit issuance.

18. Pavement sections shall be verified by the project soils report.

19. The Developer will be responsible to verify visibility and sight distance triangles for intersections, driveways, and grade separations.

20. The Development shall comply with the phase 2 AZPDES Storm Water Pollution Prevention criteria. This should include runoff control, erosion control, and sediment control. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with the improvement plans in accordance with the SWPPP checklist.

21. All driveways shall be in accordance with the requirements of Peoria Detail PE-251. Any deviations from this detail shall be addressed in a Traffic Impact Analysis.

22. All subdivisions shall submit a local street signing plan with the first submittal of the improvement plans.

23. Prior to Final Plat recordation, the applicant shall obtain approval of final grading, drainage, utilities, and paving plans in conjunction with a Final Drainage Report and Final TIA. These final plans and reports shall be in conformance with the approved preliminary plans and report. The Final Plat shall be submitted with the first submittal of the improvement plans. The Final Plat shall be approved prior to permits being issued for the site.

24. A Final Drainage Report must be submitted with the Civil Improvement Plans.
    - Note that the City of Peoria has adopted the Maricopa County Uniform Drainage Design Standards, Policies and Procedures and Drainage Design Manual for Maricopa County for drainage criteria. Retention must be provided for the 100-year, 2-hour storm.
    - Provide a drainage report addressing onsite & offsite flows. The drainage report shall take into effect the adjacent drainage ways.
    - If utilized, all Drywells must be registered with the Arizona Department of Environmental Quality and drilling logs shall be provided to the City. The percolation rate shall be tested and the results provided to the City before the drywell is accepted.
    - On-site basins shall be provided to retain/detain 100% of the 100-year, 2-hour storm event for the sub-basin it serves. The volume shall be calculated based on the gross square footage of the site (including half-street areas). A drainage easement shall be recorded over each retention/detention area within the project for both “public” and “private” basins.

25. The Developer shall submit a noise mitigation study in accordance with ADOT Noise Abatement Policy to address the anticipated truck traffic on Lake Pleasant Parkway. All walls shall be designed in accordance with the recommendations of the noise study.

26. The Developer shall dedicate 30-foot ROW on 95th Avenue from the southern project boundary to the Prickly Pear alignment.

27. The Developer shall dedicate an 8’ PUE outside of the required ROW or private roadway Tract. No walls or retention shall be allowed within the PUE.

28. The Developer shall construct a 10’ sidewalk along Lake Pleasant Parkway along the frontage of the project.

29. The Developer shall construct 95th Avenue as a 20-foot wide emergency access roadway.

30. The Developer shall provide a water stub to the 95th Avenue alignment for future connections for parcels to the east and south of this project.

31. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at all intersections with collectors or arterials. The Developer shall dedicate a 20-foot by 20-foot ROW chamfer at all local/local roadway intersections.

SECTION 3. Amendment of Zoning Map. The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above and as defined by the Legal Description as represented in Exhibit A and the corresponding parcel map as shown as Exhibit B.

SECTION 4: Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this 4th day of February, 2014.

_____

Bob Barrett, Mayor

_____

Date Signed

ATTEST:

_____

Rhonda Geriminsky, City Clerk

APPROVED AS TO FORM:

_____

Stephen M. Kemp, City Attorney

Published in: Peoria Times
Pub. Dates: February 14 and 21, 2014

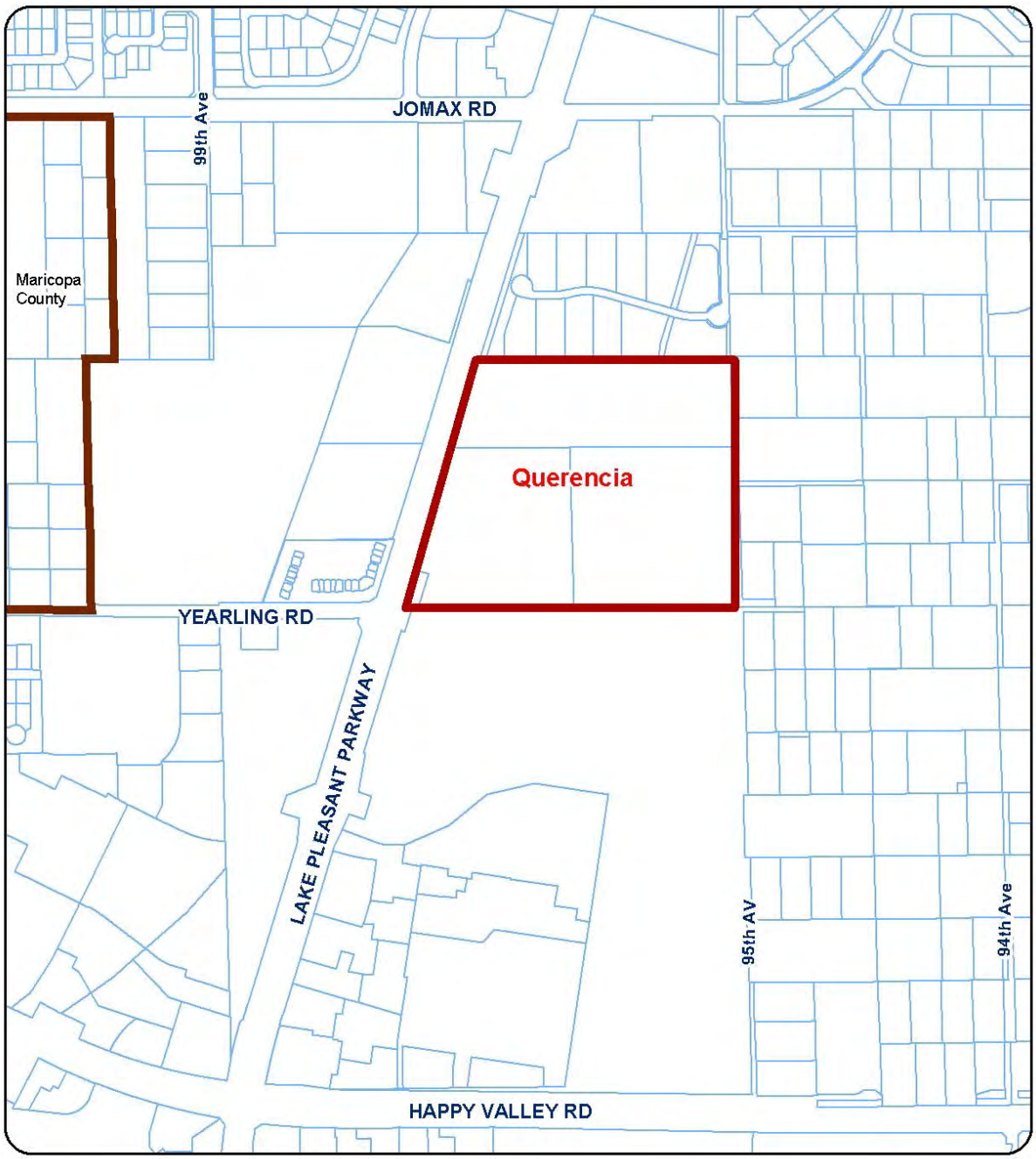
Effective Date:

EXHIBIT A

LEGAL DESCRIPTION

That portion of the South Half of the Northwest Quarter of Section 4, lying Easterly of the East rights-of-way line of Lake Pleasant Parkway as established by Book 2 of Maps, Page 43A, Maricopa County Records: and that part of Lot 4 lying Easterly of the East Rights-of-way line of Lake Pleasant Parkway and established by Book 2 of Maps, Page 43A, Maricopa County Records, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXHIBIT B
Map



CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 8R

Date Prepared: December 16, 2013 **Council Meeting Date: February 04 , 2014**

TO: Carl Swenson, City Manager

FROM: Andrew Granger, P. E., Engineering Director

THROUGH: Susan J. Daluddung, Deputy City Manager

SUBJECT: Reimbursement Agreement, Terramar Cove, L.L.C., Construction of the Access Road Improvements, 71st Avenue and Buckskin Trail

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Purpose:

This is a request for City Council to approve a Reimbursement Agreement with Terramar Cove, LLC authorizing the City to financially participate with the construction of the 71st Avenue and Buckskin Trail roadway improvements in association with the proposed Terramar Cove residential development project. Additionally, staff also requests a budget adjustment to support this project.

Background/Summary:

The project site is a 5-acre undeveloped parcel located immediately north of Terramar Elementary School at approximately Happy Valley Road, west of 68th Avenue. The site is bounded by Terramar Elementary School (south), Terramar Neighborhood Park (east), Terra Vista Estates (north), and on the west by a vacant parcel and single family residences zoned SR-43. This property has become effectively landlocked as a result of the surrounding development and varying land ownership.

In 2006, the former property owner approached the City seeking assistance for public right-of-way to the site. At that time, the City committed to allow public access from the existing 68th Lane, which 'dead-ends' into the Terramar Neighborhood Park northern boundary. This commitment was reaffirmed by the City Attorney's Office in 2012. Although this is a viable solution, access from 68th Lane would require significant modification to the Park and would result in additional vehicular traffic through the existing Terra Vista Estates community – a major point of contention for existing residents involved in the Terramar Cove rezoning case.

In an attempt to alleviate the nearby residents' concerns regarding traffic in their community and to further reduce the impact on the Park, a concept was developed that would allow primary access from Happy Valley Road at 71st Avenue. This plan requires right-of-way acquisition for two roads – 71st Avenue (access from Happy Valley Road) and Buckskin Trail (access from 71st Avenue to Terramar Cove across two intervening vacant parcels). The City is

supportive of this plan as it provides access to several vacant properties with similar 'landlocked' status, and it addresses the traffic concerns of the established Terra Vista Estates community. It should also be noted that this plan reduces the disturbance to the Park to emergency access only.

To offset the cost of this preferred access plan, the City has identified funding in the amount of $85,000 for the increased infrastructure costs. This funding is limited to the construction of the roadway and shall be made available for reimbursement to Terramar Cove, LLC only upon City approval of the road improvements and dedication of the road to the City per the Reimbursement Agreement. These funds shall not be for costs associated with right-of-way acquisition.

Previous Actions:

- January 9, 2014, Planning & Zoning approved the rezoning of this 5 acre parcel.

Options:

A: Approve the agreement with Terramar Cove, LLC for the City to financially participate with the construction of the 71st Avenue and Buckskin Trail roadway improvements in the amount of $85,000. Additionally, staff also requests a budget adjustment to support this project.

B: Deny the approval of the agreement with Terramar Cove, LLC for the City to financially participate with the construction of the 71st Avenue and Buckskin Trail roadway improvements in the amount of $85,000

Staff's Recommendation:

Staff recommends approval of Terramar Cove, LLC Agreement for the City to financially participate with the construction of the 71st Avenue and Buckskin Trail roadway improvements in the amount of $85,000. Additionally, staff also recommends a budget adjustment to support this project.

Fiscal Analysis:

Payment for the construction of the roadway improvements in the amount not to exceed $85,000 will be funded from the Transportation Sales Tax Street Improvements Account, 7010-7075-543001-CIPST-EN00494. Additionally, staff also requests an $85,000 budget adjustment from the Transportation Sales Tax Contingency, 7010-7075-570000 to the Transportation Sales Tax Street Improvements Account, 7010-7075-543001- CIPST-EN00494 to support this project.

The annual cost for the City to maintain the roadway improvements is estimated at $3,900/year

Narrative:

Approval of the agreement will allow Terramar Cove, L.L.C. to commence construction of the roadway improvements.

Exhibit(s):

Exhibit 1: Terramar Cove, LLC Agreement
Exhibit 2: Vicinity Map
Exhibit 3: Location Map

RECORDING REQUESTED BY

WHEN RECORDED, RETURN TO:
Terramar Cove, LLC
5108 N. 40th Street, Suite 3
Phoenix, AZ 85018

REIMBURSEMENT AGREEMENT

THIS REIMBURSEMENT AGREEMENT ("**Agreement**") is dated as of the_____ day of_,_____, and is entered into by and between **TERRAMAR COVE, L.L.C.,** an Arizona limited liability company ("**Terramar**"), and **THE CITY OF PEORIA** ("**City**").

RECITALS

A. Terramar is the fee owner of that certain real property located in the City of Peoria, Maricopa County, Arizona, known as Assessor Parcel 201-09-006F and more particularly described in **Exhibit A**, attached hereto (the "**Terramar Parcel**"). Terramar plans a residential subdivision on the Terramar Parcel.

B. Terramar and City acknowledge that original access to this parcel was anticipated to be through the existing termination of 68th Lane. However, Terramar and City believe that it would be beneficial to the general public if an alternative road was designed and constructed connecting the Terramar Parcel to Happy Valley Road in the general alignment noted on **Exhibit B** attached hereto (the "**Road**").

C. The parties acknowledge that the construction of the Road will impose a financial burden on Terramar. To compensate for such burden, the City desires to reimburse Terramar for a portion of the roadway construction costs.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth in this Agreement, Terramar and City hereby agree as follows:

1. Road Right-of-Way. Terramar will use its reasonable efforts to secure the necessary right-of-way for the Road from the neighboring property owners at its own cost and expense. No representation is made that Terramar will be successful in such effort, and this Agreement does not create any obligation on Terramar to secure such right-of-way as a condition of development of the Terramar Parcel. Should Terramar secure right-of-way access to the property from Happy Valley, Terramar agrees that it will not request or allow public access

through the existing terminus of 68th Lane, and that no claim for access will be asserted through property owned by the City and known as Parcel No. 20109006G, except that Terramar may request and the City will grant, as necessary, an emergency fire access through the northern portion of the parcel to be constructed concurrent with the development of the Terramar Parcel. Terramar will design, construct and maintain any such emergency fire access at its cost and in conformance with all City (and other applicable governmental) standards, regulations and requirements. In constructing and maintaining such emergency fire access, Terramar expressly agrees to restore any disrupted lands and improvements to as near their prior condition as practicable, including but not limited to reconstruction of sidewalks, lighting, landscaping, irrigation and watering systems.

2. Construction of Road. If Terramar is successful in securing the necessary right-of-way for the Road, then concurrent with the development of the Terramar Parcel, Terramar shall construct the Road. The Road shall be constructed in general conformance to the details shown on **Exhibit B** and in accordance with improvement plans approved by the City, and shall be done in a good and workmanlike manner and shall subject to inspection and approval by the City. The Road shall be deemed "approved" upon acceptance of the Road improvements by the City and dedication of the Road to the City.

3. Reimbursement of Costs. Upon approval of the Road improvements and dedication of the Road to the City, Terramar shall submit to City copies of paid invoices showing the cost of the Road improvements, which may include but are not limited to survey, design, engineering, grading, paving, curbing, lighting, monumentation and signage. Within twenty (20) days of receipt of such invoices, City agrees to reimburse Terramar for such Road improvement costs, in an amount not to exceed in total Eighty Five Thousand Dollars ($85,000).

4. Successors and Assigns. The obligations and benefits created by this Agreement shall run with and bind the respective successors and assigns of the parties hereto.

5. Governing Law. The validity, interpretation, performance and effect of the terms of this Agreement shall be governed by the laws of the State of Arizona. Jurisdiction and venue for any action concerning this Agreement shall be solely in Maricopa County, Arizona.

6. Attorney's Fees. If any legal action or proceeding arising out of or relating to this Agreement is brought by any party, the prevailing party shall be entitled to recover from the other party in addition to any other relief that may be granted, the reasonable attorney's fees, costs, and expenses incurred in the action or proceeding by the prevailing party (including any collections costs or proceeding in bankruptcy).

7. Conflict of Interest. The City shall have the right to terminate this Agreement for conflict of interest pursuant to A.R.S. § 38-511.

IN WITNESS WHEREOF, TERRAMAR and CITY have executed this Agreement on the date first written above.

TERRAMAR COVE, L.L.C.,
an Arizona limited liability company

By: CT Opportunity, L.L.C., an Arizona limited liability company, its Manager

By:_____
Perry A. Mathis, Manager

Address for Notice:
Terramar Cove, LLC
5108 N. 40th Street, Suite 3
Phoenix, AZ 85018

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this _____ day of _____,_____, by Perry A. Mathis, the Manager of CT Opportunity, L.L.C., an Arizona limited liability company, as the Manager of TERRAMAR COVE, L.L.C., an Arizona limited liability company.

_____
Notary Public

Expiration Date and Seal:

CITY OF PEORIA,
an Arizona Municipal Corporation

By: _____
Its: _____

_____
Signature

Address for Notice:
City of Peoria
Andrew Granger, City Engineer
PO Box 4038
Peoria, Arizona 85380-4038

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this _____ day of _____,_____, by _____, acting in his/her capacity as _____ of the City of Peoria, either known to me or providing sufficient evidence of such identity.

WITNESS my hand and official seal.

_____
Notary Public

My Commission Expires:

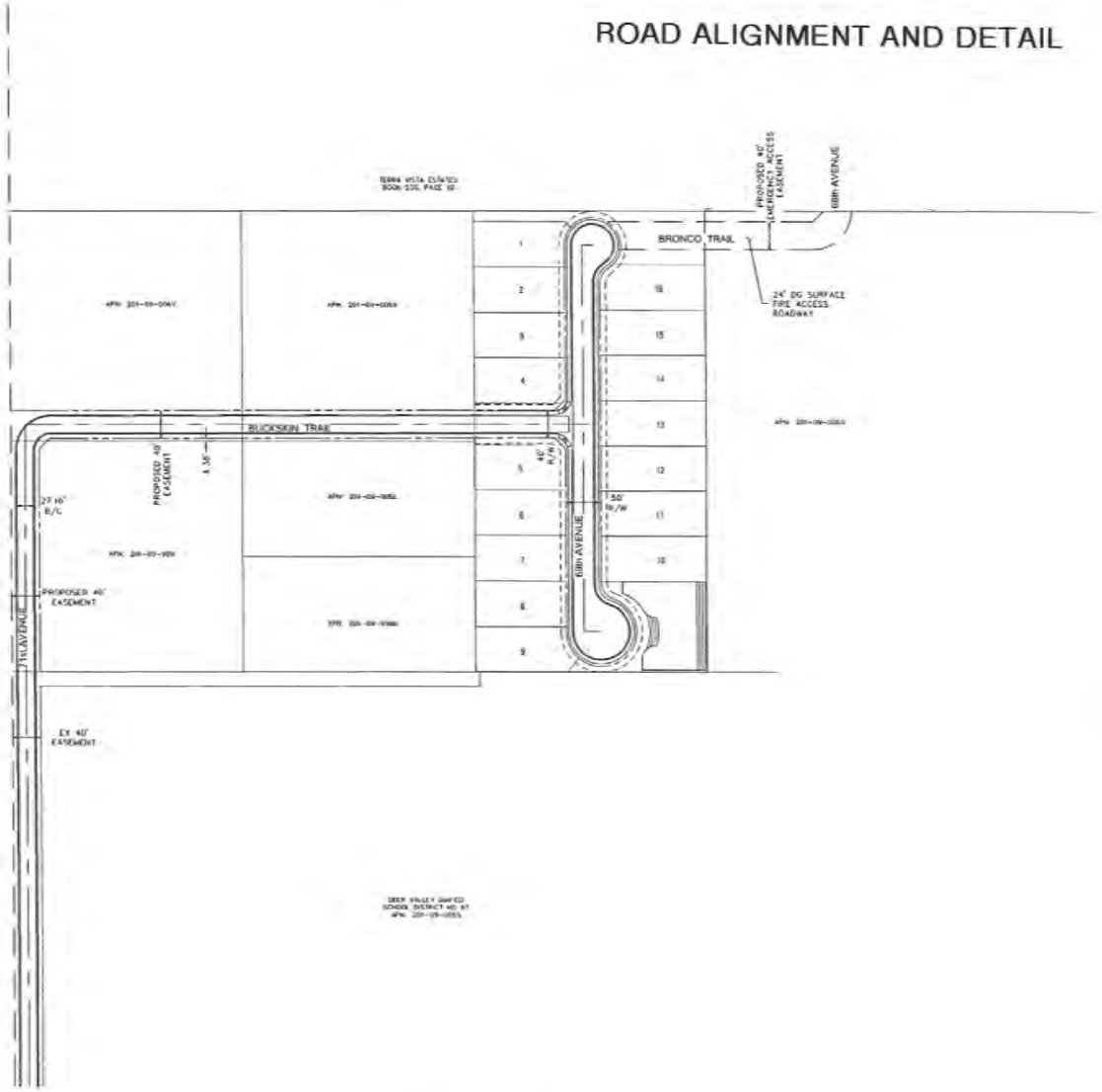
<u>EXHIBIT A</u>

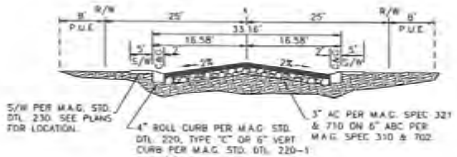
LEGAL DESCRIPTION OF TERRAMAR PARCEL

The West half of the Northeast quarter of the Southwest quarter of the Southeast quarter of Section 1, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

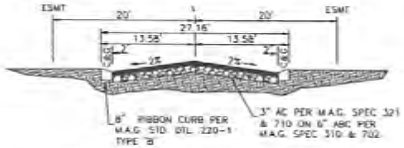
EXHIBIT B

ROAD ALIGNMENT AND DETAIL

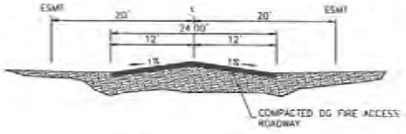




TYPICAL LOCAL STREET
N.T.S.



BUCKSKIN TRAIL / 71ST AVENUE
N.T.S.



BRONCO TRAIL
N.T.S.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
8925 South Pecos Drive, Ste 115
Tempe, Arizona 85282
Phone: (480) 659-6890
www.bowmanconsulting.com

CONCEPTUAL DEVELOPMENT PLAN
TERRAMAR COVE
MARICOPA COUNTY
PEORIA, ARIZONA

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

DESIGN | DRAWN | CHKD

SCALE H: V:

JOB No. 9723-01-001

DATE: NOV. 2013

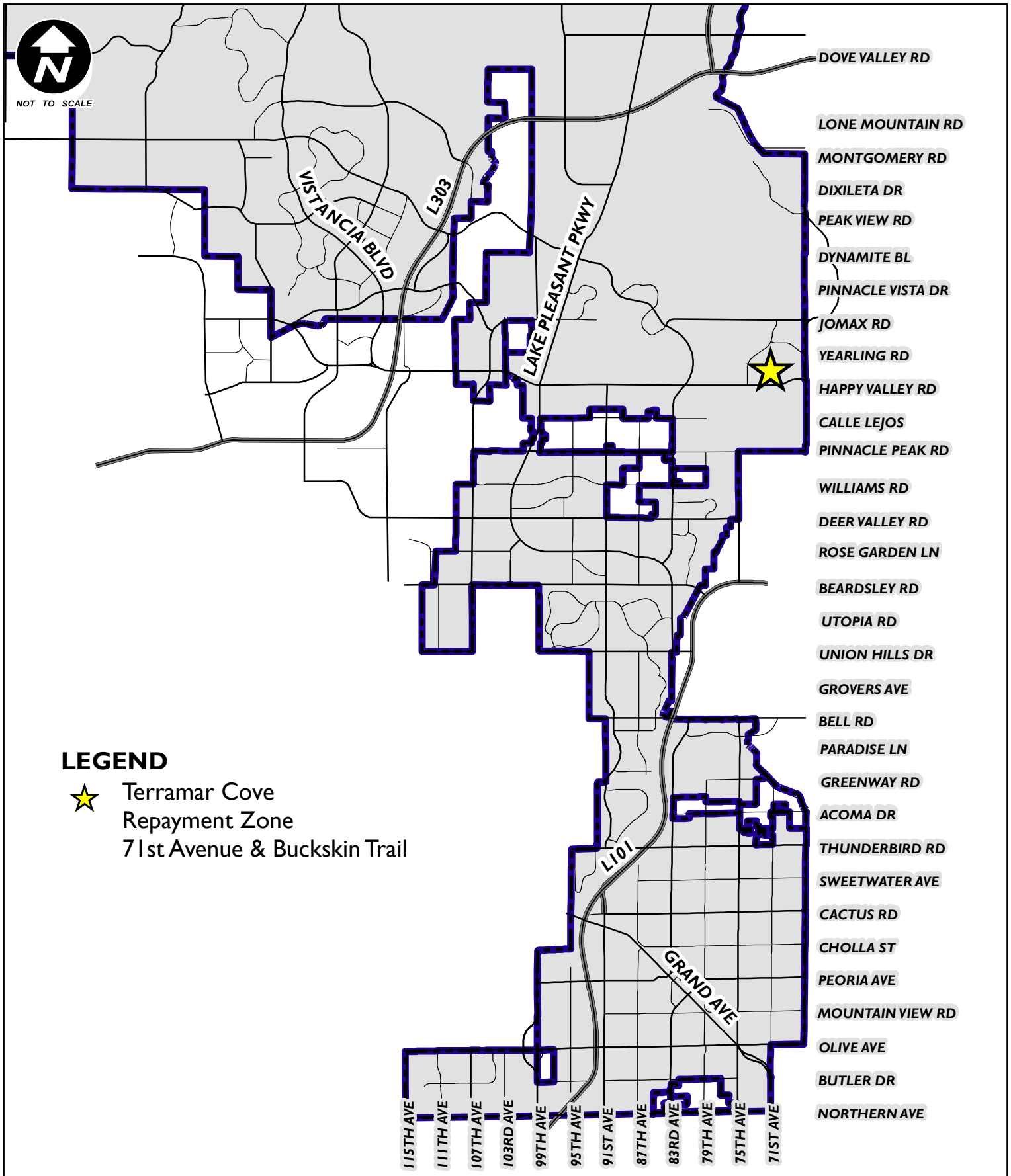
CD01

SHEET 1 OF 1

CAD FILE NAME: P:\9723 - 68th Ave and Happy Valley\9723-00-001 (DMC)\Engineering\Exhibits\9723-MP-CDP-002.dwg 12/04/2013

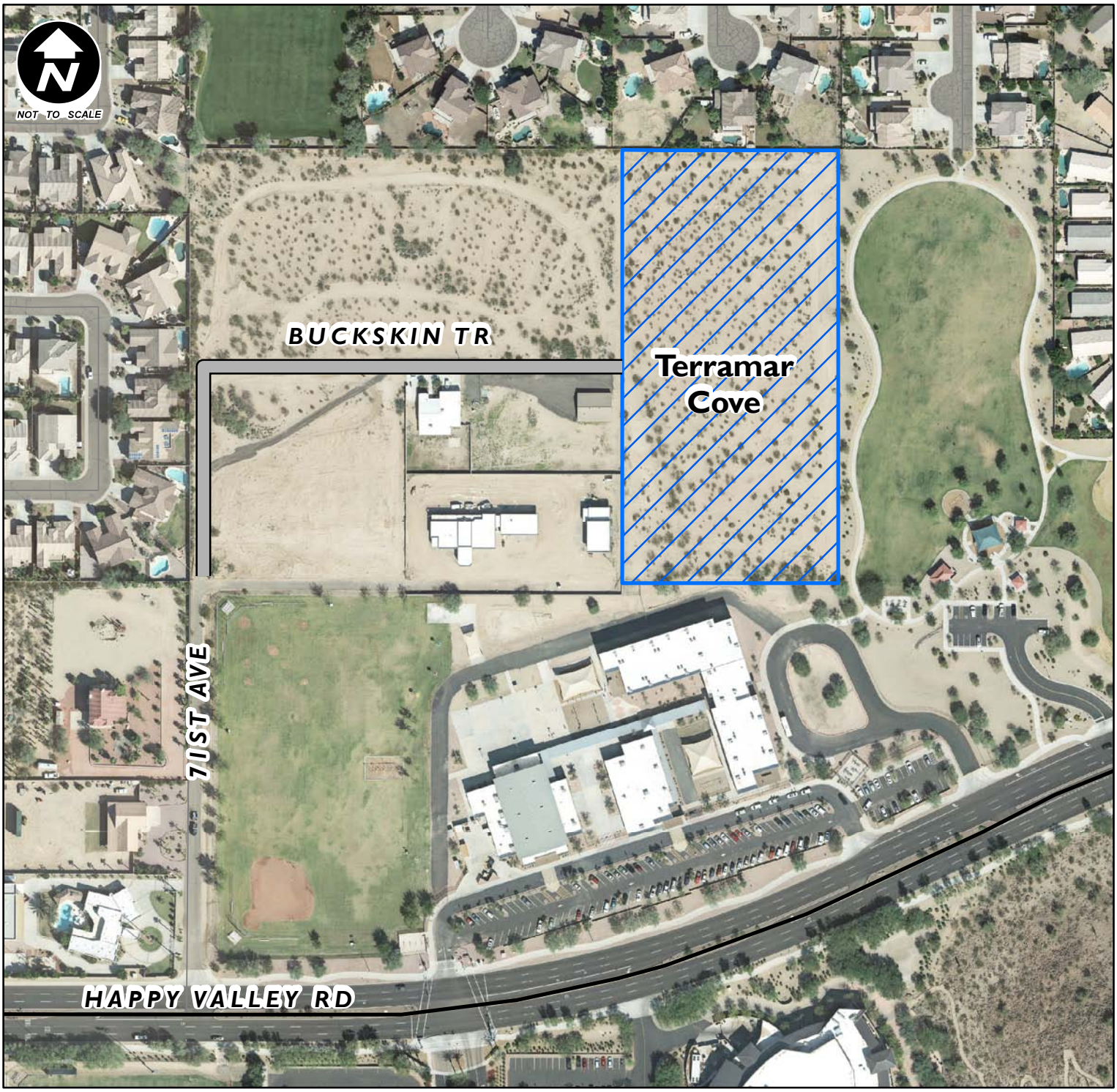
City of Peoria
ENGINEERING

Terramar Cove
Repayment Zone
Vicinity Map



City of Peoria
ENGINEERING

Terramar Cove
Repayment Zone
Location Map



LEGEND

Right-of-Way Acquisition & Roadway Improvement

Terramar Cove

GIS
GEOGRAPHIC INFORMATION SYSTEMS
City of Peoria
Arizona

NOTE:
This Map is based on imprecise source data, subject to change and FOR GENERAL REFERENCE ONLY.

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 9R

Date Prepared: January 13, 2013 **Council Meeting Date: February 4, 2014**

TO: Carl Swenson, City Manager

FROM: Chris Jacques, AICP, Planning and Community Development Director

THROUGH: Susan J. Daluddung, AICP, Deputy City Manager

SUBJECT: Z13-0002 – Terramar Cove

Purpose:

This is a request for City Council to hold a Public Hearing to consider a proposal to rezone approximately 4.99 acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow a detached single-family residential development of 16 lots.

Background/Summary:

The subject site is approximately 4.99 acres in size and located immediately north of Terramar Elementary School at Happy Valley/68th Lane (alignment).

This request is to rezone the property from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow for a 16-lot single family residential subdivision, entitled "Terramar Cove." This PAD proposes a minimum lot size of 8,437 square feet with a corresponding gross density of 3.2 units per acre. The request conforms to the existing General Plan Land Use designation of Residential/Low (2-5 du/acre, target density of 3 du/acre).

In 2006, the owner of the property approached the City for access assistance after the City purchased the Terramar neighborhood park site as the subject property was left without legal or physical access. The City committed to allow access (Exhibit J – P&Z Report) from the existing roadway stub at 68th Lane, through the Terramar development, at the northern Park boundary and also agreed to a reduced pavement section to minimize disturbance to the completed park. That commitment was reaffirmed in 2012. The initial proposal for Terramar Cove intended to meet this route through Terra Vista Estates via 68th Avenue, and turning west onto Bronco Trail.

However, due to substantial opposition from the adjacent property owners to the north and east regarding access from 68th Lane and the perceived increase in cut-through traffic and safety concerns for school kids and park users, the developer spent the better part of the year working with landowners to the west to find an alternative that provides access from Happy

Valley Road. To this end, the developer was able to acquire an access agreement from multiple property owners that would allow the site to be accessed from the west via Happy Valley Road north on 71st Avenue to Buckskin Trail. This new roadway will be a 40-foot wide improved surfaced roadway without sidewalks or a public utility easement. A 24-foot decomposed granite trail/emergency access roadway will still be provided from 68th Lane through the Terramar Park to this development. While this new access does alleviate the main concerns to the project, it does introduce a substantial increase in infrastructure costs to the developer beyond that committed and affirmed by the City in 2006 and 2012, respectively through 68th Lane.

To help offset that cost and make the Happy Valley Road alternative cost-effective, the City has identified funding in the amount of $85,000 to commit to the increased infrastructure costs for the Happy Valley Road connection, *subject to Council approval*. The funding request is a separate item for consideration at this meeting and will be presented concurrently with this case. The City believes that the Happy Valley Road connection provides for a better solution, protects neighborhoods, and promotes the health, welfare and safety of residents in the area.

<u>Because the PAD is tied to the Happy Valley Road connection, should the request for funding be denied by Council, staff is recommending that the rezone be remanded back to the Planning and Zoning Commission to reevaluate the proposal subject to an alternative access point.</u>

The City's Design Review Manual prescribes, among other elements, a minimum required open space for residential developments. For projects with minimum lot sizes less than 10,000 square feet in size, 9% of the project area is to be usable open space. Approximately 0.60 acres or 26,063 square feet of the 4.99 acre site will be maintained as useable open space (11.9%). The active open space areas will contain multi-use elements that provide retention basin storage with various bench locations with an emphasis on vegetative shade, thereby promoting leisurely usage and enjoyment of the passive open spaces.

As a requirement of the Rezoning application process, a citizen participation component is required. Two neighborhood meetings were held at the Christ Church of the Valley for this request. The applicant notified all property owners within a 600 foot radius of the site and all registered Homeowner's Associations within 1 mile for the required neighborhood meeting.

The first meeting was held on February 26, 2013 with 15 residents in attendance. Their concerns and stated opposition centered on:

- 68th Avenue Lane connection from Terra Vista Estates; and
- Cut-through traffic and its impact on neighborhoods; and
- Safety for kids accessing the park and elementary school

In addition to the concerns stated at the first neighborhood meeting, the City received a petition with more than 75 signatures opposing the development as proposed due to the primary access through the existing neighborhood and park.

Subsequent to the writing of the Planning and Zoning Commission staff report and prior to the Planning Commission meeting, the applicant held another neighborhood meeting on January 2, 2014 to update residents on the new proposed access from Happy Valley Road via 71st Avenue. Those residents in attendance were supportive of the revised access point and only had minor questions regarding the potential homebuilder and emergency access construction material.

Previous Actions:

At the January 9, 2014 Planning and Zoning Commission meeting, outside of the applicant, no one from the public spoke on this item. A motion was made to recommend approval of the application subject to the conditions of approval contained in the staff report with an added condition (#16) limiting Lot 1 to one-story. That condition is reflected in the proposed Ordinance. The Planning & Zoning Commission vote unanimously (6-0) in favor of the motion.

Options:

A: Approve as recommended by Planning & Zoning Commission with conditions of approval; or
B: Approve with modifications; or
C: Deny; or
D: Continue action to a date certain or indefinitely; or
E: Remand to the Planning & Zoning Commission for further consideration.

Staff's Recommendation:

Staff recommends that the City Council concur with the Planning and Zoning Commission's January 9, 2014 recommendation (6-0) to approve Case Z12-0002. **Should the accompanying funding request be denied, staff recommends that this item be remanded back to the Planning & Zoning Commission to reevaluate the proposal subject to an alternative access point.**

Fiscal Analysis:

To help make the Happy Valley Road alternative cost-effective and protect existing neighborhoods, the City has identified funding in the amount of $85,000 to commit to the increased infrastructure costs for the Happy Valley Road connection, subject to Council approval. The funding request is a separate item for consideration at the same meeting.

Narrative:

If the City Council takes action to approve this case, the applicant may move forward with the development process through Preliminary Plat review and approval.

Exhibit(s):

Exhibit 1: Vicinity Map
Exhibit 2: January 9, 2014 Planning and Zoning Commission Staff Report with Exhibits
Exhibit 3: January 2, 2014 Neighborhood Meeting Results and Sign-in Sheet
Exhibit 4: Draft Ordinance

Contact Name and Number: Robert Gubser, AICP, Principal Planner, x7405

Vicinity Map

Not to Scale

N

Z13-0002 Terramar Cove

Applicant: Bowman Consulting on behalf of Cason Tyler Companies

Request: Rezone approximately 5 acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow a single family residential development

Exhibit 2

January 9, 2014 Planning Commission Staff Report with Exhibits

REZONING

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: Z13-0002

DATE: January 9, 2014

AGENDA ITEM: 3R

Applicant: Bowman Consulting on behalf of Cason Tyler Companies

Request: Rezone approximately 5 acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow a detached single-family residential development of 16 lots.

Proposed Development: Terramar Cove

Location: The site is located immediately north of Terramar Elementary School at Happy Valley/68th (APN 210-09-006F).

Site Acreage 4.99 acres

Support / Opposition: As of the date of this printing, staff has received three (3) letters in support and a petition (77 signatures) opposing this proposal (See Exhibits H-I).

Recommendation: Recommend **approval** of Case Z13-0002 to the City Council

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AREA CONTEXT

Table 1: *Existing Land Use, General Plan Designation, Current Zoning (Exhibits A-C)*

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Vacant**	**Residential/Low (2-5 du/ac)**	**Suburban Ranch (SR-43)**
North	Single Family Residential (Terramar and Terra Vista Estates)	Residential/Low (2-5 du/ac)	Single Family (R1-8)
South	Terramar Elementary School	Residential/Low (2-5 du/ac)	Suburban Ranch (SR-43)
West	Vacant and Single Family Residential	Residential/Low (2-5 du/ac)	Suburban Ranch (SR-43)
East	Terramar Neighborhood Park	Residential/Low (2-5 du/ac)	Suburban Ranch (SR-43)

LAND USE BACKGROUND

1. In 1978, the Mayor and City Council adopted *Ordinance 78-35*, thereby annexing the subject property and surrounding areas. Later, through the initial zoning process, the property was designated as Suburban Ranch (SR-43).

2. In 2006, the owner of the property approached the City for access assistance after the City purchased the 5 acre Terramar neighborhood park site; the subject property was left without legal or physical access. The City committed to allow access from the existing roadway stub at 68th Lane, through the Terramar development, at the Park boundary and had reaffirmed that commitment in 2012 (Exhibit J). In addition, the City also agreed to a reduced pavement section to minimize disturbance to the completed park.

PROJECT DESCRIPTION

Site and Project Details

3. The project site is a 5-acre undeveloped parcel located immediately north of Terramar Elementary School at approximately Happy Valley Road west of 68th Avenue. The site is bounded by Terramar Elementary School (south), Terramar Neighborhood Park (east), Terra Vista Estates (north), and on the west by a vacant parcel and single family residences zoned SR-43 (Exhibit A).

4. This request is to rezone the property from Suburban Ranch (SR-43) to a Planned Area Development (PAD) to allow for a 16-lot single family residential subdivision to be known as Terramar Cove (Exhibit D).

5. The Terramar Cove Planned Area Development Standards and Guidelines Report provides specific development standards that the applicant is proposing which are similar to the standard R1-8 Development Standards. The difference in development standards are shown in **bold** text in the table below:

Development Standards	R1-8 Development Standards	Terramar Cove Development Standards
Min. Lot Area	8,000 sf	**8,437 sf**
Min. Lot Width	70’	**65’**
Min. Lot Depth	100’	**130’**
Min. Front Setback – Front Facing Garages[2]	20’	**20’ [3]**
Min. Front Setback – Side Entry Garage[1]	10’*	10’*
Min. Rear Setback	15’	15’
Min. Side Setback (min/total ft)	5/15’	5/15’
Min. Corner Setback	10’	**10’[4]**
Max. Building Height	30’	30’
Max. Percentage Lot Coverage	45%	45%

[1] Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback.

[2]Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.

[3]20' front setback may be decreased by 10' at cul-de-sac and knuckle lots, while maintaining a driveway that is a minimum of 20' long from back of sidewalk to face of garage.

[4] If a 10' tract is adjacent, the lot shall be considered an interior lot with minimum side setback of 5'.

6. As discussed in Paragraph #2 above, vehicular access was originally slated to come though Terra Vista Estates via 68th Avenue, and turn west on Bronco Trail just north of the City park site. However, through substantial negotiations, the developer was able to acquire an access agreement from multiple property owners that would allow the site to be accessed from Happy Valley Road via 71st Avenue to Buckskin Trail. This new roadway will be a 40 foot wide improved surfaced roadway without sidewalks or a public utility easement. An emergency access roadway will still be permitted from 68th Avenue through Terramar Neighborhood Park to this development.

7. The City's Design Review Manual prescribes, among other elements, a minimum required open space for residential developments. For projects with minimum lot sizes less than 10,000 square feet in size, 9% of the project area is to be usable open space. Approximately 0.60 acres or 26,063 square feet of the 4.99 acre site will be maintained as useable open space (11.9%). The active open space areas will contain multiuse elements that provide retention basin storage with various bench locations with an emphasis on vegetative shade, thereby promoting leisurely usage and enjoyment of the passive open spaces. In addition, there will be a 24' decomposed granite trail/emergency access along the Bronco Trail alignment on the north side of this project that will provide access from the development to the City park to the immediate east.

8. In addition, the development is also subject to the Desert Conservation Land Overlay (DLCO) District, which requires 15% of the development to remain natural and undisturbed, if there are substantial conservation features. An aerial map showing the lack of conservation features present on this site and as such, there will be no required natural open space preservation required. A condition of approval has been added that requires the developer to submit a native plant inventory and preservation plan with the preliminary plat application.

DISCUSSION AND ANALYSIS

Conformance with the General Plan

9. The site is designated as Residential/Low (2-5 du/ac, target of 3.0 du/ac) on the City's General Plan Land Use Map. This designation is intended to provide areas where moderate-sized lots, generally between 8,000-18,000 square feet are desirable. These areas are intended to provide for areas of increased density, while maintaining a detached single-family residential character.

10. The Developer is proposing sixteen (16) lots with a minimum lot size of 8,437 square feet resulting in a corresponding density of 3.2 du/ac. The request conforms to the existing General Plan Land Use designation of Residential/Low (2-5 du/acre, target of 3 du/acre). The density falls within the range and essentially meets the target density of 3 du/ac. The park open space along the east side of the property provides a buffer to the adjacent Terramar development, as well as an area for passive and active recreation. The project meets the intent of the General Plan, and staff supports the Planned Area Development request for this site.

Minimum PAD Size

11. Section 14-33-2 of the Zoning Ordinance requires Planned Area Developments to be no less than ten (10) gross acres in size. However, the minimum acreage can be waived if it is demonstrated that the waiver would be in the public interest and that one or more of the following conditions exist.

    a. Unusual physical features of the property itself or of the surrounding area are such that development under the standard provisions of this Ordinance would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.

       Development of this parcel would be extremely limited under the current zoning district. The property was left without legal or physical access after the City purchased the Terramar neighborhood park. While the City has affirmed access to the site can be from 68th Lane through the park, this has been a point of contention with property owners in Terra Vista Estates. The applicant has been able to provide primary access from multiple property owners to allow access from Happy Valley Road via 71st Avenue to Buckskin Trail. Emergency access is planned to come from 68th Lane through Terramar Neighborhood Park. The PAD option will result in less impact to the City neighborhood park and subsequently the Terra Vista Estates neighborhood by allowing access to 68th Lane be reduced to emergency access only.

    b. The property is adjacent to or across the street or alley from property which has been developed under the provisions of this section and will contribute to the amenities of the area.

       The abutting residential project (Terra Vista Estates) to the north was developed utilizing R1-8 development standards. However, this proposal does not contain any amenities that will contribute to the Terra Vista project.

    c. The use of the P.A.D. concept will encourage the use of otherwise undevelopable property, particularly in the case of small undeveloped parcels surrounded or partially surrounded by developed property.

The limited size of the parcel coupled with the two access points (primary from Buckskin Trail and the emergency access from 68th Lane) severely restricts the developable area when applying the development standard associated with the R1-8 zoning district. This PAD will allow for the relaxation of the minimum width standard and provides an opportunity to limit the impact to residents of the adjacent subdivision. The PAD has been structured to create development standards that will ensure maximum compatibility between the subdivision to the north, the park to the east and the elementary school to the south.

d. The property is located within the Infill Incentive District.

The project is not located within the Infill Incentive District.

Public Participation Plan

12. As a requirement of the Rezoning application processes, the applicant conducted a neighborhood meeting. The applicant notified all property owners within 600 feet and registered Homeowner's Associations within 1 mile of the subject site for the required neighborhood meeting, which was held on February 26, 2013 at nearby Christ's Church of the Valley (CCV).

13. At the February 26th meeting several area residents expressed concerns with traffic accessing the property through the Terra Vista Estates neighborhood via 68th Avenue rather than Happy Valley Road. Residents were concerned that this access would create a dangerous condition for school children crossing from Terra Vista Estates and Terramar to Terramar Elementary School through the Terramar neighborhood park via the existing 68th Lane stub-out and sidewalk connections. Following this meeting, Staff requested that efforts be explored and documented regarding potential access from Happy Valley Road at 71st Avenue.

14. The extension of 68th Lane as the primary access for the project remains a contentious element with the Terra Vista Estate neighborhood who on November 2, 2013 submitted a petition with more than 75 signatures opposing a plan to access the project through 68th Lane and by extension, through Terra Vista Estates.

15. However, despite a commitment from the City to allow access from 68th Lane via the Terramar neighborhood park (Exhibit J), the Developer has spent the better part of the year working with landowners to the west to find an alternative that provides access from Happy Valley Road. Ultimately, the Developer was able to acquire an access agreement from multiple property owners that would allow the site to be accessed from Happy Valley Road via 71st Avenue to Buckskin Trail. With this configuration, emergency access would still be permitted from 68th Lane through Terramar Neighborhood Park to this development.

16. The revisions to the point of access for this development from 68th Avenue to Happy Valley Parkway should assist in alleviating the main point of opposition to this proposal. Additionally, although the City has previously committed to allow access to this development from 68th Lane, the development of this land-locked

parcel and potentially the parcels to the west is perceived to have a negative impact on the Terra Vista neighborhood, if primary access was to be from 68th Lane.

17. Accordingly, to help make the Happy Valley Road alternative cost-effective and protect existing neighborhoods, the City has identified funding in the amount of $85,000 to commit to the increased infrastructure costs for the Happy Valley Road connection, subject to Council approval. This request is scheduled to be heard by City Council on February 4, 2014. If the request for funding is denied by Council, the rezone application may be continued or could be sent back to the Planning and Zoning Commission to reevaluate the proposal subject to an alternative access point.

18. The applicant has scheduled another neighborhood meeting on January 2, 2014 to update property owners on revised access to the project. Staff will provide the results of that meeting at the Planning and Zoning Commission meeting.

City Review

19. As previously discussed, this request has been reviewed and commented on through the City's standard rezoning application review process. Recommended conditions of approval have been provided by the Planning, Site Development / Engineering, and Fire Safety Division as provided in the *Conditions of Approval* portion this report.

Deer Valley Unified School District

20. This development lies within the boundaries of the Deer Valley Unified School District (DVUSD). The Developer and the District are currently working towards an agreement concerning developer assistance to the district.

Public Notice

21. Public notice was provided in the manner prescribed under Section 14-39-6. Additionally, the site was posted with a sign meeting the size and content requirements prescribed by the Planning Division.

Proposition 207

22. The applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

FINDINGS AND RECOMMENDATION

23. Based on the following findings:

- This rezoning request is consistent with the General Plan Residential-Low density (2-5 du/ac, target of 3 du/ac) land use designation.
- This rezoning request will result in a residential development that is compatible with the existing adjacent neighborhood(s).
- A revised access point from Happy Valley Road through 71st Avenue and Buckskin Trail will minimize impacts to both the Terra Vista Estates and Terramar neighborhoods.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend to the City Council approval of Case Z13-0002 subject to the following conditions:

1. The development shall substantially conform to the "Terramar Cove" Planned Area Development Standards and Guidelines Report dated June 5, 2013.
2. The Developer shall submit a Native Plant Inventory and Preservation Plan in accordance with the Desert Land Conservation Overlay requirements with the Preliminary Plat.
3. The Developer shall provide an ALTA Survey reflecting existing boundary and recorded easements on the site with the Civil Improvement Plans.
4. All Civil Improvement Plans shall comply with the City of Peoria Infrastructure Development Guidelines.
5. A Final Drainage Report shall be submitted with the Preliminary Plat. Note that the City of Peoria has adopted the Maricopa County Uniform Drainage Design Standards, Policies and Procedures and Drainage Design Manual for Maricopa County for drainage criteria. Retention must be provided for the 100-year, 2-hour storm.
6. The Drainage Report shall integrate recommendations from the Area Drainage Master Plan (ADMP).
7. On-site basins shall be provided to retain/detain 100% of the 100-year, 2-hour storm event for the sub-basin it serves.
8. The Developer is responsible to provide an Agreement to Install Improvement for the public improvements required by the development. The accompanying financial assurance for subdivision improvements shall be in accordance with the Infrastructure Development Guidelines.
9. Streetlights are required to be installed by the Developer. The streetlight plan must be submitted with the second submittal of the Civil Improvement Plans. The streetlights shall also be indicated on the paving or grading plan. Streetlights will not be required for the portion of Buckskin Trail or 71st Avenue constructed off-site of the project.
10. The Developer will be responsible to underground any overhead utilities rated less than 69 kV, which are adjacent to the subdivision.

11. A Phase 1 Environmental Clearance will be required for all right-of-way to be dedicated to the City.
12. The Developer will be responsible to form a Street Light Improvement District (SLID) for this subdivision. A SLID Assessment Diagram will be required as part of the Final Plat submittal.
13. The Developer will be responsible to form a Maintenance Improvement District (MID) for this subdivision.
14. The Developer shall dedicate an 8' PUE outside of the required ROW within the plat boundary. No walls or retention shall be allowed within the PUE
15. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at all intersections with collectors or arterials within the plat boundary. The Developer shall dedicate a 20-foot by 20-foot ROW chamfer at all local/local roadway intersections.

Attachments:

Exhibit A	Vicinity/Location Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Planned Area Development Standards and Guidelines Report
Exhibit E	Preliminary Plat
Exhibit F	Proposed 71st Avenue Connection To Happy Valley Road
Exhibit G	Citizen Participation Plan/Results
Exhibit H	Petition opposing access from 68th Drive
Exhibit I	Letters of project support
Exhibit J	City of Peoria - Access Agreements

Prepared by: Robert Gubser, AICP
Principal Planner

Vicinity Map

Z13-0002 Terramar Cove

Not to Scale

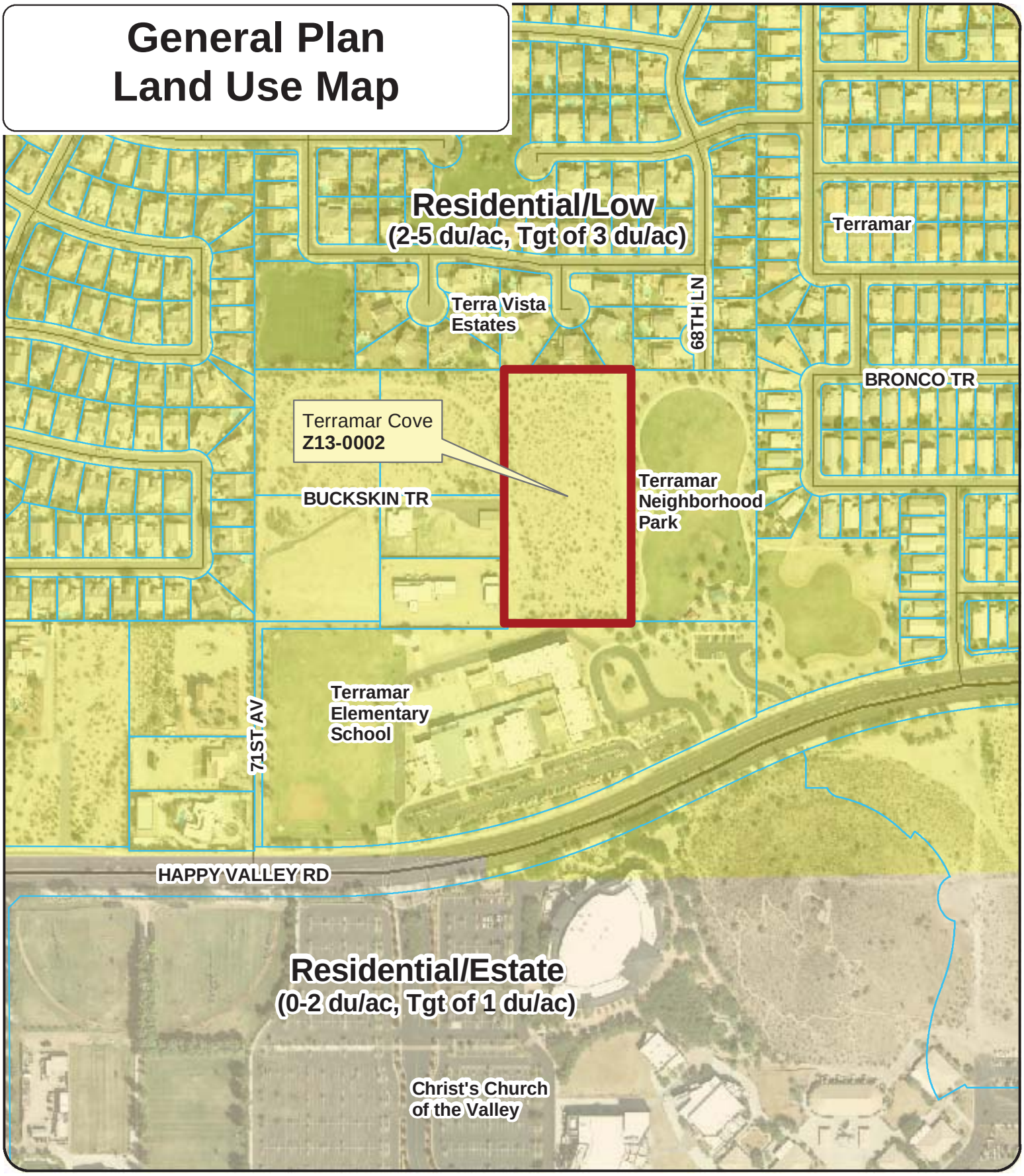
Applicant: Bowman Consulting on behalf of Cason Tyler Companies

Request: Rezone approximately 5 acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow a single family residential

N

Exhibit A

General Plan Land Use Map



Z13-0002 Terramar Cove

Applicant: Bowman Consulting on behalf of Cason Tyler Companies

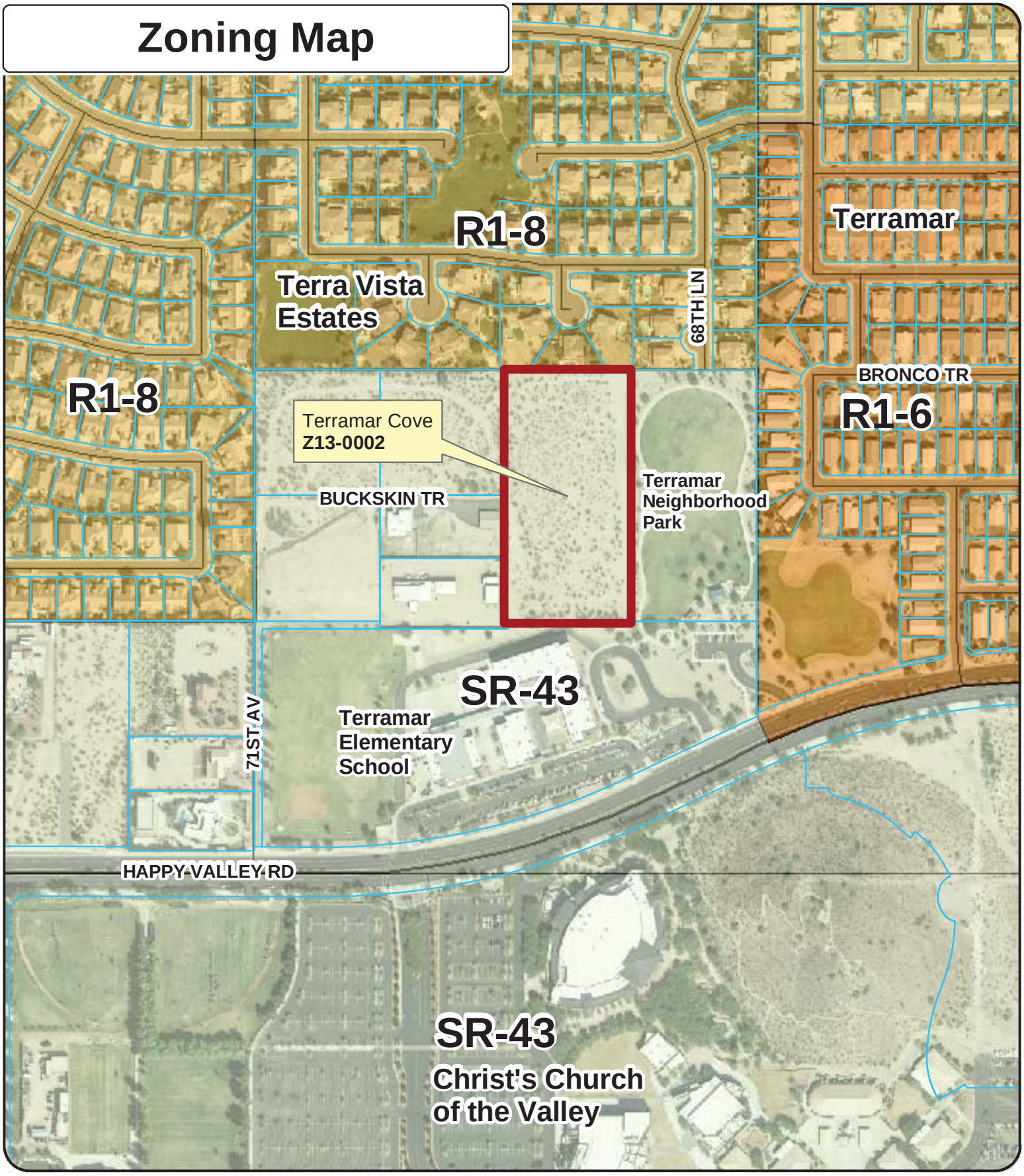
Request: Rezone approximately 5 acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow a single family residential

Not to Scale

N

Exhibit B

Zoning Map



Z13-0002 Terramar Cove

Not to Scale

Applicant: Bowman Consulting on behalf of Cason Tyler Companies

Request: Rezone approximately 5 acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow a single family residential

N

Exhibit C

Exhibit D
Planned Area Development
Standards and Guidelines Report

TERRAMAR COVE
PAD

STANDARDS AND GUIDELINE REPORT

Northwest Corner of 68th Avenue and Happy Valley Road

4.99 Acres
16 Lots

Submitted by:

Cason Tyler Companies
5108 N. 40th Street
Suite 3
Phoenix, Arizona 85018

Prepared By:
Bowman Consulting Group
14100 N. 83rd Avenue, Suite 250
Peoria, AZ 85381

June 5, 2013

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EXHIBITS

Vicinity Map…… Exhibit 1
Aerial Map …… Exhibit 2
Context Plan and Site Photos…… Exhibit 3
Preliminary Development Plan…… Exhibit 4
A.L.T.A. Survey, Legal Description…… Exhibit 5
Conceptual Landscape Plan/Standards & Wall Details……..... Exhibit 6
Preliminary Plat…… Exhibit 7
School District Contact Coordination …… Exhibit 8
General Land Use Map…… Exhibit 9
Existing Zoning Map…… Exhibit 10
Proposed Zoning Map…… Exhibit 11

I. INTRODUCTION

Cason Tyler Companies is the proposed homebuilder of a proposed single-family subdivision on approximately 4.99 acres of land located north of Happy Valley Road and west of 68th Avenue in the City of Peoria, to be known as Terramar Cove. The property is adjacent to a City Park. This request is for a rezone to a Planned Area Development, that will match closely to the City's R1-8 single-family residential zoning district to allow for the proposed community.

This site is owned by Entrust Arizona (APN 201-09-006F) *(Refer to the Vicinity Map Exhibit 1 below).*

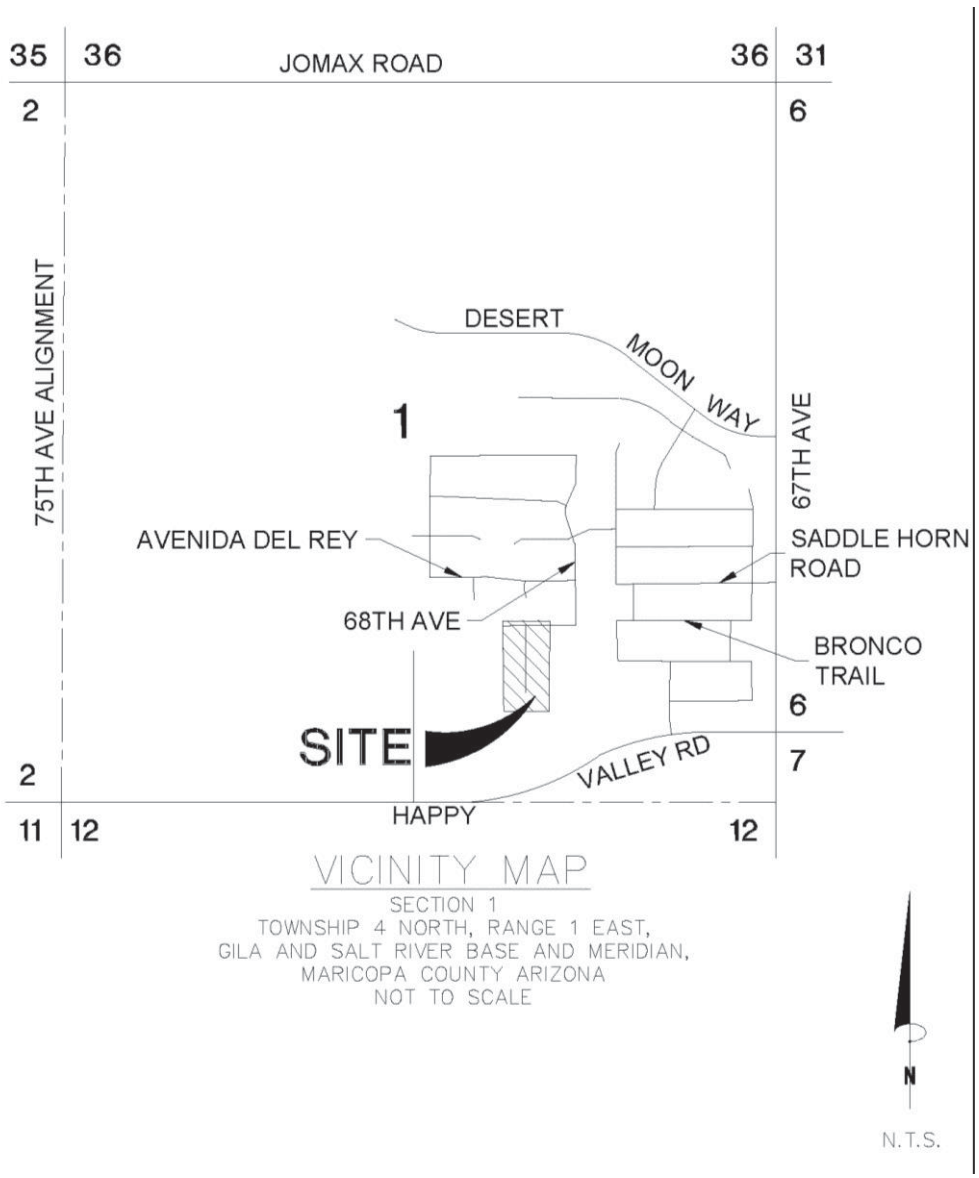


EXHIBIT 1: VICINITY MAP

Terramar Cove is a proposed detached single-family residential subdivision that is complimentary, in both density and proposed product, to the goals of the City of Peoria and will enhance the utilization of land according to the established guidelines in Article 14-33 of the City's zoning ordinance. The proposed architectural style for this subdivision will be compatible and complimentary to the existing subdivisions in the northern developing areas of Peoria, including but not limited to Terra Vista Estates and Terramar. *(Refer to the attached Exhibit 4)*.

Terramar Cove will be designed to promote the desirability of the residential development by adopting the following design criteria:

- The house plans will meet the City of Peoria's design criteria including but not limited to desert themed exterior colors, use of exterior stone and complimentary hardscape.

- Roof lines will vary from homes on adjacent lots and directly across the street from each other.

II. CONSISTENCY WITH GENERAL PLAN

The development goal for the Terramar Cove Development is to provide uses and residential densities that are compatible with the long range goals of the City of Peoria's General Plan.

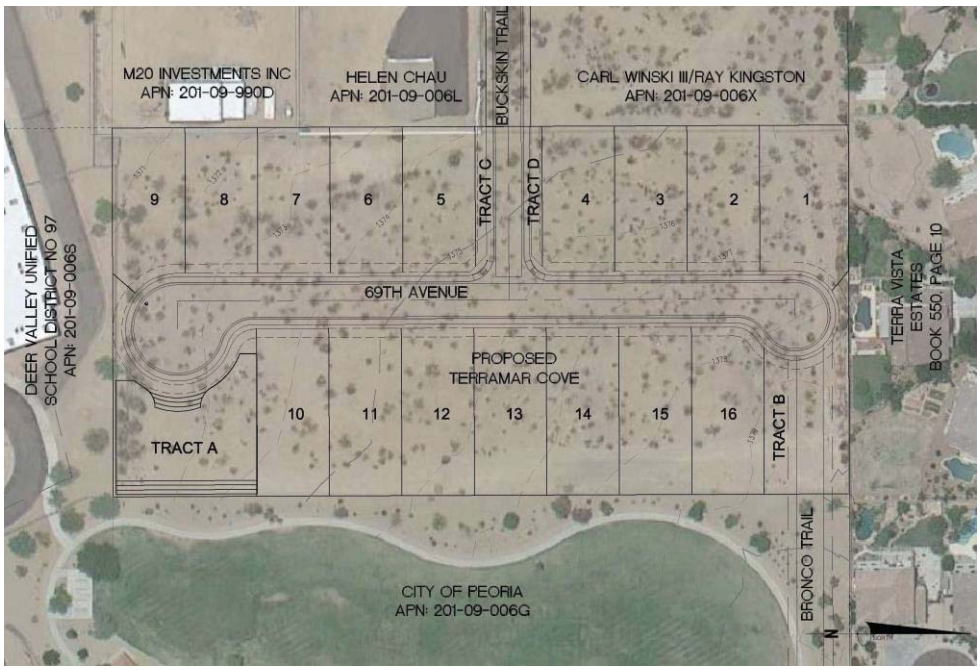
The current zoning designation for this site is Suburban Ranch District (SR-43) and is located within an area designated with Low Density Residential (2-5 du/ac, target of 3.0 du/ac). The Terramar Cove Development is proposing an overall target project density of 3.2 du/ac, which exceeds the required target density. This project is designed with active open space access that will exceed the minimum requirement of 9% for single family residential lots to support this request. *(refer to Exhibit 9 the General Plan Land Use Map and Exhibit 11 the Proposed Zoning Map)*.

Rezone Request
Currently the property is vacant land zoned SR-43. This Project proposes rezoning the property from the SR-43 to PAD within the City. This change would better fit with the surrounding developed parcels (*refer to the attached Zoning Maps, Exhibits 10 and 11).*

III. GENERAL SITE INFORMATION AND EXISITING CONDITIONS

The site is a vacant parcel with natural desert terrain and is within the developing areas in northern Peoria. The gross acreage is 4.99 acres. The net acreage will be 4.02 ± acres. The site slopes from the northeast to the southwest corner with an average slope of 1.3% (refer to the Aerial Map: Exhibit 2 below).

AERIAL MAP: EXHIBIT 2



IV. SURROUNDING LAND USES AND CONDITIONS

Adjacent to and east of the site is a City Park; to the south is a school. The property to the west is single family residences, and to the north is the Terra Vista Estates subdivision.

Primary transportation corridors in the area include Happy Valley Road running east-west to the south adjacent to the school, and 68th Avenue to the north and east. The property currently has no legal or physical access. In 2006, the property owner secured a commitment from the City of Peoria to provide right-of-way for legal and physical access from the stubbed termination of 68th Avenue. The City has agreed to a reduced pavement section for this access road, while maintaining the required fire access requirements, and eliminating the sidewalk and PUE on the north side of the road (refer to the Preliminary Development Plan Exhibit 4). Even with the reduced roadway section, it will encroach into the City Park and concrete walkway, which will have to be re-routed to accommodate the new roadway. Regional transportation includes the Interstate 17 (I-17) to the east and Highway 101 and Happy Valley Road to the south.

Schools: *Terramar Elementary (K-8),* located at 7000 W. Happy Valley Road, is adjacent to the project site to the south, Mountain Ridge *High School* (9-12), located at 22800 North 67th Avenue, Glendale, AZ 85310 is approximately 2 miles and Sandra Day O'Connor High School located at 25250 North 35th Avenue, Phoenix, AZ 85083 is approximately 4.6 miles.

Shopping Facilities: *Fry's Food and Drug Store* located at 6625 West Happy Valley Road is approximately 0.40 miles southeast. *Safeway* located at 20205 N 67th Avenue is approximately 3.4 miles south. *Target* located at 9947 W Happy Valley Road is approximately 4 miles west. All four corners of Lake Pleasant Parkway and Happy Valley Road (approximately 4 miles to the west) have all been developed as community commercial.

Public Recreation: *Terramar Park* is adjacent to the project site on the east. *Palo Verde Park* located at 26200 N. 73rd Drive is approximately 0.38 miles northwest. *The Sunrise Mountain Branch Public Library* is located at Lake Pleasant Parkway and 98th Avenue, approximately 6.2 miles southwest. *Lake Pleasant Regional Park* - boating, skiing, camping and general lake recreation, located approximately 12.5 miles north.

Aerial photographs of the project area together with several photographs of the site from different directions depicting the site and area conditions are included herewith. *(Refer to Exhibit 3)*

V. PRELIMINARY DEVELOPMENT PLAN

Terramar Cove is a new proposed development with a total gross area of 4.99± acres with 16 dwelling units *(refer to The Preliminary Development Plan in Exhibit 4 and the Preliminary Plat as shown in Exhibit 7).*

Terramar Cove will be developed in one phase. The proposed use of the subject site is single-family detached residential. The project is planned for 16 dwelling units with an overall project density of 3.2 du/ac.

The proposed average lot area within Terramar Cove shall be 9,159 sq. ft. with a minimum lot size of 8,437 sq. ft., which exceeds the minimum lot area of 8,000 sq. ft. for the target zoning category. The proposed minimum lot depth is 130' which exceeds the standards for the straight R1-8 zoning of 100'. The only decrease in variance from the straight R1-8 zoning is the typical lot minimum width, as this site will maintain a minimum width of 65 feet instead of 70 feet. This project will conform to the City of Peoria's staggered setback guidelines.

Access to this project is off Happy Valley Road and 71st Avenue as indicated on the Preliminary Plat (Exhibit 5). All of the lots within the site will be oriented in an east/west direction.

VI. LAND USE SUMMARY

The Land Use Summary below reflects the use, the acreage, and the total number of lots. The residential land use as noted within this PAD, which is closely aligned with the City of Peoria's R1-8 single family residence zoning designation, is in character with the neighboring subdivisions to the north.

TABLE 1
LAND USE SUMMARY

Gross Acres	Net Acres	Zoning	Min Lot Area (SF)	Lots	Min Lot Width	Open Space (Acres)	% Open Space	% Useable Open Space	Du/Ac (Gross)
4.99	4.02	PAD	8,437	16	65'	0.65	13.09	11.98	3.2

VII. PROJECT DEVELOPMENT AND PHASING STANDARDS

Unless otherwise specified herein, all properties within Terramar Cove shall conform to all City of Peoria governing codes, ordinances and regulations for single-family residential districts (refer to Exhibit 4). Table 2 below represents the minimum development standards for single-family residential lots in Terramar Cove.

TABLE 2
PROPOSED PAD STANDARDS COMPARISON TABLE

Development Standard	Existing R1-8 Standards	Proposed PAD Standards
Minimum Lot Area (acreage)	8,000 sf	**8,437 sf**
Minimum Lot Width (ft)	70'	**65'**
Minimum Lot Depth (ft)	100'	**130'**
Maximum Lot Coverage (Percentage)	45%	45%
Maximum Building Height* (ft)	30'	30'
Front Setback(ft) **	Front-Facing 20' (Where front-facing garages are present, a 10' front setback shall apply to the livable portion of the home provided that not more than 60% of total front-facing elevation occurs at the 10' setback.) Side-Entry 10' (not more than 60% of the total front-facing elevation shall occur at the 10' setback)	Front-Facing 20' (Where front-facing garages are present, a 10' front setback shall apply to the livable portion of the home provided that not more than 60% of total front-facing elevation occurs at the 10' setback.)*** Side-Entry 10' (not more than 60% of the total front-facing elevation shall occur at the 10' setback)
Interior Setback (min/total ft)	5'/15'	5'/15'
Rear Setback (ft)	15'	15'
Corner Setback (ft)	10'	**Minimum 10'. If a 10-foot tract is adjacent, the lot shall be considered an interior lot with minimum side setback of 5-feet**

***Ordinance 04-187;**
****Side-entry garages shall be prohibited on corner lots.**
***** 20' front setback may be decreased by 10' at cul-de-sac and knuckle lots, while maintaining a driveway that is a minimum of 20' long from back of sidewalk to face of garage.**

Open Space: This project is designed with active open space access that will exceed the minimum requirement of 9% for single family residential lots with useable open spaces at a total of 11.98%. The active open space areas will contain multiuse elements that provide retention basin storage with various bench locations, and a trail providing access to the adjacent park, with an emphasis on vegetative shade, thereby promoting leisurely usage and enjoyment of the passive open spaces. The homeowners association will be responsible for the maintenance of all open space / retention tracts.

Building Heights: The project will allow for both one- and two-story homes with a maximum 30' in height.

Lighting: Lighting within the project shall conform to the applicable section of the Peoria Zoning Ordinance governing exterior lighting.

Screening, Fencing and Walls: The standards for fencing and walls shall be as per the Peoria Zoning Ordinance including wall undulation and noise abatement.

Roadway Standards: Streets will be developed consistent with City of Peoria street standards.

Parking: Parking requirements for the project shall conform to the parking standards for single-family residential use as per the Peoria Zoning Ordinance.

Design Review Standards: We anticipate that houses will be compatible with the surrounding neighborhoods and that they will satisfy the demand of the modern home buyer in this particular submarket. We anticipate designs will have the following:

- 1800sf – 3600 sf size range
- 3, 4, and 5 bedroom floor plans
- Numerous elevation options
- One and two story plans
- Two and three car garages
- Energy efficient designs

Housing product will be submitted to the City of Peoria for review at a later date.

VIII. CONCEPTUAL LANDSCAPE PLAN/ STANDARDS

The project landscaping will be consistent with the Peoria Zoning Ordinance and the Specific Plan. The Final Landscape Plan will be submitted to the Planning Division. A Planting Data Sheet is a part of the Conceptual Landscape Plan (*The Conceptual Landscape Plan is shown in Exhibit 6*)

On-Site Landscaped Areas- all open space areas will be landscaped to meet the City of Peoria's landscaping requirements.

Street Frontages- Landscaping will be provided within the ROW per the City of Peoria's Landscaping requirements.

Perimeter Walls/Wall Details- To comply with the City of Peoria's design specifications. Details will be reviewed with Final Landscape plans.

Signage- Project signage will be processed as a separate application and will be consistent with the Peoria Zoning Ordinance.

IX. INFRASTRUCTURE/ UTILITIES

1. Sewer

Sewer service will be provided by the City of Peoria. The sewer line will tie into the existing 8-inch line in Happy Valley Road at approximately the 68th Avenue alignment.

2. Natural Gas

Natural Gas is provided by Southwest Gas. There are existing services that will be extended from the Terra Vista Estates to the north.

3. Water

Water service will be provided by the City of Peoria. The water line will tie into the existing 8-inch waterline at the southeast corner of the site and the existing 8-inch waterline in 68th Avenue, creating the necessary water loop.

4. Telephone

Century Link Communications will be supplying the telephone services to the area.

5. Electric Power

Electric power will be supplied by Arizona Public Service

CONTEXT PLAN AND SITE PHOTOS

EXHIBIT 3

1

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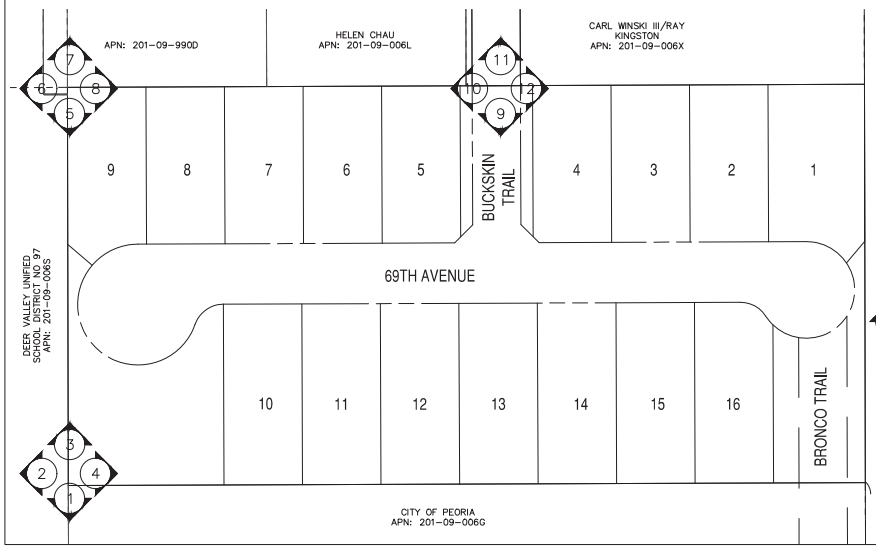

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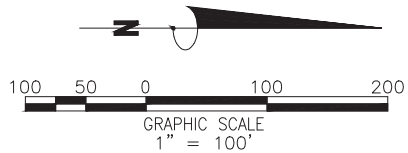

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
36639
SHELBY J.M.
DUPLESSIS
Date Signed 05.31.13
ARIZONA U.S.A.
Expires 9/30/2013

TERRAMAR COVE

PEORIA, ARIZONA

EXHIBIT 3: CONTEXT PLAN & SITE PHOTOS

Bowman CONSULTING
3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com

JOB #	9723-01-001
DATE	05/31/13
SCALE	1"=100'
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SHT 1 OF 2	

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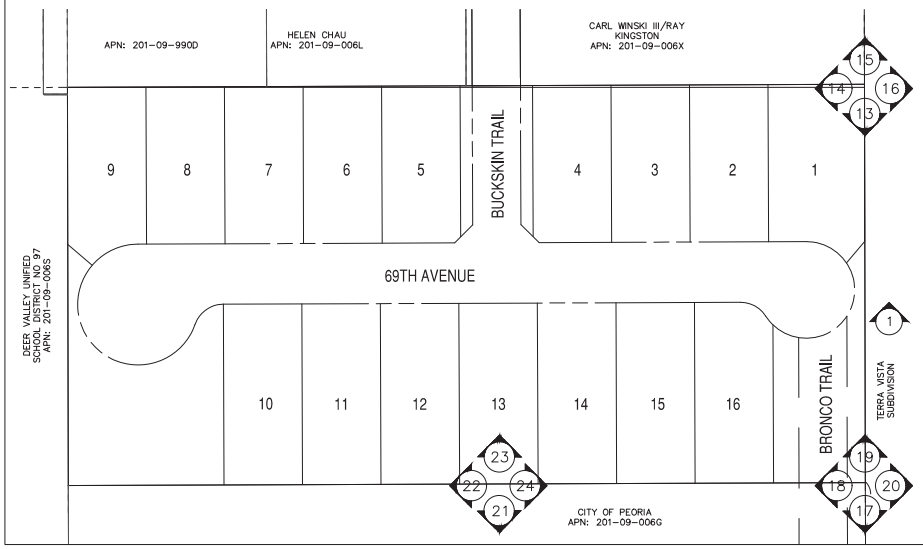

PHOTO NUMBER AND VIEW ORENTATION

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100 50 0 100 200

GRAPHIC SCALE
1" = 100'

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DATE	05/31/13
SCALE	1"=100'
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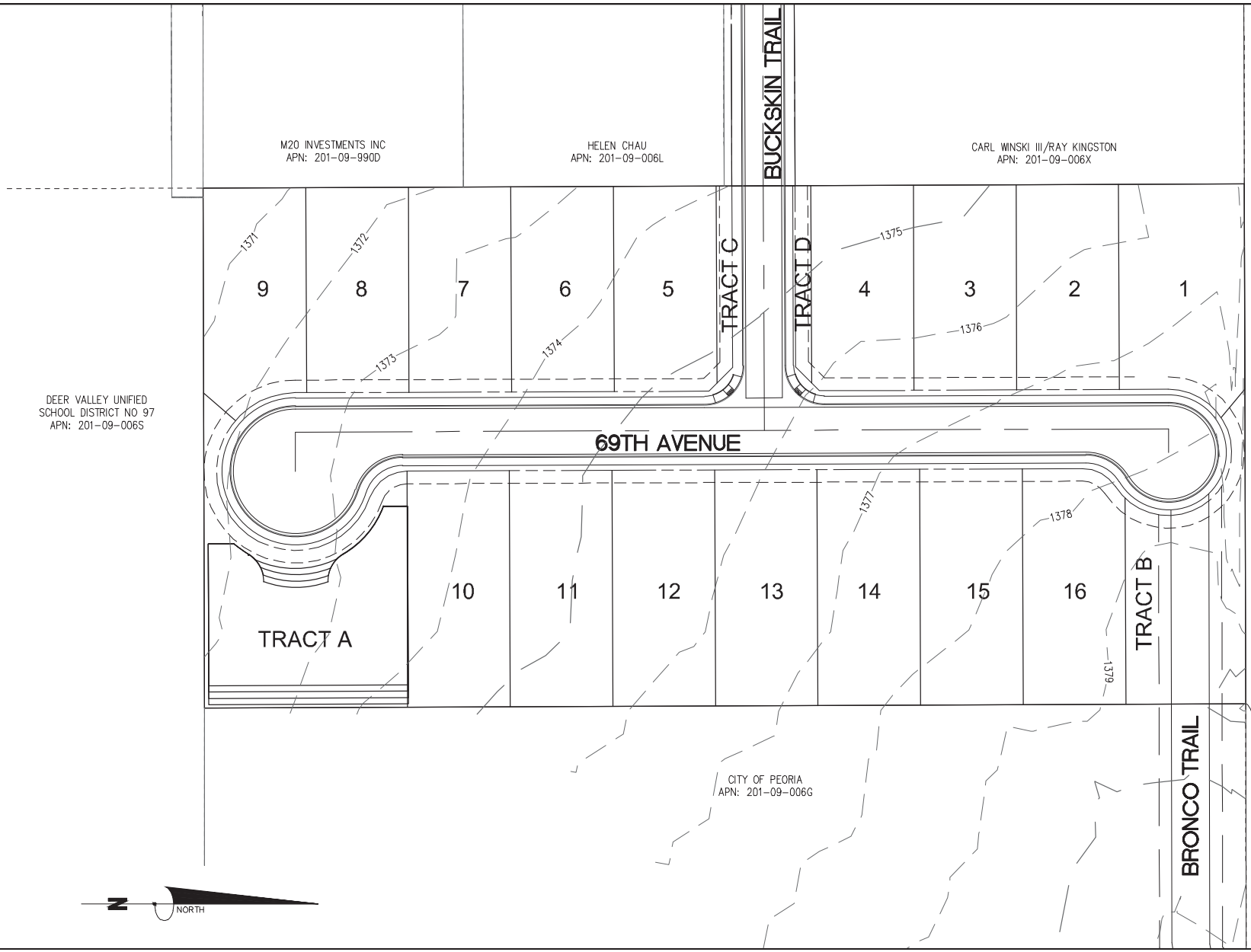
PRELIMINARY DEVELOPMENT PLAN

EXHIBIT 4



TERRAMAR COVE

PEORIA, ARIZONA

EXHIBIT 4: PRELIMINARY DEVELOPMENT PLAN

Bowman CONSULTING
3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com

JOB #	9723-00-001
DATE	05/31/13
SCALE	N.T.S.
DRAWN	CRS
SHT 1 OF 1	

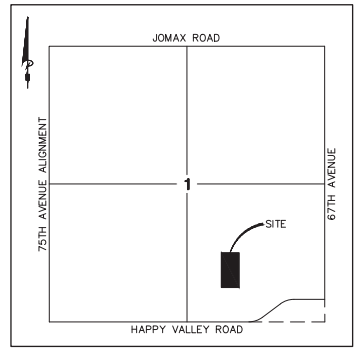
CAD FILE NAME: P:\9723 - 68th Ave and Happy Valley\9723-01-001 (ENG)\Engineering\Exhibits\9723-Preliminary Development Plan.dwg 06/05/2013

A.L.T.A. SURVEY AND
LEGAL DESCRIPTION

EXHIBIT 5

ALTA/ACSM LAND TITLE SURVEY
TERRAMAR COVE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NTS

SHEET INDEX

1 COVER, NOTES, SCHEDULE 'B' ITEMS
2 SITE DETAIL & EASEMENTS

NOTES

1. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

2. PURSUANT TO TABLE "A", ITEM NUMBER 2, THE PROPERTY ADDRESS WAS NOT PROVIDED.

3. PURSUANT TO TABLE "A", ITEM NUMBER 4, THE NET AREA OF THE SUBJECT PARCEL IS AS DESCRIBED IN THE LEGAL DESCRIPTION, THE LAND AREA OF THE SUBJECT PROPERTY CONTAINS 217,481 SQUARE FEET OR 4.9927 ACRES, MORE OR LESS.

4. PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC ARE SHOWN HEREON.

5. PURSUANT TO TABLE "A", ITEM NUMBER 10(A) NO PARTY WALLS HAVE BEEN DESIGNATED BY THE CLIENT.

6. PURSUANT TO TABLE "A", ITEM NUMBER 11(b), THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR BY LOCAL AGENCIES OF JURISDICTION AND ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.

7. PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS ARE SHOWN HEREON.

8. PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

9. PURSUANT TO TABLE "A", ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

10. PURSUANT TO TABLE "A", ITEM 20a, NO IMPROVEMENTS WERE OBSERVED WITHIN ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND THAT ARE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

11. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.

12. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

13. SUBJECT PARCEL DOES NOT HAVE PHYSICAL ACCESS TO ANY ABUTTING STREETS, HIGHWAYS, OR OTHER PUBLIC WAYS.

TITLE COMMITMENT SCHEDULE B – SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY CHICAGO TITLE INSURANCE COMPANY TITLE NO. CTA1210009, EFFECTIVE DATE: SEPTEMBER 17, 2012 AT 7:30 AM. AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B – SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.

(a) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1–6.

(b) ITEM 2 REFERS TO THE RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, NO PATENT DOCUMENTS HAVE BEEN PROVIDED BY THE INSURER. AS THE SURVEYOR HAS NOT PERFORMED AN INDEPENDENT INVESTIGATION IN MATTERS OF TITLE OR EASEMENT, NO REVIEW OF THIS DOCUMENT HAS BEEN POSSIBLE AND MAY AFFECT THE PROPERTY UNBEKNOWNST TO THE SURVEYOR AND THEREFORE NOT SHOWN ON THE MAP HEREOF.

(c) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE–OF–SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE–OF–SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE–OF–SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

(d) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:

(xx) (e) DENOTES SCHEDULE B ITEMS SHOWN HEREON.

CURRENT RECORD DESCRIPTION OF THE THE SURVEYED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.;

SAID PARCEL CONTAINS 217,481 SQUARE FEET, OR 4.9927 ACRES, MORE OR LESS.

BASIS OF BEARING

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 89 DEGREES 53 MINUTES 07 SECONDS EAST

* SURVEYOR'S CERTIFICATION IS SUBJECT TO A LIMITATION OF LIABILITY. THE ENTITIES LISTED BELOW AND THE GENERAL PUBLIC ARE ON NOTICE THAT THIS ALTA/ACSM LAND TITLE SURVEY IS SUBJECT TO A LIMITATION OF LIABILITY NOT TO EXCEED THE PRICE OF THE ORIGINAL PROPOSAL DATED 11–14–2012 BETWEEN BOWMAN CONSULTING GROUP, LTD., A VIRGINIA CORPORATION AND CARSON TYLER VENTURES, L.L.C., AN ARIZONA COMPANY. BY RELIANCE THE ACCEPTANCE OF THESE TERMS IS EFFECTUATED. COPIES OF THE TERMS AND CONDITIONS ARE AVAILABLE UPON REQUEST.

SURVEYOR'S CERTIFICATE

TO: CARSON TYLER VENTURES, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY
ENTRUST ARIZONA FBO KEVIN PECK IRA #12876
ENTRUST FBO EARL RICKER IRA# 12875
ENTRUST ARIZONA FBO ROBERT PORTER IRA# 12923
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN, AND INCLUDES ITEMS 1, 2, 4, 8, 10, 11b, 13, 16, 17 AND 20a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/27/12.

[redacted] 1/09/13

CLAYTON J. HOWARD R.L.S. #50640 DATE
choward@bowmancg.com

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3010 South Priest Drive, #01
Tempe, Arizona 85282
Phone: (480) 629-8830
Fax: (480) 629-3561
www.bowmanconsulting.com

REGISTERED LAND SURVEYOR
50640
CLAYTON J. HOWARD
Date Signed 01/09/13
ARIZONA, U.S.A.
Expires 03/31/13

ALTA/ACSM
TERRAMAR COVE
PEORIA, AZ

DATE	REVISION

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DATE: 01–09–13
PROJ NO: 9723
TASK NUM: 01
DRAWN BY: AG
CHECKED: JD
QUALITY: CH
CLIENT NO: 001
SCALE
NOT TO SCALE

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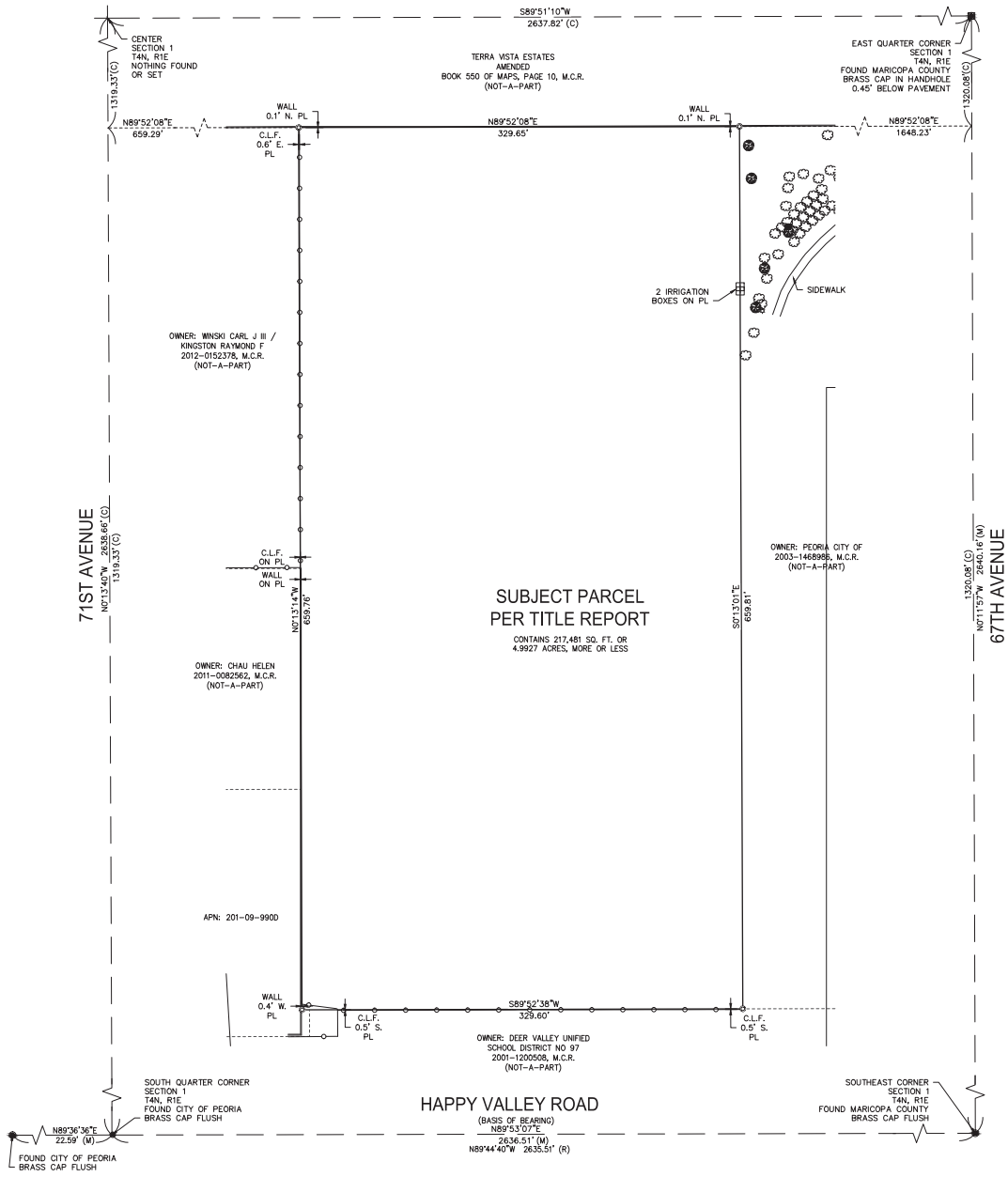
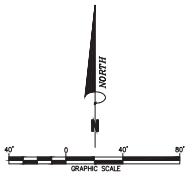


LEGEND

- BRASS CAP FLUSH
- BRASS CAP IN HANDHOLE
- SET REBAR CAPPED RLS 50640
- IRRIGATION BOX
- SIGN
- BUSH
- TREE
- AREA LIGHT
- IRRIGATION CONTROL VALVE
- M.C.R — MARICOPA COUNTY RECORDER
- PL — PROPERTY LINE
- C.L.F — CHAIN LINK FENCE
- (R) — TERRAMAR BOOK 455 OF MAPS, PAGE 41, M.C.R.
- (M) — MEASURED
- (C) — CALCULATED
- PROPERTY LINE
- TIE LINE
- SECTION LINE
- PARCEL LINE
- CHAIN LINK FENCE



Bowman CONSULTING
Bowman Consulting Group, Ltd.
3010 South Priest Drive, #201
Tempe, Arizona 85282
Phone: (480) 629-8830
Fax: (480) 629-3641
www.bowmanconsulting.com

REGISTERED LAND SURVEYOR
50640
CLAYTON HOWARD
State of ARIZONA, U.S.A.
Expires 03/31/13

ALTA/ACSM
TERRAMAR COVE
PEORIA, AZ

DATE	REVISION

DATE: 01-09-13
PROJ NO: 9723
TASK NUM: 01
DRAWN BY: AG
CHECKED: JD
QUALITY: CH
CLIENT NO: 001
SCALE
1" = 40'

2 OF 2

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JANUARY 9, 2013
PROJECT # 9723-01-001

LEGAL DESCRIPTION
TERRAMAR COVE
BOUNDARY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

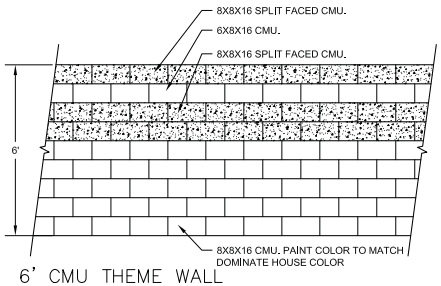
THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.;

SAID PARCEL CONTAINS 217,481 SQUARE FEET, OR 4.9927 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
50640
CLAYTON J
HOWARD
Date Signed 1/9/13
ARIZONA, U.S.A.
Expires 03/31/2013

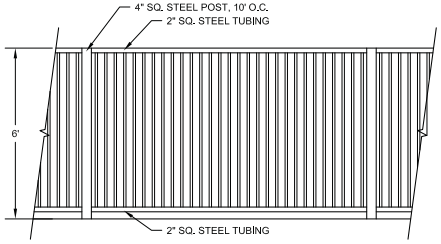
CONCEPTUAL LANDSCAPE PLAN/STANDARDS & WALL DETAILS

EXHIBIT 6



6' CMU THEME WALL

NTS



6' VIEW FENCE

NTS

SINGLE-FAMILY PRELIMINARY PLAT PLANTING DATA SHEET

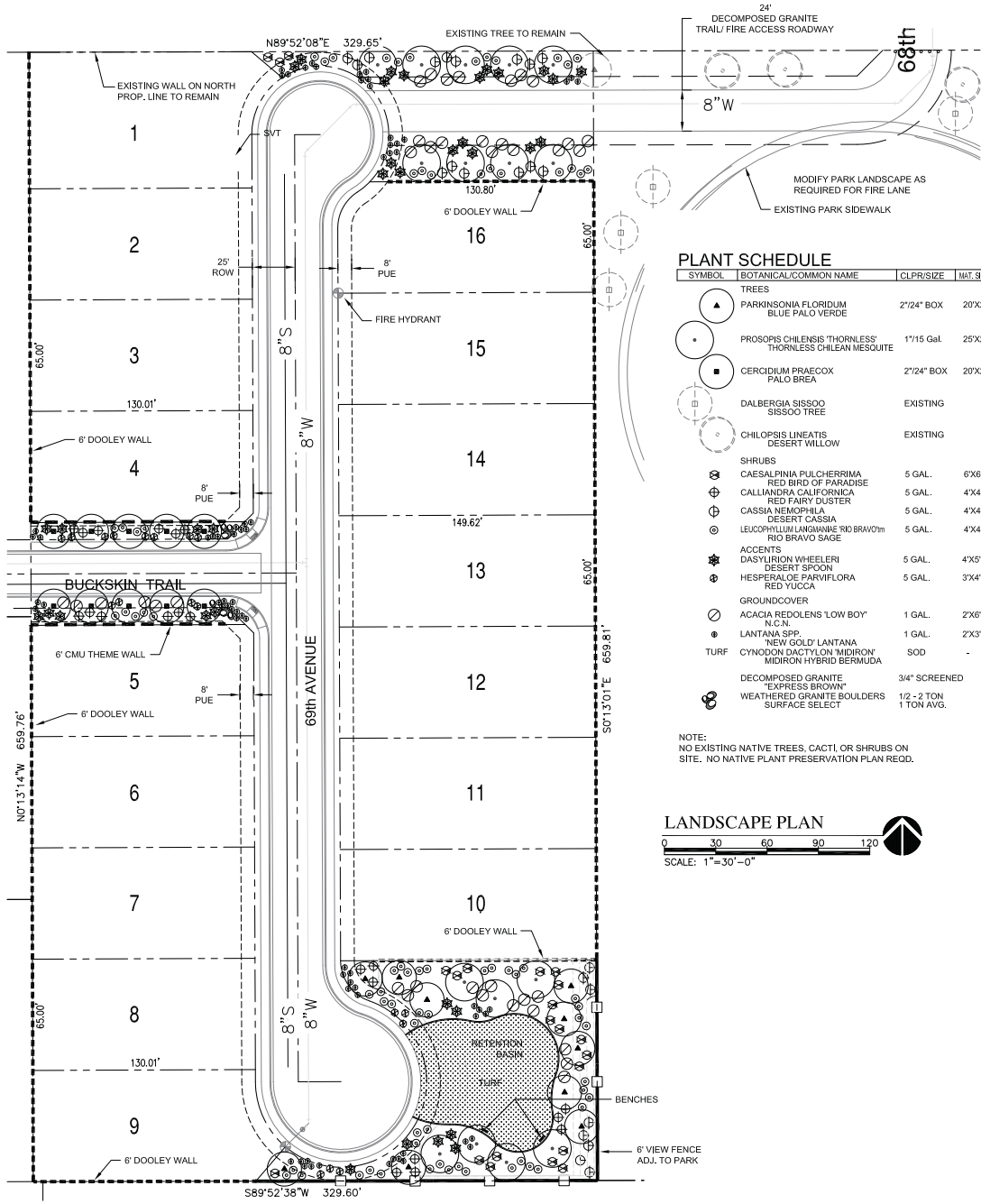
LANDSCAPE AREAS	Required	Provided
A. Street Frontage Areas [14-35-4.A.1]		
1. Adjacent to Arterial Streets (10 feet)	x sq.ft	x sq.ft
2. Adjacent to Collector Streets (8 feet)	x sq.ft	x sq.ft
3. Adjacent to Local Streets (8 feet)	2,000sq.ft.	2,400sq.ft.
B. Required Drainage Retention / Detention areas [14-35-4.A.1]	x sq.ft	15,823 sq.ft.
C. Useable Open Space Areas [Design Review Manual 20-70-12.C: >20 lots]		
1. Lots less than 10,000 sq.ft. (9% of gross project area)	19,573sq.ft.	26,063 sq.ft.
2. Lots 10,000 - 18,000 sq.ft. (7% of gross project area)	x sq.ft	x sq.ft.
3. Lots greater than 18,000 sq.ft. (5% of gross project area)	x sq.ft	x sq.ft

PLANT QUANTITIES	Required	Provided
Street Frontage Landscape Areas [14-35-4.A.2]		
D. Trees: 1 per 25 ln.ft. of street frontage (8' or 10' buffer + ROW)	10 trees	10 trees
E. Shrubs: 5 per 25 ln.ft. of street frontage (8' or 10' buffer + ROW)	48 shrubs	48 shrubs
Drainage Retention / Detention + Useable Open Space Areas [14-35-4.A.1]		
F. Trees: 1 per 1,000 sq.ft.	26 trees	26 trees
G. Shrubs: 5 per 1,000 sq.ft.	130 shrubs	151 shrubs
Special Planting Requirements (PAD, Zoning, etc.)	_____	_____

TOTALS	Required	Provided
Total Landscape Areas (A + (B + C))	21,573sq.ft.	28,463 sq.ft.
Total Useable Open Space Percent	9%	11.98%
Total Trees (D + F)	36 trees	34 trees
Total 24" Box Trees (50% of total required trees)	18 trees	18 trees
Total Shrubs (E + G)	178 shrubs	199 shrubs

GENERAL NOTES

1. Turf (lawn) is limited to a maximum of 20% of the site area.
2. A development may substitute a 36" box or larger tree in place of a 15 gallon tree at a substitution rate of 1.5 trees for every required 15 gallon tree.
3. All landscaped areas shall be supported by an automatic irrigation system which may be spary, flood or drip system.
4. Plant materials utilized in landscaped areas in the ROW must be included on the most recent edition of the Phoenix Active Management Area Low Water Use / Drought Tolerant Plant List.
5. The Developer shall be responsible to install / maintain all landscaping within the Right-of-Way.
6. A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach when mature.



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	CLPR/SIZE	MAT. SIZE (HXW)	QTY.	REMARKS
	TREES				
	PARKINSONIA FLORIDUM BLUE PALO VERDE	2"/24" BOX	20'X20'	-	STAKE AS REQUIRED
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	1"/15 Gal.	25'X25'	-	STAKE AS REQUIRED
	CERCIDIUM PRAECOX PALO BREA	2"/24" BOX	20'X20'	-	STAKE AS REQUIRED
	DALBERGIA SISSOO SISSOO TREE	EXISTING		-	STAKE AS REQUIRED
	CHILOPSIS LINEATIS DESERT WILLOW	EXISTING		-	STAKE AS REQUIRED
	SHRUBS				
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	6'X6'	-	1 GPH EMITTER
	CALLIANDRA CALIFORNICA RED FAIRY DUSTER	5 GAL.	4'X4'	-	1 GPH EMITTER
	CASSIA NEMOPHILA DESERT CASSIA	5 GAL.	4'X4'	-	1 GPH EMITTER
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'tm RIO BRAVO SAGE	5 GAL.	4'X4'	-	1 GPH EMITTER
	ACCENTS				
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	4'X5'	-	1 GPH EMITTER
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	3'X4'	-	1 GPH EMITTER
	GROUNDCOVER				
	ACACIA REDOLENS 'LOW BOY' N.C.N.	1 GAL.	2'X6'	-	1 GPH EMITTER
	LANTANA SPP. 'NEW GOLD' LANTANA	1 GAL.	2'X3'	-	1 GPH EMITTER
TURF	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	SOD	-	5,300 SQ FT	POP-UP SPRAY HEADS
	DECOMPOSED GRANITE "EXPRESS BROWN"	3/4" SCREENED			2" DEPTH ALL LANDSCAPE AREAS
	WEATHERED GRANITE BOULDERS SURFACE SELECT	1/2 - 2 TON 1 TON AVG.		-	NATURAL DARK FINISH. SEE DETAIL

NOTE:
NO EXISTING NATIVE TREES, CACTI, OR SHRUBS ON SITE. NO NATIVE PLANT PRESERVATION PLAN REQD.

LANDSCAPE PLAN

0 30 60 90 120

SCALE: 1"=30'-0"

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE

2211 N. 7th Street
Phoenix, Az 85006
T 602.266.5422
F 602.266.5707
www.getgilmore.com

PLANNING
LANDSCAPE ARCHITECTURE

TERRAMAR COVE
68TH AVE & hAPPY VALLEY ROAD
PEORIA, AZ
PREPARED FOR: CASON TYLER

JOB NO. 13002
DRAWN BY. TCB
APPROVED BY. JJG
DATE. 11.25.13

REVISIONS.
1.
2.
3.
4.

PRELIMINARY
LANDSCAPE & WALL PLAN

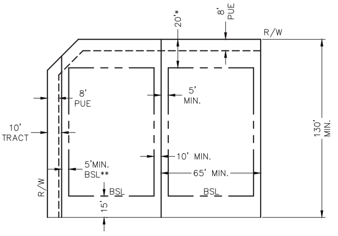
SHEET
L1.1
1 OF 1

PRELIMINARY PLAT

EXHIBIT 7

TERRAMAR COVE
PRELIMINARY PLAT
68TH AVENUE AND HAPPY VALLEY
PEORIA, ARIZONA

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

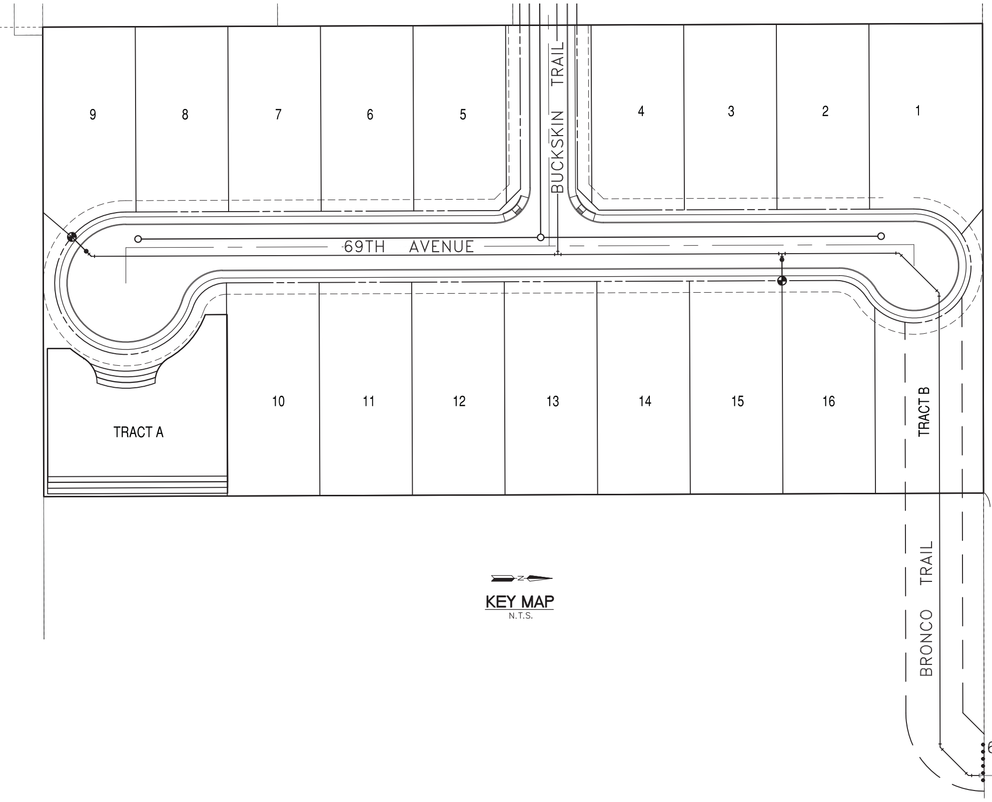


TYPICAL LOT DETAIL
NOT TO SCALE

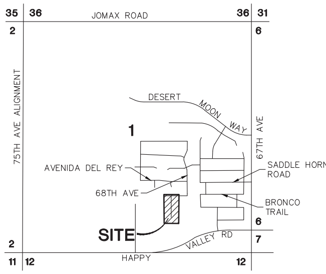
*20' FRONT SETBACK MAY BE DECREASED BY 10' AT CUL-DE-SAC AND KNUCKLE LOTS

**CORNER LOT, STREET SIDE SETBACK = 10 FT MIN. IF A 10 FT TRACT IS SHOWN AS ABOVE, THE LOT SHALL BE CONSIDERED AN INTERIOR LOT, WITH MINIMUM SIDE SETBACK = 5 FT. (15 FT TOTAL)

AVERAGE LOT AREA = 9,129 SF



KEY MAP
N.T.S.



VICINITY MAP
NOT TO SCALE

CIVIL ENGINEER

BOWMAN CONSULTING GROUP, LTD.
13111 NORTH 94TH DRIVE
SUITE A
PEORIA, ARIZONA 85381
PHONE: 602.679.4438
CONTACT: SHELBY DUPLESSIS

DEVELOPER

CASON TYLER COMPANIES
5108 NORTH 40TH STREET
SUITE 3
PHOENIX, ARIZONA 85018
PHONE: 602.957.1799
CONTACT: PERRY MATHIS

SHEET INDEX

PP01 COVER SHEET – DETAILS AND NOTES
PP02 PRELIMINARY PLAT

BASIS OF BEARING

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 89 DEGREES 53 MINUTES 07 SECONDS EAST

BENCHMARK

EAST QUARTER CORNER SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST. FOUND BRASS CAP IN HANDHOLE, 0.45' BELOW PAVEMENT.

N: 1667696.76
E: 2514254.83
Z: 1406.42

ZONING

EXISTING: SR-43
PROPOSED: PAD
ZONING CASE #: Z13-0002

LEGEND

— - —	CENTER LINE
— - - —	RIGHT-OF-WAY
- - - - -	PUE
—○—	SEWER MANHOLE
●	FIRE HYDRANT
→	DRAINAGE FLOW
—1291—	EXISTING CONTOUR

CITY OF PEORIA NOTES

1. ALL CUL-DE-SACS ARE 50' RADIUS.
2. LANDSCAPE AND WALL DETAILS ARE ON CONCEPTUAL LANDSCAPE PLAN.
3. ALL SIGHT VISIBILITY TRIANGLES PER PEORIA DETAIL #159 / 30 FT.
4. LANDSCAPE RETENTION TRACTS SHALL BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE H.O.A. A MID WILL BE ESTABLISHED AND TAKE OVER MAINTENANCE IN THE EVENT THE H.O.A. FAILS.
5. DEVELOPMENT WITHIN THE PROJECT AREA SHALL CONFORM TO THE CITY OF PEORIA DESIGN REVIEW MANUAL.
6. FOR PUBLIC UTILITY EASEMENTS (PUE), PLEASE SEE TYPICAL LOT DETAIL ON THIS SHEET FOR TYPICAL LOCATIONS.

SITE DATA

GROSS AREA	217,482 sf	4.99 Ac
NET AREA	175,014 sf	4.02 Ac
PROPOSED ZONING	PAD	
PEORIA GENERAL PLAN	RESIDENTIAL/LOW DENSITY 2–5 DU/Ac	
APPROVED DENSITY	16 LOTS	3.5 DU/Ac
PROPOSED DENSITY	16 LOTS	3.2 DU/Ac
TOTAL OPEN SPACE AREA	28463.19	0.65
TOTAL USABLE OPEN SPACE AREA	26063.06	0.60
OPEN SPACE REQUIRED	9.00%	
OPEN SPACE PROVIDED	13.09%	
USEABLE OPEN SPACE PROVIDED	11.98%	

LAND USE TABLE

LOT AREA (sf)	STREET AREA (sf)	OPEN SPACE AREA (sf)	GROSS TOTAL (sf)	GROSS TOTAL (Ac)	NET TOTAL (sf)	NET TOTAL (Ac)	OPEN SPACE (%)
146550.40	42468.65	28463.19	217,482	4.99	175,014	4.02	13.09

DEVELOPMENT NOTES

1. THE BOUNDARY AND TOPOGRAPHY SHOWN HEREON ARE BASED ON THE ALTA SURVEY PREPARED BY BOWMAN CONSULTING, 3010 SOUTH PRIEST DRIVE #101 TEMPE, AZ 85282, PHONE 480.629.8830.
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6. THE DEVELOPER WILL CREATE A HOMEOWNERS ASSOCIATION FOR THIS PROJECT TO INCLUDE ALL PROPERTY OWNERS AND WILL DRAFT CC&RS FOR RECORDATION CONCURRENTLY WITH THE FINAL PLAT. THE HOMEOWNERS ASSOCIATION WILL BE DEEDED THE OPEN SPACE TRACTS AND SHALL BE RESPONSIBLE FOR ALL REQUIRED MAINTENANCE OF THE LANDSCAPE IMPROVEMENTS, DRAINAGE AND RETENTION IMPROVEMENTS WITHIN THESE TRACTS AS WELL AS THAT FOR ANY RECREATIONAL AMENITIES PROVIDED BY THE DEVELOPER.
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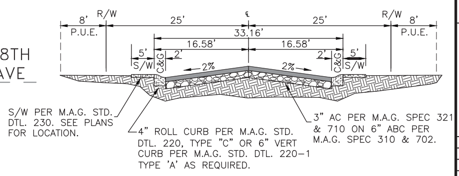
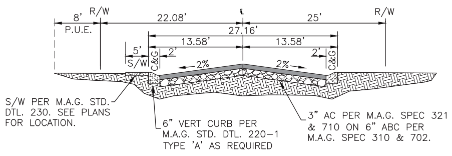
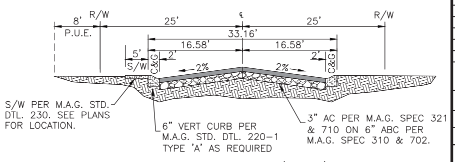
9. ALL LIGHTING SHALL COMPLY WITH THE CITY'S LIGHTING ORDINANCE.
10. BASED ON THE EXTREMELY SMALL PEAK SEWER AND WATER FLOWS FOR THE SITE FOR AS SHOWN IN THE PROJECT DESIGN REPORTS (HEREBY MADE A PART OF THIS PRELIMINARY PLAT) IT IS NOT ANTICIPATED THAT THIS SITE ALONE WILL HAVE ANY MEANINGFUL IMPACT ON THE CITY'S INFRASTRUCTURE.



69TH AVENUE
N.T.S.



BRONCO TRAIL (EAST)
N.T.S.



BRONCO TRAIL (WEST)
N.T.S.

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com

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PRELIMINARY PLAT
TERRAMAR COVE
MARICOPA COUNTY
PEORIA, ARIZONA

36639 SHELBY J.M. DUPLESSIS
ARIZONA U.S.A.
Expires 9/30/2015

PLAN STATUS

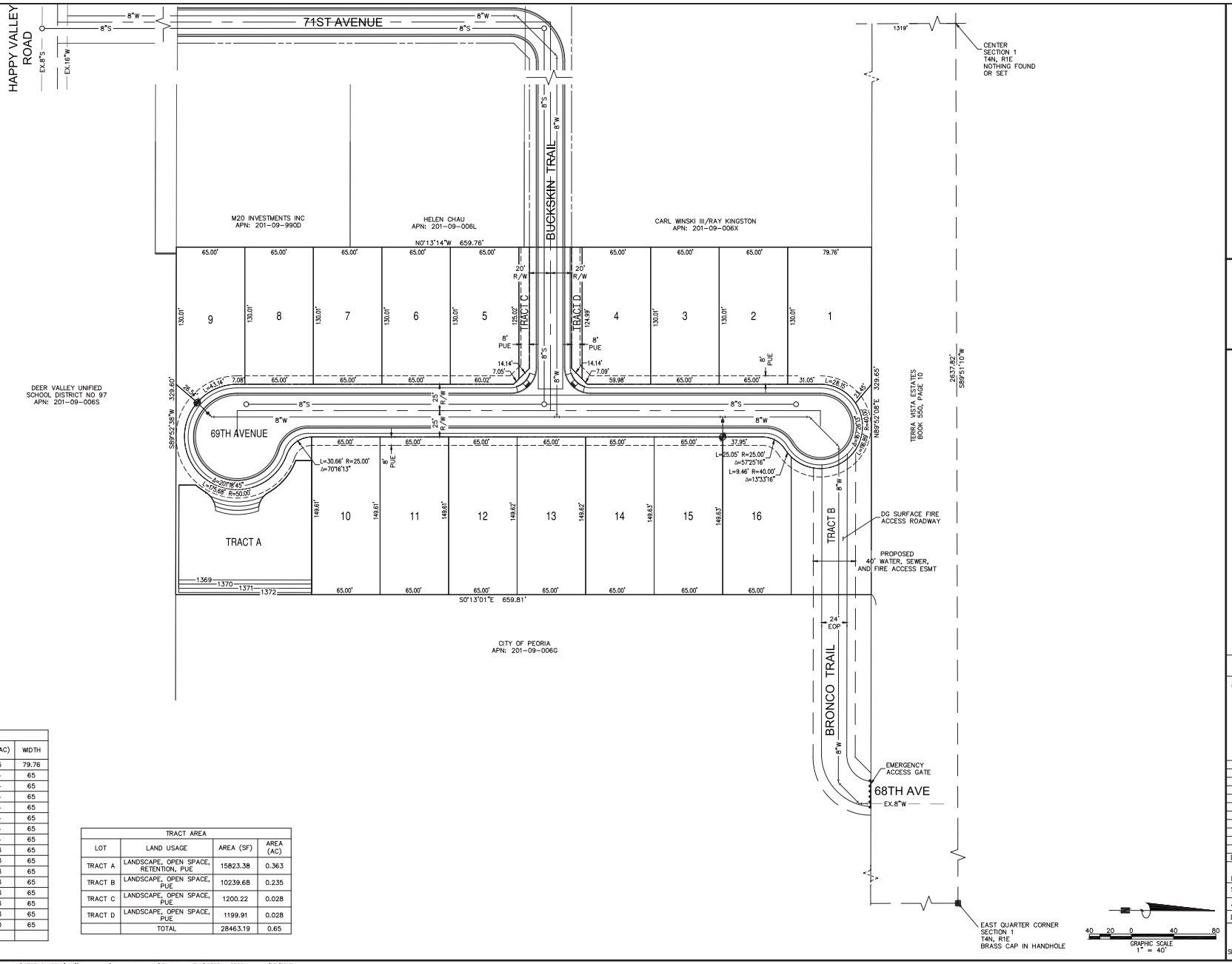
DATE	DESCRIPTION	
JS	CRS	SJD
DESIGN	DRAWN	CHKD

SCALE H: NONE V: NONE
JOB No. 9723-01-001
DATE: 05/30/2013

PP01
SHEET 01 OF 02

Z13-0002

D FILE NAME: P:\9723 - 68th ave and happy valley\9723-01-001 (eng)\engineering\engineering plans\Preliminary Plat\9723 - PP01.dwg 11/25/2013



LOT AREA			
LOT NO.	AREA (SF)	AREA (AC)	WIDTH
1	10667.95	0.245	79.76
2	8450.43	0.194	65
3	8450.43	0.194	65
4	8437.86	0.194	65
5	8438.06	0.194	65
6	8450.58	0.194	65
7	8450.67	0.194	65
8	8450.76	0.194	65
9	8840.62	0.203	65
10	9724.42	0.223	65
11	9724.60	0.223	65
12	9724.96	0.223	65
13	9725.32	0.223	65
14	9725.68	0.223	65
15	9726.04	0.223	65
16	9562.02	0.220	65
TOTAL	146550.40	3.36	

TRACT AREA			
LOT	LAND USAGE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE, OPEN SPACE, RETENTION, PUE	15823.38	0.363
TRACT B	LANDSCAPE, OPEN SPACE, PUE	10239.68	0.235
TRACT C	LANDSCAPE, OPEN SPACE, PUE	1200.22	0.028
TRACT D	LANDSCAPE, OPEN SPACE, PUE	1199.91	0.028
	TOTAL	28463.19	0.65

Bowman CONSULTING

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3010 E. Camelback Road, Suite 300
Tempe, Arizona 85282
Phone: (480) 629-9830
www.bowmanconsulting.com
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PRELIMINARY PLAT

TERRAMAR COVE

MARICOPA COUNTY

PEORIA, ARIZONA

PROJECT NUMBER

66.39
SHELBY J.M. DUPLESSIS
ARIZONA U.S.A.
EXPIRES 6/30/2014

PLAN STATUS

DATE	DESCRIPTION	
JS	CRS	SJD
DESIGN	DRAWN	CHKD

SCALE H: 1" = 40' V:

JOB No. 9723-01-001

DATE : 05/30/2013

PP02

SHEET 02 OF 02

Z13-0002

D FILE NAME: P:\9723 - 68th ave and happy valley\9723-01-001 (eng)\engineering\engineering plans\Preliminary Plat\9723 - PP02.dwg 11/25/2013

SCHOOL DISTRICT CONTACT COORDINATION

EXHIBIT 8

February 5, 2013

Deer Valley Unified School District
Attn: Jim Migliorino
20402 N. 15th Ave.
Phoenix, Az 85027

Dear Mr. Migliorino:

This letter is being sent to you pursuant to the City of Peoria Planning Division School District Notification Policy for General Plan designation and zoning classification changes. Please be advised that we are applying for a zoning change that changes the zoning designation of a 4.99 acre site located on the northwest corner of 68th Avenue and Happy Valley Road, just west of Terramar Park. The change will be from Suburban Ranch District (SR-43) to R1-8 resulting in greater residential densities on the subject property. The property will currently allow approximately 5 residential units; and our application(s) will result in a total of 16 units, an increase of 320%.

We have attached a site plan for your reference. You are requested to respond to the City of Peoria Planning Division at 9875 N. 85th Ave, Peoria and reference Zoning Application #Z13-0002 if you have any information you feel is necessary for their review.

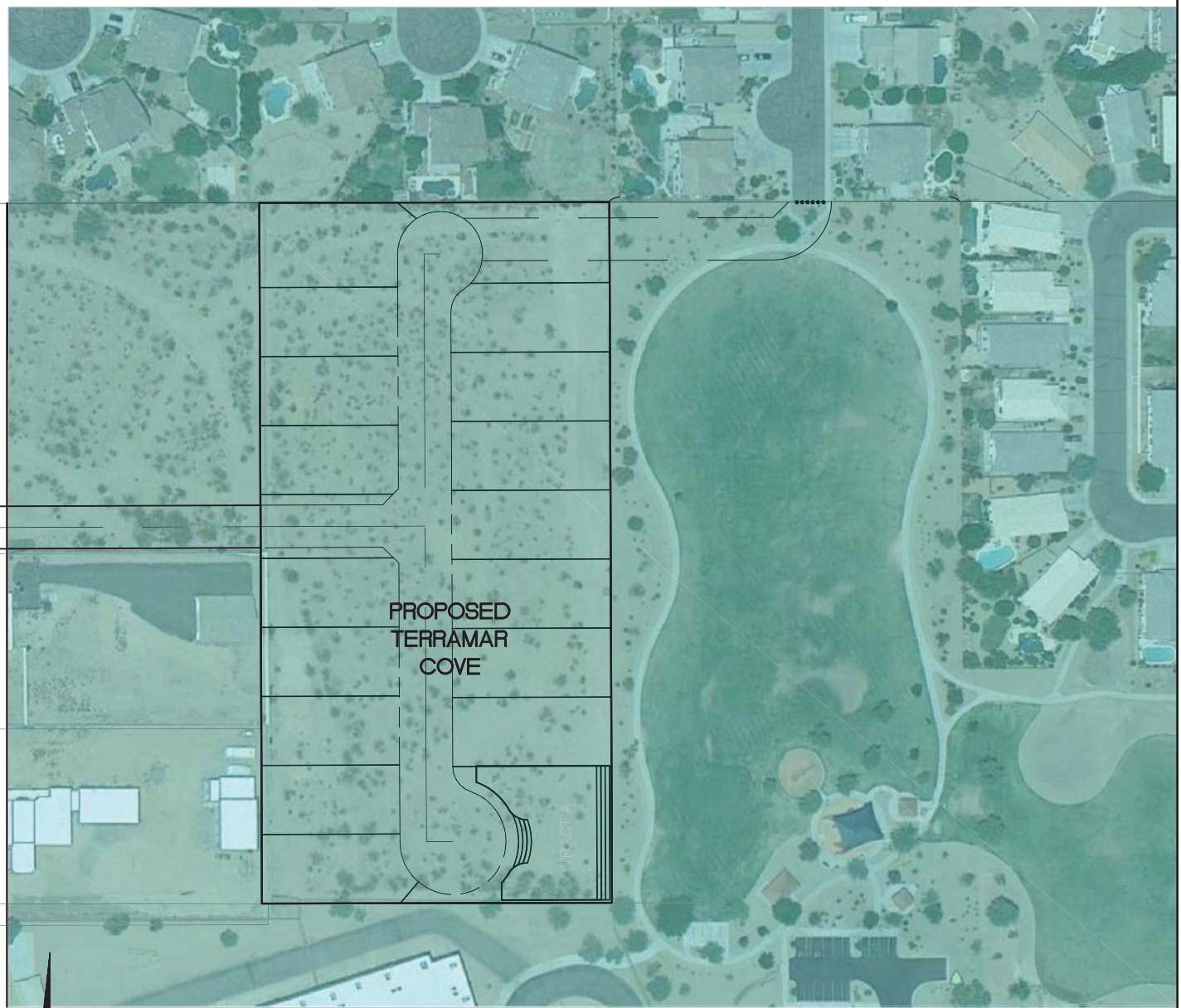
If you would like to discuss the proposal, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. I can be reached at ***602.679.4438.***

Sincerely,

[redacted]

ShelbyJM Duplessis, PE, LEED AP
Senior Project Manager

GENERAL LAND USE MAP
EXHIBIT 9



N

LEGEND

RESIDENTIAL/LOW (2–5 du/ac)

Bowman CONSULTING
3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com

TERRAMAR COVE

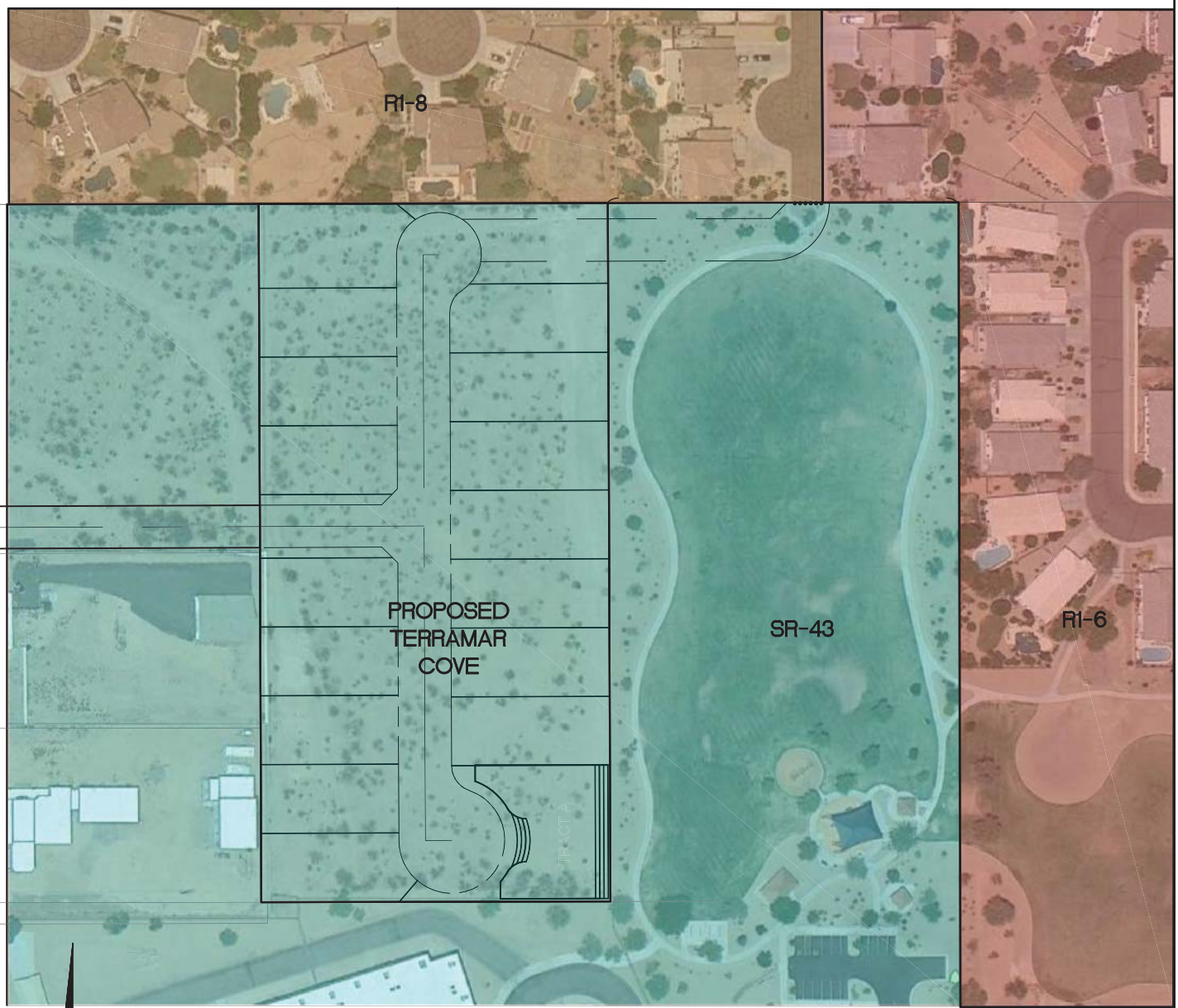
PEORIA, ARIZONA

EXHIBIT 9: GENERAL LAND USE

JOB #	9723-01-001
DATE	01/01/13
SCALE	N.T.S.
DRAWN	CRS
SHT	1 OF 1

CAD FILE NAME: P:\9723 – 68th Ave and Happy Valley\9723-01-001 (ENG)\Engineering\Exhibits\9723-General Land Use.dwg 06/05/2013

EXISTING ZONING MAP
EXHIBIT 10



N

LEGEND

SR–43

R1–8

R1–6

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TERRAMAR COVE

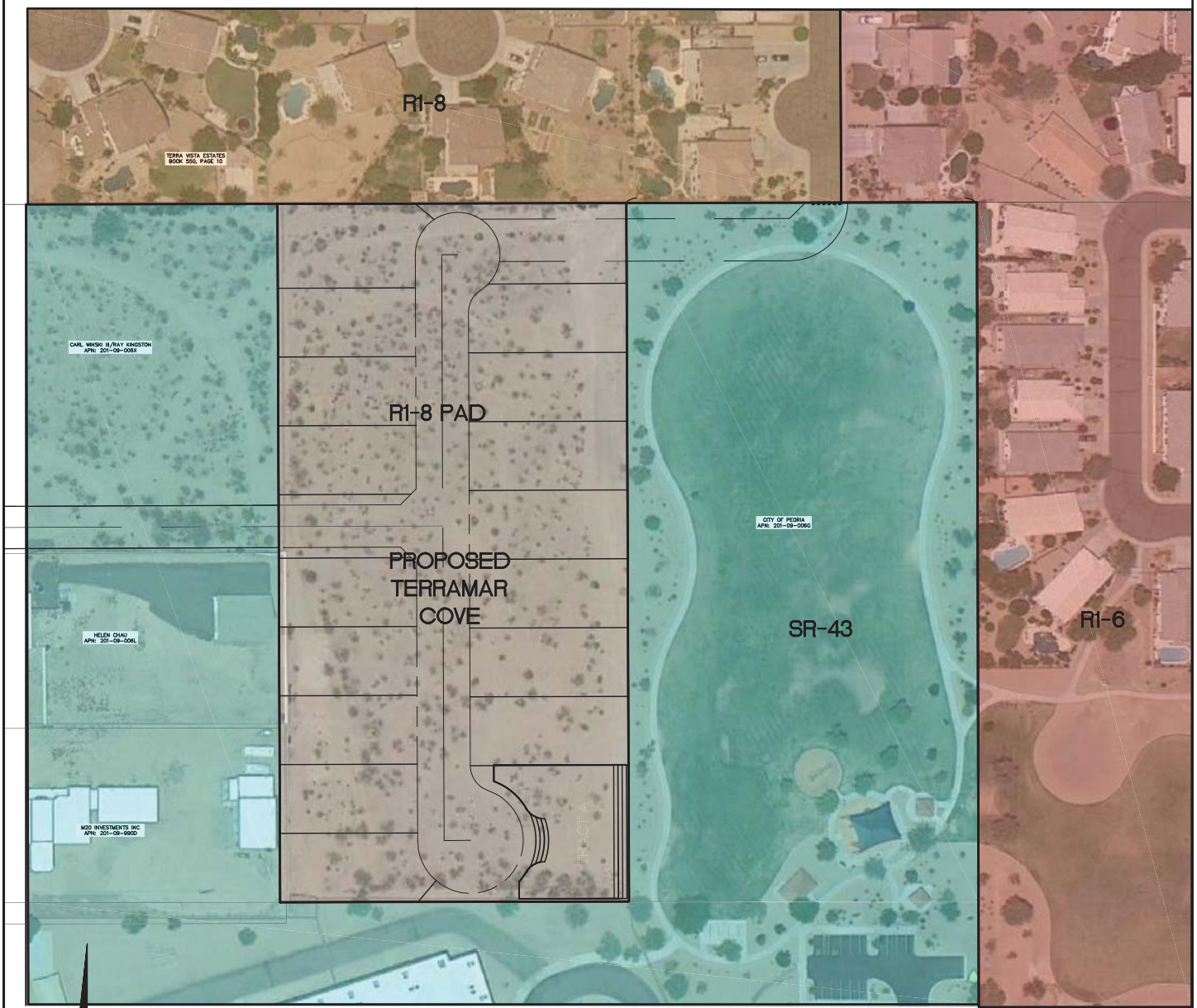
PEORIA, ARIZONA

EXHIBIT 10: EXISTING ZONING

JOB #	9723-01-001
DATE	01/01/13
SCALE	N.T.S.
DRAWN	CRS
SHT	1 OF 1

CAD FILE NAME: P:\9723 – 68th Ave and Happy Valley\9723-01-001 (ENG)\Engineering\Exhibits\9723-Existing Zoning.dwg 06/05/2013

PROPOSED ZONING MAP
EXHIBIT 11



LEGEND

SR-43

R1-8 PAD

R1-6

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TERRAMAR COVE

PEORIA, ARIZONA

EXHIBIT 11: PROPOSED ZONING

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SCALE	N.T.S.
DRAWN	CRS
SHT	1 OF 1

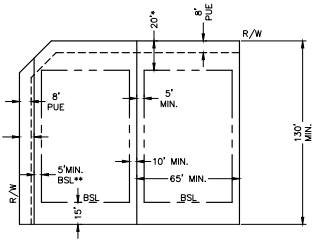
CAD FILE NAME: P:\9723 – 68th Ave and Happy Valley\9723-01-001 (ENG)\Engineering\Exhibits\9723-Proposed Zoning.dwg 11/21/2013

Exhibit E

TERRAMAR COVE PRELIMINARY PLAT

68TH AVENUE AND HAPPY VALLEY
PEORIA, ARIZONA

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



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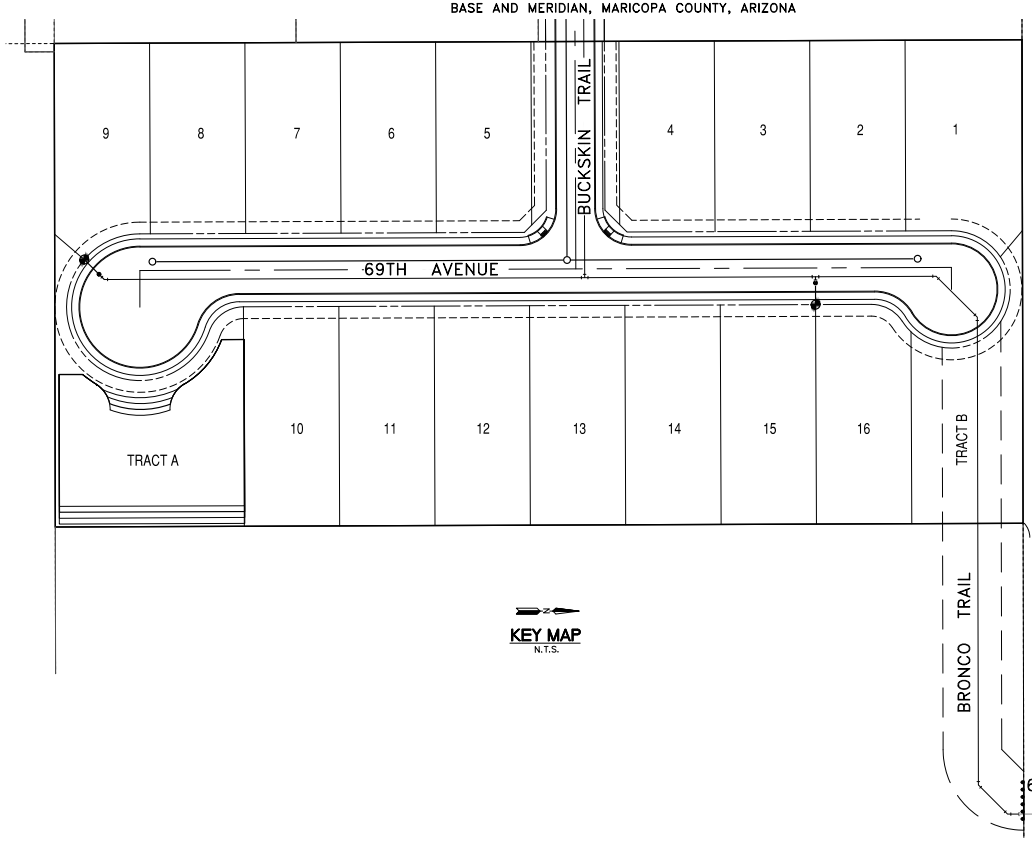

KEY MAP
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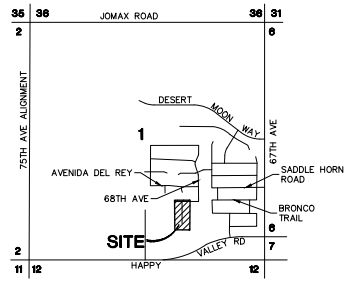

VICINITY MAP
NOT TO SCALE

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PHONE: 602.679.4438
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EXISTING: SR-43
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- CENTER LINE
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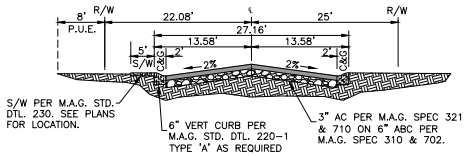
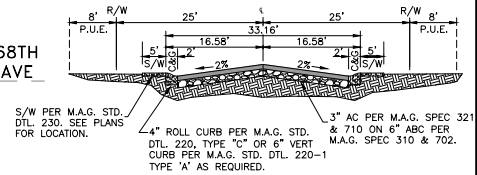
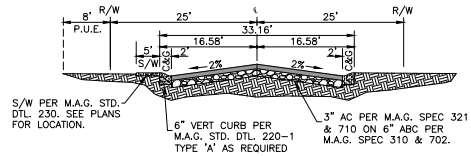


BRONCO TRAIL (EAST)
N.T.S.



69TH AVENUE
N.T.S.



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PRELIMINARY PLAT
TERRAMAR COVE
MARICOPA COUNTY
PEORIA, ARIZONA

[redacted]

SHELBY J.M. DUPLESSIS
ARIZONA U.S.A.
EXPIRES 9/30/14

PLAN STATUS

DATE	DESCRIPTION

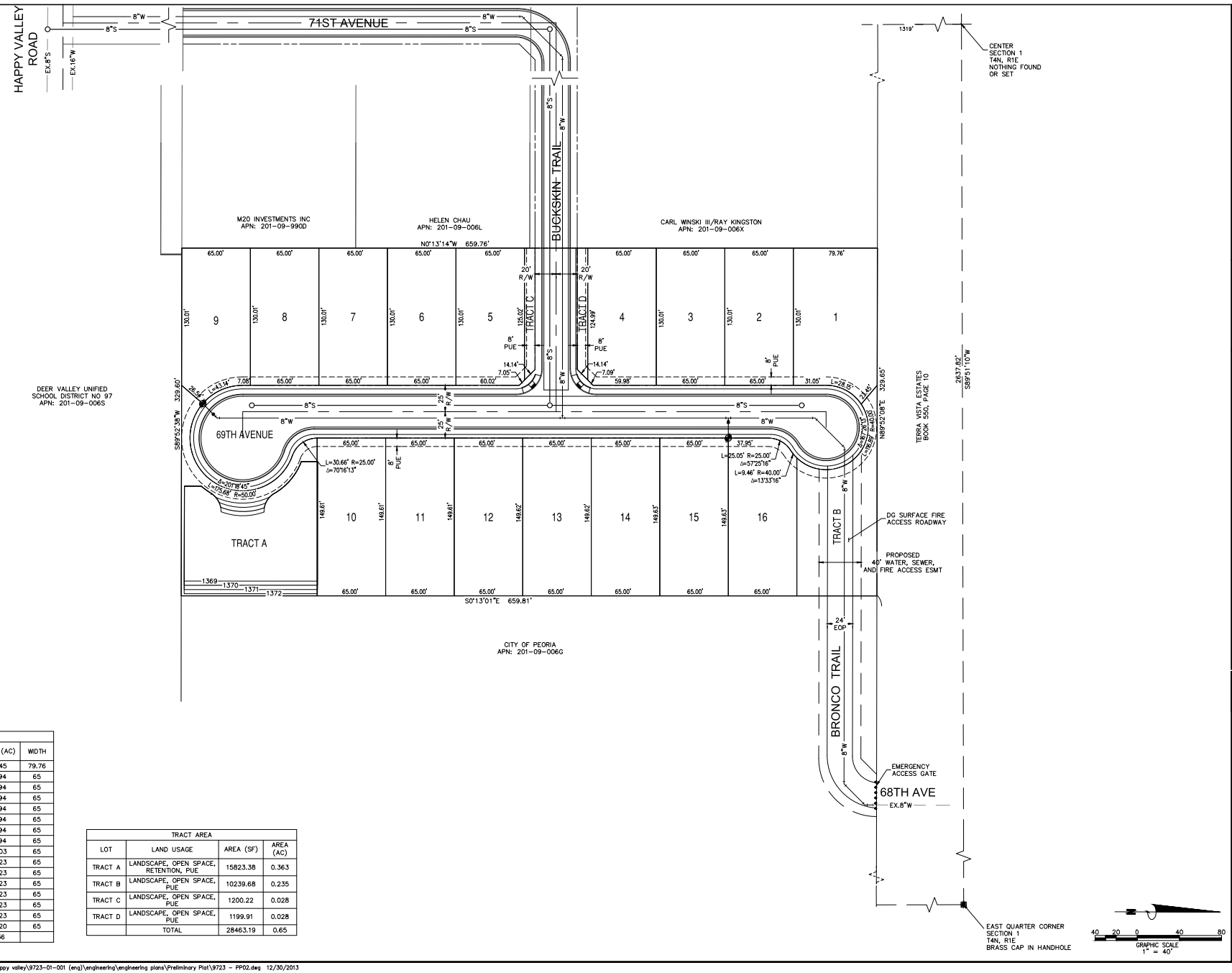
JS	CRS	SJD
DESIGN	DRAWN	CHKD

SCALE H: NONE V: NONE
JOB No. 9723-01-001
DATE : 11/25/2013

PP01
SHEET 01 OF 02

Z13-0002

NAME: P:\9723 – 68th ave and happy valley\9723-01-001 (eng)\engineering\engineering plans\Preliminary Plat\9723 – PP01.dwg 12/30/2013



LOT AREA			
OT NO.	AREA (SF)	AREA (AC)	WIDTH
1	10667.95	0.245	79.76
2	8450.43	0.194	65
3	8450.43	0.194	65
4	8437.86	0.194	65
5	8438.06	0.194	65
6	8450.58	0.194	65
7	8450.67	0.194	65
8	8450.76	0.194	65
9	8840.62	0.203	65
10	9724.42	0.223	65
11	9724.60	0.223	65
12	9724.96	0.223	65
13	9725.32	0.223	65
14	9725.68	0.223	65
15	9726.04	0.223	65
16	9562.02	0.220	65
TOTAL	146550.40	3.36	

TRACT AREA			
LOT	LAND USAGE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE, OPEN SPACE, RETENTION, PUE	15823.38	0.363
TRACT B	LANDSCAPE, OPEN SPACE, PUE	10239.68	0.235
TRACT C	LANDSCAPE, OPEN SPACE, PUE	1200.22	0.028
TRACT D	LANDSCAPE, OPEN SPACE, PUE	1199.91	0.028
	TOTAL	28463.19	0.65

Bowman CONSULTING

Bowman Consulting Group, Ltd.
3010 South Priest Drive
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PRELIMINARY PLAT

TERRAMAR COVE

MARICOPA COUNTY

PEORIA, ARIZONA

[redacted]

SHELBY J.M. DUPLESSIS
BOWMAN CONSULTING
ARIZONA U.S.A.
Expires 9/30/2014

PLAN STATUS	
DATE	DESCRIPTION

JS	CRS	SJD
DESIGN	DRAWN	CHKD

SCALE H: 1" = 40' V:

JOB No. 9723-01-001

DATE : 11/25/2013

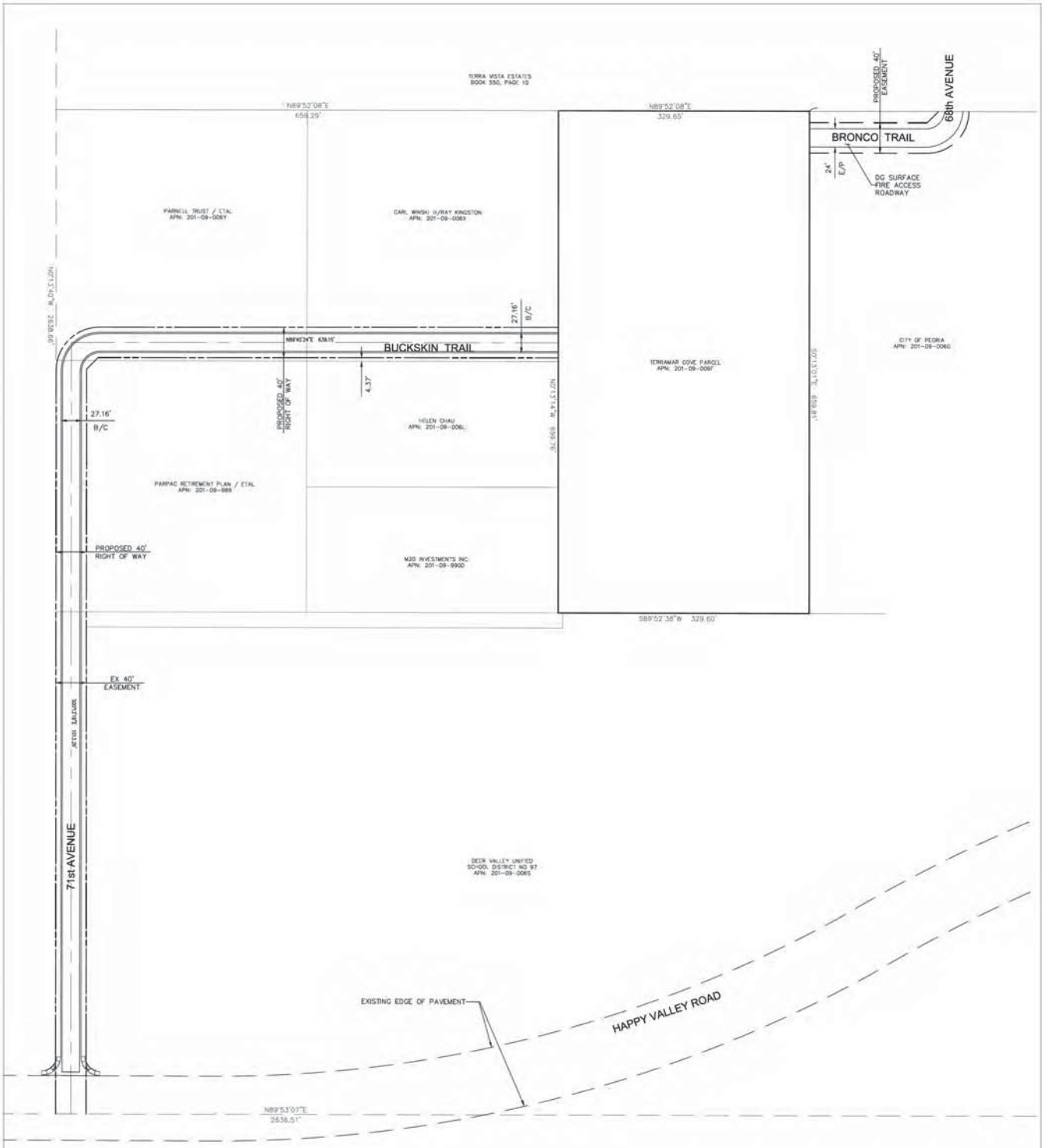
PP02

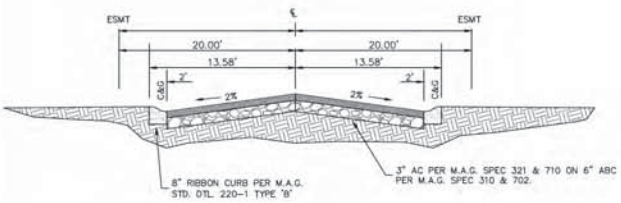
SHEET 02 OF 02

Z13-0002

NAME: P:\9723 - 68th ave and happy valley\9723-01-001 (eng)\engineering\engineering plans\Preliminary Plat\9723 - PP02.dwg 12/30/2013

Exhibit F
Proposed 71st Avenue
Connection to Happy Valley Rd





BUCKSKIN TRAIL / 71st AVENUE

N.T.S.

[redacted]

36639
SHELBY J.M. DUPLESSIS
ARIZONA U.S.A.
Expires 9/30/2008

SHEET 1 OF 1	DATE: 11/06/1	EXHIBIT B	
		BY: CRS	CHK: SJD	QC: SJD

Bowman

3010 S Priest Dr, #101
Tempe, Az 85282
Phone: (480) 629-8830
Fax: (480) 629-8841

Exhibit G
Citizen Participation Results

Terramar Cove Neighborhood Meeting Notes:

Meeting was held Monday, February 26, 2013 at
Christ Church of the Valley, 7007 W. Happy Valley Rd., Peoria, Az 85383
Time: 6:00 pm

Attendance: 15 people signed in on the sign-I sheet. See attached sign-in sheets for list of names of the attendees.

Concerns/Responses:

Below is a summary of the concerns voiced by the community:

68th Ave Roadway concerns?

67th Ave and Saddlehorn Interesection issue?

Park Dedication – Limited/eliminated?

ROW connection to 68th Ave?

Safety for kids during access and construction?

TERRAMAR COVE
Neighborhood Meeting Sign-In Sheet

Tuesday, February 26, 2013
Christ Church of Valley
7007 W. Happy Valley Road, Peoria Az 85383

NAME	ADDRESS	PHONE	EMAIL
Steve Whitton	[redacted]		
Brian Lee			
[redacted]			
Peggy [redacted]			
Chris Wilson			
Bill & Katie Alerzoo			
[illegible]			
Liz Inman			
Virgil Hoover			
Robert Ramsey			
Briana Decker			
Wendy Ramse			
Tim & Jennifer Hindle			

ABRAMS LANDIS N/SUZETTE M

[redacted]

AMERICAN RESIDENTIAL PROPERTIES OP LP

[redacted]

BROUGHAM CHERYL K

[redacted]

BROUGHAM STEVE W/CHRISTINE E

[redacted]

BRUMLOW ERIC S/KIMBERLY K

[redacted]

BRUSO BRIAN/STEPHANIE

[redacted]

CHAU HELEN

[redacted]

CHILDRESS ROBERT W/DEBRA J

[redacted]

CHRISTS CHURCH OF THE VALLEY INC

[redacted]

COWELL JOSEPH P/KIMBERLY K

[redacted]

DEER VALLEY UNIFIED SCHOOL DISTRICT NO 97

[redacted]

DELEON ANDREW S

[redacted]

DIX GEORGE W/PATRICIA T

[redacted]

EDMONDS LUTHER W

[redacted]

ENTRUST ARIZONA/ETAL

[redacted]

FIELDS MARK/MARY

[redacted]

FIGUCCIO FRANK/FRANCES M

[redacted]

FITZKE SCOTT F/JEANNETTE M

[redacted]

HADAR MEIR/ELLA

[redacted]

HERZOG WILLIAM JOHN/KATHRYN KILEY

[redacted]

HINDLE TIMOTHY A/JENNIFER L

[redacted]

HOOVER VIRGIL R/MARCIA R

[redacted]

HOWRY FAMILY REVOCABLE TRUST

[redacted]

IONA PROPERTY LLC

[redacted]

JOHNSON ADAM J/JODI L

[redacted]

JONES DAVID R/DAWN M

[redacted]

KAJIKI MICHAEL M

[redacted]

LAM ANTHONY K

[redacted]

LEIVA JEFF T/CHEYANA W

[redacted]

LOGAN MARK C/REGINA A

[redacted]

LOUIS WILLIAM C/ANKE

LYBARGER JOHN/ELIZABETH

M2O INVESTMENTS INC

MARSHALL TODD/SHERRY

MAXWELL FRANCIS JR

MCCLURE BENJAMIN J/AMY K

MCFARLAND KRISTY

NELSON BARBARA

NELSON PAUL A/HEATHER A

NYDAM RANDALL L/KATHLEEN D

OCONNOR KELLY S/CAROL M

OSOSKIE JOSEPH A/TINA

PARHAM JAMES B

PARPAC RETIREMENT PLAN/ETAL

PATEL PRAKASH

PHILLIPS DAVID R/DAWN E

RAMSEY ROBERT G JR/WENDY L

ROBERTSON RAYMOND E/SUSAN K

ROZZELL ROSSLYN

RUSHING JAMES/LANA

SAITI HISA/NURIE

SANDOVAL ANTHONY E/CHRISTINE M

SAROYA PARMJIT SINGH

SASSO GUY S/BARBARA A

SAUCEDO ASAEL/CHRISTINA

SCOTT STEVEN M/CLAUDIA A

SERGIO BRYAN C/NANETTE D

SHIPP SHERYL L

SKOGLUND DAVID L/DEBORAH A

SLAVIN DAVID W/DOROTHY ANN TR

SLAWSON WILLIAM E/ADA B

[redacted]

TALAIS HOA

[redacted]

TERLIZZI DAVID/WENDY

[redacted]

TERLIZZI GARTH J JR/STEPHANIE A

[redacted]

TERRA VISTA HOMEOWNERS ASSOCIATION

[redacted]

TERRAMAR HOA

[redacted]

TERRAZZA LAND LLC

[redacted]

TRACEY WILLIAM D/KRISTIN B

[redacted]

VRANEY LAWRENCE E JR/MAURA J/INGE

[redacted]

WATTS LARRY L/MICHELLE L

[redacted]

WILSON CHRISTOPHER/CATHY A

[redacted]

WILWY SANDRA

[redacted]

WINLAND RANDALL A/PEGGY J

[redacted]

WINSKI CARL J III/KINGSTON RAY F

[redacted]

YOUNG DANIEL K/BETTY L

[redacted]

ZIELINSKI ROBERT J/REBECCA L

[redacted]

ZINN KENNETH D/HEIDI M

[redacted]

Exhibit I
Letters of project support

November 2, 2013

Mr. Chris Jacques, Planning Director
City of Peoria Planning Department
8401 W. Monroe St.
Peoria, AZ 85345

Dear Mr. Jacques:

On behalf of the residents of the Terra Vista Estates Homeowner's Association, I am submitting this letter of opposition to the proposed zoning change for a development known as Terramar Cove north of Happy Valley Road west of 68th Avenue. At two recent meetings of the Terra Vista Estates HOA, our community members and HOA board discussed the Terramar Cove zoning proposal. The discussion at our meeting resulted a great deal of concern and opposition to this zoning change within our neighborhood. The discussion also prompted several of our residents to circulate a petition throughout the neighborhood.

Our primary concern is the additional traffic that will likely occur by adding 16 new homes. There is only one point of ingress and egress (Saddlehorn Dr.) into our neighborhood from 67th Avenue. A few years ago, the city installed speed humps and raised traffic islands along Saddlehorn to help mitigate traffic within our neighborhood. While this has helped to slow drivers' speeds, it has done nothing to mitigate the volume of vehicles in and out of the neighborhood.

Since the new housing developments north of Jomax Rd. (Sonoran Mountain Ranch, etc.) were completed several years ago, traffic volume on 67th Avenue north of Happy Valley Rd. has become a nightmare. Morning commuters from Terra Vista Estates and Terramar have significant difficulty pulling out onto 67th Avenue from Saddlehorn during peak times on weekday mornings. Due to 67th Avenue's high traffic volume, it is often impossible to pull onto 67th Ave. and access the southbound left-turn lane for Happy Valley Rd. to travel to I-17.

The proposed access point into Terramar Cove is directly adjacent to the north access point to Terramar Park. This is a very busy park with organized youth athletic events nearly every day. It is also the location where school children walk to and from Terramar School. The current cul de sac at 68th Drive just south of Avenida del Rey is a major drop-off and pick-up point for parents who drive their children to and from school. The Terramar Cove developer proposes to convert the cul de sac to a through street as

the only access point into their development. This location is already a very busy and dangerous location for children. We are very concerned about the added congestion and traffic safety issues of increasing the residential density of this area.

I have attached copies of a neighborhood petition that has signatures of more than 75 residents who are opposed to this zoning change. Several more petitions have yet to be turned in. All of these homeowners live in the Terra Vista Estates and Terramar communities and would be directly affected by this change. All are opposed to the proposed zoning change requested by the developer for Terramar Cove. Adding 16 new homes in Terramar Cove will only add to the traffic congestion and safety of our community.

We hope the City of Peoria staff and elected officials will consider the concerns of our community as this proposal for a zoning change makes its way through the rezoning process. This parcel was zoned SR-43 for a good reason and we believe it should remain SR-43.

Thank you for your attention.

Sincerely, [redacted]

William C. Louis
Terra Vista Estates HOA President

William C. Louis
[redacted]

c: Councilwoman Carlat

attachment: 7 pages of signed petitions

Neighborhood Petition

We the undersigned community members are opposed to the rezoning request by Cason Tyler Companies on behalf of Entrust Arizona to rezone 4.99 acres located north of Happy Valley Road and west of 68th Avenue in the City of Peoria to be known as Terramar Cove. Their request is to rezone the site from SR-43 (Suburban Ranch) to R1-8 (Residential) to allow for 16 new single family homes.

Our primary concern is the additional traffic that will occur by adding 16 new homes. There is only one point of ingress and egress into our neighborhood. The location of the rezone is directly adjacent to the north access point to Terramar Park. This is a very busy park with organized youth athletic events nearly every day. It is also the location where school children walk to Terramar School and is a major drop-off and pick-up point for parents taking their kids to school. It is already a very busy and dangerous location for children. We are very concerned about the added congestion and traffic safety issues of increasing the residential density of this area.

This parcel was zoned SR-43 for a good reason and it should remain SR-43.

NAME	ADDRESS	PHONE
[redacted]	[redacted]	
Cathy Wilson		
Kathryn Herzog		
Roseclyn Rozzell		
Chris Sandoval		
[redacted]		
Carol Loeder		
Heather Nelson		
[redacted]		

Neighborhood Petition

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This parcel was zoned SR-43 for a good reason and it should remain SR-43.

NAME	ADDRESS	PHONE
Sarah Curtis	[redacted]	
Don Curtis		
Brian Bruso		
Stephanie Bruso		
[redacted]		
[redacted]		
[redacted]		
Roy + Irene Greenhalgh	[redacted]	

Neighborhood Petition

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This parcel was zoned SR-43 for a good reason and it should remain SR-43.

NAME	ADDRESS	PHONE
Meagan Foxx	[redacted]	
Kelly O'Connor		
Mark Logan		
Regina Logan		
[redacted]		
Mark Fields		
Daniel Laube		
Walter Markowski		
Lisa Markowski		
Sam Elia		
Nadia Markowski		

Neighborhood Petition

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This parcel was zoned SR-43 for a good reason and it should remain SR-43.

NAME	ADDRESS	PHONE
Steve Scott	[redacted]	
Denise Freeman		
Jennifer & Tim Hindle		
James Childress	[redacted]	
Maria Cox		
Roderick Cox	[redacted]	
Brian Spsid		
[redacted]		
[redacted]		
Michelle Wolf	[redacted]	

Neighborhood Petition

We the undersigned community members are opposed to the rezoning request by Cason Tyler Companies on behalf of Entrust Arizona to rezone 4.99 acres located north of Happy Valley Road and west of 68th Avenue in the City of Peoria to be known as Terramar Cove. Their request is to rezone the site from SR-43 (Suburban Ranch) to R1-8 (Residential) to allow for 16 new single family homes.

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This parcel was zoned SR-43 for a good reason and it should remain SR-43.

NAME	ADDRESS	PHONE
Randall Winland	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
GREG MOATS	[redacted]	[redacted]
John Borkowski	[redacted]	[redacted]
James Ferree	[redacted]	[redacted]
Steve Whitton	[redacted]	[redacted]
Meagan Foxx	[redacted]	[redacted]
Joe Ososkie	[redacted]	[redacted]
Laurie Johnson	[redacted]	[redacted]
Brian Johnson	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]

Neighborhood Petition

We the undersigned community members are opposed to the rezoning request by Cason Tyler Companies on behalf of Entrust Arizona to rezone 4.99 acres located north of Happy Valley Road and west of 68th Avenue in the City of Peoria to be known as Terramar Cove. Their request is to rezone the site from SR-43 (Suburban Ranch) to R1-8 (Residential) to allow for 16 new single family homes.

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This parcel was zoned SR-43 for a good reason and it should remain SR-43.

NAME	ADDRESS	PHONE
Kevin Janssen	[redacted]	
[redacted]		
Heather Sims		
[redacted]		
MICHAEL GIAMBRONE	[redacted]	

Neighborhood Petition

We the undersigned community members are opposed to the rezoning request by Cason Tyler Companies on behalf of Entrust Arizona to rezone 4.99 acres located north of Happy Valley Road and west of 68th Avenue in the City of Peoria to be known as Terramar Cove. Their request is to rezone the site from SR-43 (Suburban Ranch) to R1-8 (Residential) to allow for 16 new single family homes.

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This parcel was zoned SR-43 for a good reason and it should remain SR-43.

NAME	ADDRESS	PHONE
Sam Enloe	[redacted]	
Tricia Enloe		
[redacted]		
THERESE GARDINER		
Camelia Lapuste		
EDWARD NAJERA jr		
Sabina Ion		
* Benjamin McClure	[redacted]	
Amy McClure	[redacted]	
[redacted]		

Exhibit I
Letters of project support

City of Peoria
Attn: Jeff Sargent
9875 N 85th Ave
Peoria, AZ 85345
Jeff.Sargent@peoriaaz.gov

RE: Terramar Cove
Case #P13-0006 & #Z13-0002

Dear Mr. Sargent:

I am writing to you to let you know we strongly support the Terramar Cove project. Our property borders the Terramar Cove property. We appreciate the way the developer of this project, Cason Tyler Communities, has taken the time to work with us and address our concerns regarding the access roadway.

We also strongly support the City of Peoria cost sharing plan for the roadway, which will solve the access issues for all of the property owners without circulating unnecessary traffic through the existing neighborhoods.

Sincerely, [redacted]

C.J. Winski III
[redacted]

City of Peoria
Attn: Jeff Sargent
9875 N 85th Ave
Peoria, AZ 85345
Jeff.Sargent@peoriaaz.gov

RE: Terramar Cove
Case #P13-0006 & #Z13-0002

Dear Mr. Sargent:

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We also strongly support the City of Peoria cost sharing plan for the roadway, which will solve the access issues for all of the property owners without circulating unnecessary traffic through the existing neighborhoods.

Sincerely,

[redacted]

Ray Kingston

From: Derrell Parish
To: Jeff Sargent
Subject: roadway project at 71st and Happy valley , Peoria, Az.
Date: Wednesday, November 20, 2013 4:52:15 PM

Dear Mr. Sargent, This letter is to express our support for Terramar Cove project P13-0006 & Z13-0002. We have met with the developer, the engineer and we attended the initial neighborhood public hearing for this project. I am one of the owners of the parcels [redacted] We are in favor of the development by Terramar and of the road and the city involvement to improve access and develop in fill parcels that are already near school, shopping , and churches. We are cooperating with them and other property owners to help this happen. I think this project is beneficial to all .

Sincerely

Derrell Parrish

Exhibit J
City of Peoria – Access Agreements

City of Peoria
Office of the City Attorney
8401 W. Monroe Street, Peoria Arizona 85345
Phone: 623-773-7330
Civil/Risk Fax: 623-773-7043
Criminal/Victim's Assistance Fax: 623-773-7323
E-Mail: cityattorney@peoriaaz.gov
Writer's E-Mail: steve.burg@peoriaaz.gov

December 28, 2006

Lars Lagerman
Bryan Cave LLP
One Renaissance Square
Two North Central Avenue, Suite 2200
Phoenix, AZ 85004-4406

Re: County Assessor Parcel No. 20109006F – Road Access
CAO File No. 516-310

Dear Mr. Lagerman:

Monogram Development Services, L.L.C. has asked the City of Peoria to confirm the City's commitment to grant road access to the parcel. The City has concluded, that the City has a legal obligation to provide ingress and egress access to the parcel from the existing public street at 68th Ave. This will require Monogram's acquisition of a portion of the City's property along the northern boundary of Parcel No. 20109006G, which the City intends to negotiate in good faith to provide if necessary.

If you have any questions, please do no hesitate to contact me.

Sincerely,

OFFICE OF THE CITY ATTORNEY
CITY OF PEORIA

By [redacted]
Stephen J. Burg
Chief Assistant City Attorney

I:\USERS\steveb\Community Services\Parks & ROW\Monogram access ltr rev (516-310).doc

Professional λ Ethical λ Open λ Responsive λ Innovative λ Accountable

City of Peoria

Office of the City Attorney

8401 W. Monroe Street, Peoria Arizona 85345

Civil/Risk Phone: 623-773-7330 •*Fax:* 623-773-7043

Criminal/Victim's Assistance Phone: 623-773-7326

Criminal/Victim's Assistance Fax: 623-773-7323

E-Mail: cityattorney@peoriaaz.gov

November 8, 2012

Cason Tyler Companies
ATTN: Perry Mathis
5108 N. 40th Street, Suite 3
Phoenix, AZ 85018

Re: *County Assessor Parcel No. 20109006F*

Dear Mr. Mathis:

You have asked the City of Peoria to confirm the City's commitment to grant access to the above described parcel. Pursuant to a letter dated December 28, 2006, the City concluded it has a legal obligation to provide ingress and egress access to the parcel along the northern boundary of Assessor's Parcel Number 201-09-006G from the existing public street at 68th Ave. I understand that you are coordinating with Planning regarding a pre-application meeting. Through the planning process access issues will be more specifically addressed.

Sincerely,

OFFICE OF THE CITY ATTORNEY
CITY OF PEORIA

[redacted]

Cynthia Odom
Assistant City Attorney

CO/cg

cc:

252383.docx

Exhibit 3

January 2, 2014 Neighborhood Meeting Minutes with Sign-in Sheet

Terramar Cove Neighborhood Meeting Notes:

Meeting was held Thursday, January 2, 2014 at
Christ Church of the Valley, [redacted]
Time: 6:00 pm

Attendance: 7 people signed in on the sign-in sheet. See attached sign-in sheets for list of names of the attendees.
Shelby Duplessis – Bowman Consulting
Tracy Grewe – Bowman Consulting
Jeff Sargeant – City of Peoria
Perry Mathis – Cason Tyler

Concerns/Responses:

Below is a summary of the concerns voiced by the community:

All attendees approved new access point to the west/City Council meeting is scheduled 2/4/14 to approve the cost mechanism. They stated they would get residents to attend to help provide support for approval of cost mechanism to allow for new access point to the West.

Fire Lane/Clarified that it would be decomposed granite and would not look like a road and that it would have fire gate and bullards up so people could not drive on it.

Types of homes that would be built/Perry explained he was the developer and could not give a definitive answer but explained the builder would build similar to the homes in the area. Home sizes would most likely range between 2000 sq ft to 3500 sq ft.

TERRAMAR COVE
Neighborhood Meeting Sign-In Sheet

Thursday, January 2, 2014
Christ Church of Valley
[redacted], Peoria Az 85383

NAME	ADDRESS	PHONE	EMAIL
Katie Herzog	[redacted]		
[redacted]			
Chris Wilson			
Virgil Hoover			
Bill Herzog			
[redacted]			

Exhibit 4

Draft Ordinance

ORDINANCE NO 2014-10

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA ZONING PROPERTY FROM SUBURBAN RANCH (SR-43) RESIDENTIAL ZONING DISTRICT TO PLANNED AREA DEVELOPMENT (PAD) RESIDENTIAL ZONING DISTRICT FOR A DEVELOPMENT KNOWN AS TERRAMAR COVE; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing on January 9, 2014 in zoning case Z13-0002 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for rezoning of a parcel of land as described below from Suburban Ranch (SR-43) zoning district to Planned Area Development (PAD) zoning district as provided in Section 14-33 of Chapter 14 of the Peoria City Code (1977 edition);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Peoria Times Newspaper on December 20, 2013; and

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, the zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. A parcel of land in Peoria, Maricopa County, Arizona, which is more accurately described in Exhibits A and B to this Ordinance, is hereby conditionally rezoned from Suburban Ranch (SR-43) zoning district to Planned Area Development (PAD) zoning district.

SECTION 2. The amendment to the zoning herein provided be conditioned and subject to the following stipulations:

1. The development shall substantially conform to the “Terramar Cove” Planned Area Development Standards and Guidelines Report dated June 5, 2013.

2. The Developer shall submit a Native Plant Inventory and Preservation Plan in accordance with the Desert Land Conservation Overlay requirements with the Preliminary Plat.

3. The Developer shall provide an ALTA Survey reflecting existing boundary and recorded easements on the site with the Civil Improvement Plans.

4. All Civil Improvement Plans shall comply with the City of Peoria Infrastructure Development Guidelines.

5. A Final Drainage Report shall be submitted with the Preliminary Plat. Note that the City of Peoria has adopted the Maricopa County Uniform Drainage Design Standards, Policies and Procedures and Drainage Design Manual for Maricopa County for drainage criteria. Retention must be provided for the 100-year, 2-hour storm.

6. The Drainage Report shall integrate recommendations from the Area Drainage Master Plan (ADMP).

7. On-site basins shall be provided to retain/detain 100% of the 100-year, 2-hour storm event for the sub-basin it serves.

8. The Developer is responsible to provide an Agreement to Install Improvement for the public improvements required by the development. The accompanying financial assurance for subdivision improvements shall be in accordance with the Infrastructure Development Guidelines.

9. Streetlights are required to be installed by the Developer. The streetlight plan must be submitted with the second submittal of the Civil Improvement Plans. The streetlights shall also be indicated on the paving or grading plan. Streetlights will not be required for the portion of Buckskin Trail or 71st Avenue constructed off-site of the project.

10. The Developer will be responsible to underground any overhead utilities rated less than 69 kV, which are adjacent to the subdivision.

11. A Phase 1 Environmental Clearance will be required for all right-of-way to be dedicated to the City.

12. The Developer will be responsible to form a Street Light Improvement District (SLID) for this subdivision. A SLID Assessment Diagram will be required as part of the Final Plat submittal.

13. The Developer will be responsible to form a Maintenance Improvement District (MID) for this subdivision.

14. The Developer shall dedicate an 8' PUE outside of the required ROW within the plat boundary. No walls or retention shall be allowed within the PUE

15. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at all intersections with collectors or arterials within the plat boundary. The Developer shall dedicate a 20-foot by 20-foot ROW chamfer at all local/local roadway intersections.

16. Lots 1, as depicted in the Planned Area Development Standards and Guidelines Report (dated 6/15/13) shall be limited to one-story.

SECTION 3. Amendment of Zoning Map. The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above and as defined by the Legal Description as represented in Exhibit A and the corresponding parcel map as shown as Exhibit B.

SECTION 4: Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this 4th day of February, 2014.

_____
Bob Barrett, Mayor

_____
Date Signed

ATTEST:

_____
Rhonda Geriminsky, City Clerk

APPROVED AS TO FORM:

Ordinance 2014-10
February 4, 2014

_____

Stephen M. Kemp, City Attorney

Published in: Peoria Times
Pub. Dates: February 14 and 21, 2014

Effective Date:

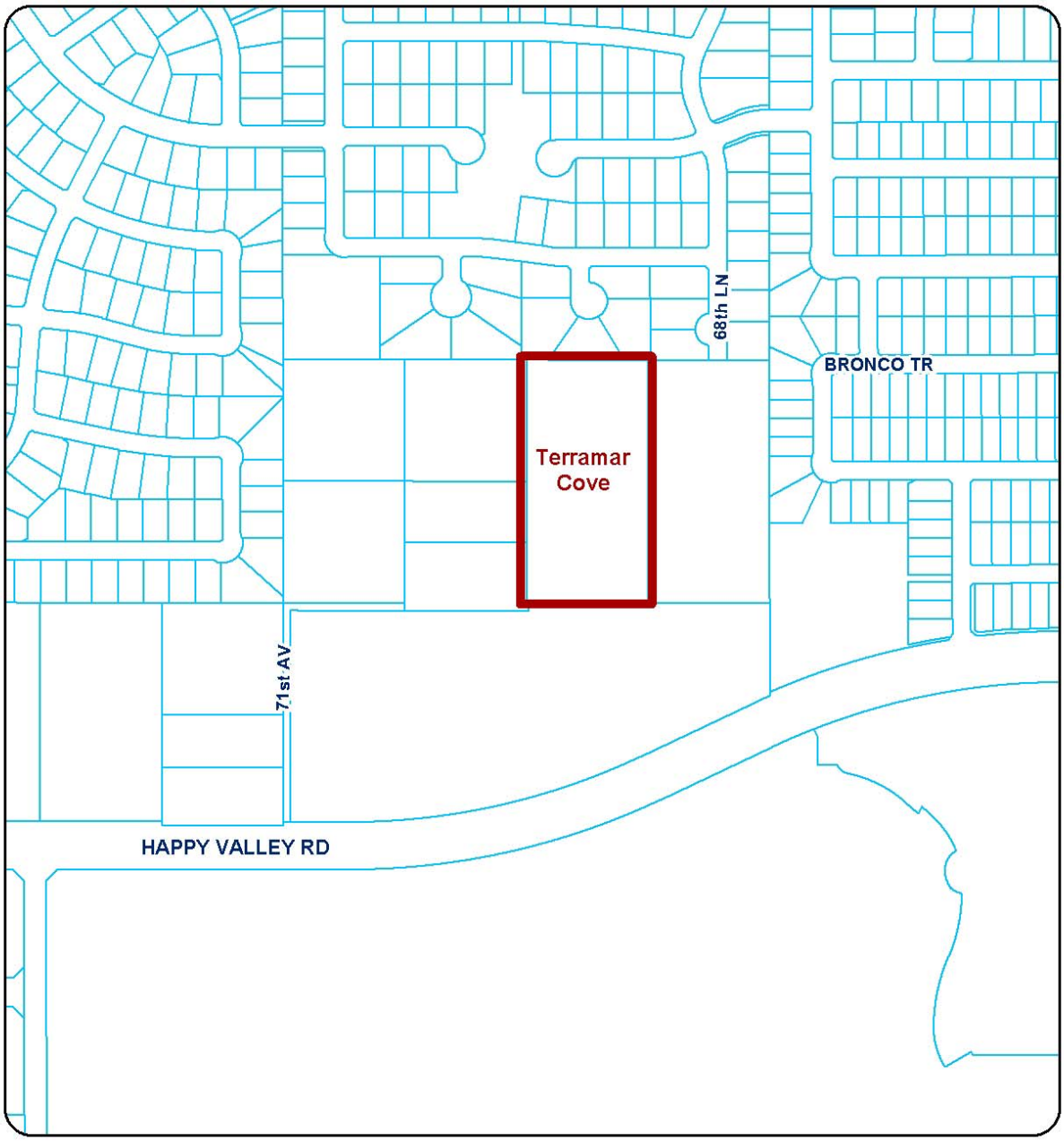
EXHIBIT A

LEGAL DESCRIPTION

The West Half of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 1, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Said parcel contains 217,481 square feet, or 4.9927 acres, more or less.

Ordinance 2014-10
February 4, 2014

EXHIBIT B
Map



CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 10R

Date Prepared: January 13, 2014 **Council Meeting Date: February 4, 2014**

TO: **Carl Swenson, City Manager**

FROM: **Scott Whyte, Economic Development Services Director**

THROUGH: **Susan J. Daluddung, Deputy City Manager**

SUBJECT: **First Amendment to the Amended and Restated Vistancia Development Agreement**

Purpose:

This is a request for the City Council to authorize the City Manager to approve the First Amendment (First Amendment) to the Amended and Restated Development Agreement (ARDA) with Vistancia Land Holdings, LLC (VLH).

Background/Summary:
The ARDA was approved in May 2012 for the following reasons:

- Reduce the original land use density to a maximum of 10,500 units to be constructed (nearly a 40% reduction in land use density);
- Eliminate certain road improvements. This amendment recognized Loop 303 as a major transportation corridor that was not contemplated in the original traffic impact analysis. Not having Loop 303 recognized in the original traffic analysis required additional road improvements for the developer that are not currently needed due to the existence of Loop 303; and
- Road and water infrastructure improvements are to be tied to impacts based on a substantially reduced land use density.

The ARDA also established an economic development partnership between the city and VLH through a provision to make the Commercial Core land shovel ready for build-to-suit development opportunities, including: (1) a city allocation of $6.7 million to build El Mirage Road from its current terminus to Lone Mountain Parkway; (2) VLH to construct all access roads from El Mirage Road, an off-site sewer line (referred to as the Section 36 sewer line), as well as utility and infrastructure extensions from El Mirage Road to each end user's designated property line; and (3) VLH to donate up to 50 acres of buildable land in the Vistancia Commercial Core in furtherance of targeted economic development initiatives.

This First Amendment is intended to address: (1) the "shovel readiness" condition of infrastructure in the Vistancia Commercial Core to accommodate new economic development

opportunities; (2) clarify requirements for targeted industry end user attraction that VLH and the city seek to attract to the Commercial Core; (3) clarification on the timing of completion for certain other infrastructure improvements, namely the Section 36 sewer line and Lone Mountain water line; and (4) clarifications on other provisions contained in the ARDA approved by the City Council in May 2012.

The First Amendment addresses the timing of infrastructure improvements, including the construction of El Mirage Road from its current terminus to Lone Mountain Parkway, extension of the Lone Mountain water line to Lake Pleasant Parkway, and construction of the Section 36 sewer line. Additionally, this amendment more clearly defines what a targeted end user is for the purpose of joint economic development between Vistancia Land Holdings, LLC and the city. All of the clarifications contained in this First Amendment seek to position the Vistancia Commercial Core as a true "shovel ready" site, complete with infrastructure improvements to accommodate economic growth, as well as incentives provided by VLH in the form of donated land for a mutually beneficial targeted end user recruitment.

While the Amended and Restated Development Agreement identified joint incentives for economic development purposes, it did not provide for infrastructure construction to occur prior to attraction of a targeted end user. This condition created a "chicken and egg" reality where the Commercial Core is not as attractive for new employment generating uses because the infrastructure needed to support such users does not exist. With the new approach of enabling the needed infrastructure improvements to occur prior to the attraction of a targeted end user, the site will be more "shovel ready," thereby enhancing its ability to attract the economic development projects that both the city and VLH desire.

With this in mind, a working group of City departments, including Economic Development Services, Planning, Engineering, Budget, City Attorney's Office, and Public Works have been working with VLH to amend the current agreement to allow for the construction of El Mirage Road and all utility extensions to fully activate the Commercial Core, as well as define the timing and location of water and sewer infrastructure that is necessary for commercial development. The goal of this First Amendment is to provide for an approach that is acceptable to both the city and the landowner to make the Commercial Core more attractive to commercial and industrial prospects for the purpose of economic development.

While the city is funding the up front infrastructure improvements associated with the extension of El Mirage road from its current terminus at the Safeway Center in Vistancia to Lone Mountain Parkway, VLH is obligated to repay the city all costs of such infrastructure extension should a targeted end user not be attracted to the Commercial Core within 5 years of the execution of this First Amendment. VLH's repayment obligation is secured by a deed of trust in favor of the city for a 50-acre parcel of land which is described in Exhibit D to the attached document. The 50-acre donation requirement set forth in the ARDA remains in place

and should the requirements of a targeted end user be met, the land described in Exhibit D will be transferred to the City.

Previous Actions:

The original Vistancia Development Agreement was approved by the City Council in 2001 in conjunction with the approval of the Vistancia South PCD (formerly *Lakeland Village*) and the Vistancia North PCD (formerly *White Peak Ranch*). Both PCDs have been through subsequent amendments. The most notable PCD amendment (and only 'Major Amendment') occurred in 2006 when the land use density for Vistancia North PCD was reduced from 7,978 units to 6,288 units. On November 1, 2011 staff presented a comprehensive amendment to the original Vistancia Development Agreement during a Council study session and the Amended and Restated Development Agreement was approved at the May 1, 2012 City Council meeting.

Options:

A: Authorize the City Manager to approve this Amendment to the Amended and Restated Development Agreement; or

B: Reject this Amendment.

Staff's Recommendation:

Authorize the City Manager to sign the First Amendment to the Amended and Restated Vistancia Development Agreement with Vistancia Land Holdings, LLC.

Fiscal Analysis:
The Amended and Restated Development Agreement identified $6.7 million for the Capital Improvement Project Vistancia Commercial Core Backbone Infrastructure (project # ED00009) in fiscal years 2014 and 2015.

Exhibit 1: First Amendment to the Amended and Restated Development Agreement for Vistancia

Contact: Scott Whyte X7738

WHEN RECORDED RETURN TO:

City of Peoria
City Clerk's Office
8401 W. Monroe Street
Peoria, Arizona 85345

FIRST AMENDMENT TO
AMENDED AND RESTATED DEVELOPMENT AGREEMENT
FOR VISTANCIA IN PEORIA, ARIZONA

This First Amendment to Amended and Restated Development Agreement ("**Amendment**") is entered into as of the ___ day of _____, 20___ ("**Effective Date**"), by and between the CITY OF PEORIA, ARIZONA, an Arizona municipal corporation ("**City**"), and VISTANCIA LAND HOLDINGS, LLC, a Delaware limited liability company ("**Company**"), who is under common control with Vistancia North, LLC, a Delaware limited liability company, Vistancia South, LLC, a Delaware limited liability company, Vistancia 150 Commercial, LLC, a Delaware limited liability company, and Vistancia 580 Commercial, LLC, a Delaware limited liability company ("**580 Commercial**"), respectively (collectively, "**Owners**"), as successors to VISTANCIA, L.L.C., a Delaware limited liability company (formerly known as Shea Sunbelt Pleasant Point, L.L.C., a Delaware limited liability company). The City and Company may be referred to herein individually as a "**Party**" or collectively as the "**Parties**."

RECITALS

A. A.R.S. § 9-500.05 authorizes the City to enter into a development agreement with a landowner or any other person having an interest in real property located in the City or outside its incorporated area.

B. The Parties previously entered into that certain Amended and Restated Development Agreement for Vistancia in Peoria, Arizona, dated May 1, 2012, and recorded on May 9, 2012, in Instrument No. 2012-0395094, official records of Maricopa County, Arizona (the "**Agreement**").

C. Section 18.2 of the Agreement provides for the appropriation and funding allocation by the City of $6,700,000 to be used for the development of backbone infrastructure which the Parties agree is necessary and useful to open the Vistancia Commercial Core to significant economic development opportunities, including the extension of El Mirage Road from its current terminus at the Safeway Center to Lone Mountain Parkway along with other infrastructure necessary to enable the full development of the Vistancia Commercial Core. However, the Agreement provides that this funding allocation may be expended by the City only after, among other things, identification of a targeted end user for the Company's land donation under Section 18.1 of the Agreement and such targeted end user's project being "shovel ready."

D. The Parties have determined that strict adherence to the foregoing requirements of the Agreement may result in lost opportunities in attracting one or more targeted end users to the Vistancia Commercial Core, and that proceeding now with the design and construction of

the extension of El Mirage Road from its current terminus at the Safeway Center to Lone Mountain Parkway, which extension will consist of all infrastructure normally associated with the development of a roadway, as more particularly described in **Exhibit A-1** attached hereto and incorporated herein (the improvements comprising such extension of El Mirage Road, as described in **Exhibit A-1**, being hereinafter referred to as the "**El Mirage Infrastructure Project**"), and the expenditure of City funds in connection with the El Mirage Infrastructure Project as hereinafter provided, will substantially enhance the possibility of attracting one or more targeted end users to the Vistancia Commercial Core. As a condition to expending its funds in connection with the El Mirage Infrastructure Project prior to identification of a targeted end user, the City has required, and the Company has agreed, that the Company will reimburse the City for the funds so expended in the event that a targeted end user has not been identified within a specified time or in the event that the Company (or the applicable Owner) fails to perform its obligations hereunder regarding construction of the Lone Mountain Waterline and/or the Section 36 Sewer Line (each as hereinafter defined), all as hereinafter provided.

E. For purposes of clarity in moving forward, the Parties also desire to confirm their understanding regarding the meaning of the term "targeted end user" as used in Section 18 of the Agreement.

F. Section 15 of the Agreement references a Water Appendix (attached as Exhibit C to the Agreement) that addresses, among other things, the extension of the Lone Mountain Waterline (as defined in the Water Appendix). As used herein, the term "**Lone Mountain Waterline**" shall have the same meaning as is set forth in the Water Appendix. Pursuant to Sections II.B.4 and II.C.1.a of the Water Appendix, the Company has agreed to contribute all funds necessary to construct the Lone Mountain Waterline as described therein, but no construction deadlines are currently established within the Water Appendix. As a condition to expending funds pursuant to Section 18.2 of the Agreement prior to identification of a targeted end user, the City requires, and the Company has agreed, that the Company shall not only pay for, but shall also construct the Lone Mountain Waterline pursuant to established timeframes for its development and ultimate construction, all as hereinafter provided.

G. Section 18.1.1 of the Agreement references an off-site sewer line that shall be constructed by the Company. The Parties desire to confirm their understanding of the location of and timing for the design and build-out of the sewer line to be provided by the Company pursuant to said Section 18.1.1, which sewer line is essential to the development of the Vistancia Commercial Core and the City's infusion of capital in conformity with Section 18.2 of the Agreement.

H. Therefore, the Parties now desire to enter into this Amendment to facilitate the implementation of the Agreement and to amend the Agreement, all as hereinafter provided. In all other respects, the Amended and Restated Development Agreement entered into by the Parties on May 1, 2012, remains unchanged.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises and agreements set forth herein, the Parties hereto state, confirm and agree as follows:

AGREEMENT

1. Recitals. The foregoing Recitals are agreed to be true and correct and are incorporated herein by this reference.

2. Targeted End User. The Parties agree that the term "targeted end user," as used in Section 18 of the Agreement, shall mean a long-term end user of the type described in ***subsection (a)*** below (the "**Type of Use Requirement**") that will generate significant commercial, office, and/or industrial employment within the Vistancia Commercial Core and/or the City, and/or will significantly further economic development within the Vistancia Commercial Core and/or the City as set forth in ***subsection (b)*** below (the "**Quality of Investment Requirement**").

(a) The Type of Use Requirement will be satisfied with respect to a particular user if the user is either (i) from an industry identified in the City's Economic Development Incentive and Investment Policy ("**EDIIP**") i.e., manufacturing, corporate or divisional headquarters, advanced business services, back office operations (e.g. data centers, etc.), research and development, or processes which involve the utilization of high technology or innovative new technologies, bioscience, alternative energy, telecommunications, health care, and/or higher education, or (ii) is otherwise acceptable to the City. Unless otherwise agreed by the Parties, the Type of Use Requirement will not be satisfied with respect to a retail end user.

(b) The Quality of Investment Requirement will be satisfied with respect to a particular user if both (i) the capital investment (including, but not limited to, both horizontal and vertical improvements, equipment and furnishings) to be made by the user with respect to all or any portion of the 50 acres of land to be donated by the Company pursuant to Section 18.1.2 of the Agreement (hereinafter referred to as the "donated land") is at least $20 million dollars, and (ii) the user is reasonably anticipated to add at least 100 jobs within three years after commencement of its use (it being understood, however, that the Company does not guarantee that such level of job creation will occur, as it is dependent on economic and other conditions outside the Company's control) that will ultimately include professional and management positions having an average annual salary range of $50,000 or more. If both of the standards set forth in this ***subsection (b)*** are not met with respect to a particular user, the City will have final authority over the decision whether or not the Quality of Investment Requirement is satisfied with respect to that user, and the City's determination is not limited to the capital infusion or job creation conditions set forth in this paragraph.

Notwithstanding any contrary provision hereof, a particular user will qualify as a "targeted end user" only if it satisfies both the Type of Use Requirement and the Quality of Investment Requirement as set forth above. The Parties agree to work together to attract targeted end users for the donated land. In order to attract a "targeted end user" the Parties further agree to equally fund certain pre-development costs and services in a total amount not to exceed Three Hundred Forty Thousand Dollars ($340,000) or One Hundred Seventy Thousand Dollars ($170,000) each. The funds may be used, as needed, for services relating to planning, architectural issues, site development, public relations, marketing, engineering, finance and other necessary services upon the mutual agreement of the Parties, which agreement shall not unreasonably be withheld.

Once the above-described requirements for a targeted end user are met, the land donation requirement pursuant to Section 18.1.2 of the Agreement shall be immediately due and owing, and the Company shall transfer the land identified in **Exhibit D** of this Amendment to the City, in fee, free and clear of any liens and encumbrances within sixty (60) days following notice from the City that the targeted end user requirement is met. Fulfilling the targeted end user

requirement does not impact the obligation of 580 Commercial to pay for and construct the Section 36 Sewer Line (including the obligation to satisfy the schedule set forth in **Exhibit B-2**, subject to the provisions of ***Section 7***), and fulfilling the targeted end user requirement does not impact the obligation of the Company to pay for and construct the Lone Mountain Waterline (including the obligation to satisfy the schedule set forth in **Exhibit C-2**, but subject to the provisions of ***Section 7***). It is expressly agreed that the failure to timely construct either the Section 36 Sewer Line or the Lone Mountain Water Line as set forth in this Amendment may cause irreparable harm to the City in an amount that cannot be adequately compensated by the payment of damages and the City retains its right to elect any and all remedies available to it to secure Company's timely performance of its obligation to construct the Lone Mountain Waterline and/or to secure 580 Commercial's timely performance of its obligation to construct the Section 36 Sewer Line, including but not limited to the remedy of specific performance.

3. Sewer Line Extension. The Parties acknowledge that the attraction of a targeted end user is conditioned upon the timely construction and extension of the sewer line that is to be constructed by the Company pursuant to Section 18.1.1 of the Agreement. The parties hereby agree that the sewer line to be constructed by the Company pursuant to Section 18.1.1 of the Agreement shall be the so-called "State land Section 36 sewer line," with respect to which the Parties hereby agree as follows:

(a) Such sewer line shall be constructed in substantial conformity with the alignment identified on attached **Exhibit B-1** and shall consist of those improvements described in **Exhibit B-1** (the "**Section 36 Sewer Line**").

(b) The Section 36 Sewer Line shall be constructed by 580 Commercial, who is one of the Owners (as defined in the Agreement), as part of the necessary infrastructure to be built as part of the El Mirage Infrastructure Project. Construction of the Section 36 Sewer Line shall be timed so that it (i) coincides with the construction of the El Mirage Road improvements to be built pursuant to the El Mirage Infrastructure Project, and (ii) is completed in accordance with the schedule for construction identified in attached **Exhibit B-2**.

(c) The Company hereby assigns to 580 Commercial its obligations under Section 18.1.1 of the Agreement as they relate to the improvements comprising the Section 36 Sewer Line, and 580 Commercial hereby assumes such obligations and agrees to comply with the provisions of Title 34, Arizona Revised Statutes as amended, to the extent applicable, with 580 Commercial being the sole obligor responsible for compliance with the applicable public bid legal requirements. The City hereby approves the foregoing assignment subject to 580 Commercial's compliance with the conditions/requirements stated herein. The provisions of Sections 17.2 and 17.3 of the Agreement shall apply with respect to the acquisition of necessary rights-of-way and easements for the Section 36 Sewer Line.

(d) Pursuant to the City's infrastructure standards, the minimum size for the Section 36 Sewer Line is a 15-inch diameter line. The City may require oversizing of the Section 36 Sewer Line (i.e., sizing greater than what is required to serve the Property subject to the Agreement) and if oversizing is required, the City shall contribute only those funds necessary to increase the sewer line size beyond the 15-inch diameter minimum requirement. The incremental cost between the minimum standard (or what is needed to serve the Property, whichever standard is greater) and the cost of the oversizing, will be the City's responsibility. The City may charge and collect fees from

other persons, parties or entities seeking to utilize such oversizing. If oversizing is required, the City shall be responsible for the direct payment of the cost of any City-required oversizing of the Section 36 Sewer Line as described herein and in the Water Appendix to the Agreement, it being agreed that neither the Company nor any Owner shall be required to pay such cost and then seek reimbursement thereof from the City unless the Company or an Owner acquires additional property that may be served by the oversizing of the Section 36 Sewer Line, in which event the Company (or such Owner, as applicable) will pay its incremental share of the cost of any such oversizing. In addition, the cost of any such oversizing shall not apply toward (and shall be in addition to) the City's $6,700,000 commitment under Section 18.2 of the Agreement.

(e) The City's $6,700,000 commitment under Section 18.2 of the Agreement shall not apply toward the cost of the Section 36 Sewer Line (it being agreed that such funds shall apply only to the cost of the El Mirage Infrastructure Project, as provided in ***Section 5*** below).

4. Lone Mountain Waterline. The Parties acknowledge that the attraction of a targeted end user is conditioned upon the timely construction of the Lone Mountain Waterline. To further facilitate implementation of the Agreement and as a condition to the City's obligation to pay for backbone infrastructure in accordance with Section 18.2 of the Agreement, the Parties agree as follows with respect to the Lone Mountain Waterline:

(a) The Company agrees to construct the Lone Mountain Waterline, which shall consist of those improvements described in **Exhibit C-1** attached hereto. Such construction shall occur in accordance with the terms set forth herein.

(b) Promptly after execution of this Amendment by the Parties, the Company will design the Lone Mountain Waterline to the point of identifying properties whose acquisition is necessary for construction of the waterline. In connection with these efforts, the Company will use its diligent efforts to adhere to the Company's schedule for identifying the path of the Lone Mountain Waterline as contained in **Exhibit C-2** attached hereto and incorporated by reference.

(c) The Company agrees to complete final design of the Lone Mountain Waterline, and to create legal descriptions for all right-of-way necessary for construction of the Lone Mountain Waterline, on or before the deadline therefore specified in the schedule attached hereto as **Exhibit C-2**.

(d) Thereafter, the Company will acquire all real property necessary for construction of the Lone Mountain Waterline and associated improvements (see Agreement at Exhibit C). If necessary right-of-way from private property owners cannot be secured within a commercially reasonable time period, then the City will exercise its power of condemnation to the full extent permitted by law to acquire such right-of-way. In the event the City exercises its power of condemnation pursuant to this subsection, the costs of such condemnation, including but not limited to reasonable attorneys' fees, will be part of the cost of the Lone Mountain Waterline to be paid for by the Company pursuant to the Water Appendix attached to the Agreement.

(e) Construction of the Lone Mountain Waterline and associated improvements shall occur in accordance with the schedule attached hereto as **Exhibit C-2**, and such construction shall be completed on or before the date required in the

schedule attached hereto as **Exhibit C-2**. The City will cooperate as requested by the Company with applications for necessary right-of-way and as described above, but this in no way relieves the Company of the obligation to construct the Lone Mountain Waterline in accordance with the Water Appendix attached to the Agreement. The parties agree that in addition to any other remedies specified herein or in the Agreement, that the City may elect the remedy of specific performance with regard to the Company's obligation to construct the Lone Mountain Waterline.

(f) The City may require oversizing of the Lone Mountain Waterline (i.e., sizing greater than sixteen inches (16")). The City shall contribute only those funds necessary to increase the water line size beyond the 16-inch diameter minimum requirement. The incremental cost between what is needed to serve the Property (as described and set forth in the Agreement and in the Water Appendix to the Agreement) and the cost of the oversizing, will be the City's responsibility. The City may charge and collect fees from other persons, parties or entities seeking to utilize such oversizing. The City shall be responsible for the direct payment of the cost of any City-required oversizing of the Lone Mountain Waterline, it being agreed that neither the Company nor any Owner shall be required to pay such cost and then seek reimbursement thereof from the City, unless the Company or an Owner acquires additional property that may be served by the oversizing of the Lone Mountain Waterline, in which event the Company (or such Owner, as applicable) will pay its incremental share of the cost of any such oversizing. In addition, the cost of any such oversizing shall not apply toward (and shall be in addition to) the City's $6,700,000 commitment under Section 18.2 of the Agreement.

(g) The City's $6,700,000 commitment under Section 18.2 of the Agreement shall not apply toward the cost of the Lone Mountain Waterline (it being agreed that such funds shall apply only to the cost of the El Mirage Infrastructure Project, as provided in ***Section 5*** below).

5. El Mirage Infrastructure Project. The Parties acknowledge that the attraction of a targeted end user is conditioned upon the timely construction and completion of the El Mirage Infrastructure Project. The Parties agree to proceed immediately with the design and construction of the Infrastructure Project, in accordance with the following terms:

(a) Vistancia 580 Commercial, LLC. 580 Commercial shall design and construct the El Mirage Infrastructure Project. The Company hereby assigns to 580 Commercial its obligations under Section 18.1.1 of the Agreement as they relate to the improvements comprising the El Mirage Infrastructure Project, and 580 Commercial hereby assumes such obligations and agrees to comply with the provisions of Title 34, Arizona Revised Statutes as amended, to the extent applicable, with 580 Commercial being the sole obligor responsible for compliance with the applicable public bid legal requirements. The City hereby approves the foregoing assignment subject to 580 Commercial's compliance with the conditions/requirements stated herein.

(b) Preparation of Plans and Specifications.

(i) Selection of Design Engineers. 580 Commercial shall proceed immediately with the design of the improvements comprising the El Mirage Infrastructure Project. Design engineers shall be selected by 580 Commercial, subject to City approval, and pursuant to direct selection, if applicable, as

authorized pursuant to Title 34, Arizona Revised Statutes as amended, and all other applicable law, rules and/or regulations that relate to the procurement of goods or services by a public entity. All plans and specifications for the El Mirage Infrastructure Project shall be subject to the City's review and approval pursuant to usual City practices and/or procedures.

(ii) Reimbursement of Design Cost. 580 Commercial shall deliver to the City true and correct copies of all invoices, applications for payment, or other reasonable supporting evidence of all costs paid to design engineers in connection with the preparation of final City-approved plans and specifications for the El Mirage Infrastructure Project (the amounts so documented being hereinafter collectively referred to as the "**Design Costs**"). The City shall be given full authority to review and approve the plans and specifications for all planned infrastructure and to issue final approval. In no event shall the total funding for direct select design costs exceed the sum of Four Hundred Thousand Dollars ($400,000). The City shall reimburse 580 Commercial for the Design Costs ten (10) business days after the date on which the City has approved the final plans and specifications for the El Mirage Infrastructure Project.

(c) Construction of the Infrastructure Project.

(i) Public Bidding. The construction of the El Mirage Infrastructure Project shall be bid pursuant to the provisions of Title 34, Arizona Revised Statutes, as amended, and in accordance with the requirements for construction projects of the City similar to the El Mirage Infrastructure Project as specified in the Procurement Code of the City of Peoria, Arizona (Section 2-301 *et seq.* of the Peoria Code) and any procurement guidelines promulgated in connection therewith (all of the foregoing being hereinafter collectively referred to as the "**Public Bid Requirements**"). Construction contracts and material supply contracts for the El Mirage Infrastructure Project shall be entered into by 580 Commercial with the bidders selected in accordance with the Public Bid Requirements, and the form of each such construction contract and material supply contract shall be subject to the City's approval (each such construction contract or material supply contract approved by the City being hereinafter referred to as a "**Construction Contract**"). Any modification to a Construction Contract, including but not limited to any change order issued thereunder, shall be subject to the City's approval and any applicable Public Bid Requirements (any such modification or change order approved by the City being hereinafter referred to as a "**Change Order**").

(ii) Payment of Construction Costs. 580 Commercial acknowledges that payment/reimbursement for construction costs is conditioned upon compliance with public procurement requirements and procedures as set forth in Title 34 of the Arizona Revised Statutes, as well as the Procurement Code of the City of Peoria, Arizona (Sec. 2-301 *et. seq*. of the Peoria City Code). 580 Commercial shall oversee the construction of the El Mirage Infrastructure Project, and shall pay amounts due under the Construction Contracts (and any Change Order(s)) as and when due. Amounts paid by 580 Commercial pursuant to the Construction Contracts (and any Change Order(s)) are hereinafter referred to as the "**Construction Cost**"). The City shall reimburse 580 Commercial for the Construction Costs in accordance with the following:

(A) Funds shall be paid by the City from time to time pursuant to Draw Requests (as hereinafter defined) submitted by 580 Commercial for Construction Cost paid in connection with the El Mirage Infrastructure Project, subject to and in accordance with the procedures set forth in this ***Section 5(c)(ii)*** Draw Requests shall be submitted by 580 Commercial no more frequently than monthly during the course of construction of the El Mirage Infrastructure Project. As used herein, the term "**Draw Request**" shall mean a written request for payment on account of the City's commitment under Section 18.2 of the Agreement, which is submitted by 580 Commercial to the City hereunder, which request is accompanied by or contains all of the following information and/or materials:

(1) The total Construction Cost amount paid by 580 Commercial in connection with the El Mirage Infrastructure Project that was not included in Draw Requests previously delivered hereunder;

(2) The total Construction Cost amount paid to date by 580 Commercial in connection with the El Mirage Infrastructure Project (exclusive of the amount sought to be paid pursuant to the current Draw Request);

(3) The identity of each contractor or material supplier paid pursuant to the current Draw Request (each, a "**Payee**"), and a breakdown of the total Construction Cost amount in item (1) above among the various Payees identified in such Draw Request;

(4) Copies of invoices, receipts, demands for payment, or other reasonable supporting evidence of all Construction Cost amounts included in the Draw Request; and

(5) Copies of unconditional lien waivers, in the prescribed statutory form, executed by all Payees for Construction Cost amounts included in the current Draw Request.

(B) Each Draw Request shall be delivered to Andy Granger, or his successor as City Engineer (the "**City's Authorized Agent**"). The City's Authorized Agent shall have full authority on behalf of the City to review and approve or disapprove any Draw Request delivered by 580 Commercial hereunder.

(C) The City's Authorized Agent shall have twenty (20) calendar days after it receives any such Draw Request to review the Draw Request and any work covered by the Draw Request, to object to all or any portion of the Draw Request, and to issue payment on such Draw Request as hereinafter provided. If the City's Authorized Agent objects to a Draw Request, or any portion thereof, the City's Authorized Agent shall notify 580 Commercial in writing of its objection within twenty (20) calendar days after it received such Draw Request, which objection shall specify the nature of its objection and whether it is objecting to the

payment of all or only a part of the amount sought to be paid pursuant to the Draw Request. If the City's Authorized Agent approves (or is deemed to have approved) a Draw Request, then the City shall within thirty (30) calendar days after it received such Draw Request issue payment thereon by check issued to 580 Commercial for the total amount of the Draw Request approved or deemed approved. If the City's Authorized Agent objects (prior to expiration of the twenty (20) calendar day period for doing so) to only a portion of a Draw Request, then the City shall (i) within 30 days after the City receives such Draw Request, issue payment on the undisputed portion of such Draw Request by check issued to 580 Commercial, and (B) hold any disputed amount until 580 Commercial and the City's Authorized Agent mutually agree as to the payment of the disputed amount or until there is resolution pursuant to the order of a court or arbitrator of competent jurisdiction. If the City's Authorized Agent fails to act on a Draw Request within twenty (20) calendar days after it is received (i.e., he neither approves nor disapproves the request), then such request shall be deemed approved.

(D) The Construction Contracts executed in connection with the El Mirage Infrastructure Project shall provide for retainage as required under A.R.S. § 34-221, and there shall be no additional retainage in connection with Draw Request amounts payable by the City hereunder.

(iii) Amounts paid by the City pursuant to ***Section 5(c)(ii)*** above shall apply toward the City's $6,700,000 commitment under Section 18.2 of the Agreement. In no event shall the aggregate total amount payable by the City pursuant to ***Sections 5(b)(ii) and 5(c)(ii)*** of this Amendment exceed the sum of $6,700,000 unless otherwise approved by the City (including, but not limited to, pursuant to any Change Order approved by the City and/or as the result of City-required oversizing).

(iv) The City shall be responsible for the direct payment of the cost of any City-required oversizing of improvements included in the El Mirage Infrastructure Project (i.e., sizing greater than what is required to serve the Vistancia Commercial Core) The incremental cost between what is needed to serve the Vistancia Commercial Core and the required oversizing will be the responsibility of the City. The City may charge and collect fees from other persons, parties or entities seeking to utilize such oversizing, it being agreed that neither 580 Commercial, any other Owner, nor the Company shall be required to pay such cost and then seek reimbursement thereof from the City pursuant to ***Section 5(c)(ii)***), unless the Company or an Owner acquires additional property that may be served by the oversizing of the Lone Mountain Waterline, in which event the Company (or such Owner, as applicable) will pay its incremental share of the cost of any such oversizing. In addition, the cost of any such oversizing shall not apply toward (and shall be in addition to) the City's $6,700,000 commitment under Section 18.2 of the Agreement.

(v) All design and all construction of the El Mirage Infrastructure Project shall be complete on or before the deadline set forth in the schedule attached hereto as **Exhibit A-2**.

(vi) Funds paid by the City hereunder in connection with its $6,700,000 commitment under Section 18.2 of the Agreement shall not apply toward any costs associated with the Section 36 Sewer Line or the Lone Mountain Waterline, it being agreed that such funds shall apply only toward the cost of the El Mirage Infrastructure Project as set forth in this ***Section 5***.

6. Reimbursement of Construction Cost Paid by City.

(a) In the event that (a) the Company has not satisfied its donation obligations under Section 18.1.2 of the Agreement with respect to up to fifty (50) acres of buildable land located in the Vistancia Commercial Core on or before the Deadline Date (as hereinafter defined), or (b) 580 Commercial has not completed construction of the Section 36 Sewer Line when required pursuant to ***Section 3*** above, or (c) the Company has not completed construction of the Lone Mountain Waterline when required pursuant to ***Section 4*** above, then the Company shall pay to the City, on or before thirty (30) days after the Deadline Date, an amount equal to the aggregate total of (i) all Design Costs actually paid by the City pursuant to ***Section 5(b)(ii)*** above, together with interest accrued thereon at a rate of two percent (2%) per annum from the date of the City's expenditure until the date of repayment to the City, plus (ii) all Construction Costs actually paid by the City pursuant to ***Section 5(c)(ii)*** above, together with interest accrued thereon at a rate of two percent (2%) per annum from the date of the City's expenditure until the date of repayment to the City (collectively, the "**Payment Obligation**"). To secure the Payment Obligation, the Company shall execute a Deed of Trust in favor of the City for certain unencumbered real property legally described in **Exhibit D** attached hereto, which exhibit is incorporated by reference. To the extent any Owner owns all or any portion of the real property in **Exhibit D**, such Owner hereby agrees to join in the execution and delivery of such Deed of Trust. The Deed of Trust shall identify First American Title Company as Trustee, and shall state that it secures the payment by the Company of amounts owed with respect to the Payment Obligation under this section. The Company agrees the real property subject to the Deed of Trust shall be free of any and all liens, encumbrances and/or prior claims of any kind or nature. The Deed of Trust shall be executed concurrently with this Amendment. For purposes of the Deed of Trust, the Parties agree that this Amendment shall evidence the Payment Obligation secured thereby, and execution of a promissory note shall not be required. If the Payment Obligation is not fully satisfied when due pursuant to the terms set forth above (or prior to expiration of the additional 30-day period described in the remaining provisions of this sentence), the City may direct the Trustee to proceed with foreclosure or trustee's sale pursuant to the Deed of Trust without delay at any time after thirty (30) days following the Deadline Date (as defined in ***subsection (c)*** below) or, in lieu of such foreclosure or trustee's sale the City may elect to proceed against the Company for payment of the debt arising from the Payment Obligation.

(b) The Company's agreement to provide reasonable security for the Payment Obligation as set forth in ***subsection (a)*** above in no way alters or amends the donation requirements set forth in under Section 18.1.2 of the Agreement. It is specifically understood by the parties that should the City's payment obligation(s) pursuant to Section 18.2 of the Agreement not be fully met as a result of the action(s) or inaction(s) of the Company, that the donation requirement set forth in Section 18.1.2 of the Agreement shall nevertheless remain in full force and effect; provided, however, that in the event of foreclosure or trustee's sale under the Deed of Trust (or the Company's satisfaction of the debt arising from the Payment Obligation, as applicable), the

Company shall have no further obligations under Section 18.1.2 of the Agreement and the land acquired by the City pursuant to such foreclosure or trustee's sale (or the funds received by the City in satisfaction of the Payment Obligation, as applicable) shall fully satisfy such obligations. Nothing herein shall prevent the City from seeking specific performance of 580 Commercial's obligation to build the El Mirage Infrastructure and/or the Section 36 Sewer Line, and/or the Company's obligation to build the Lone Mountain Waterline, in each case as those improvements are defined herein and in the Agreement, and the donation of land required by Section 18.1.2 of the Agreement will not be affected by an action for specific performance to enforce 580 Commercial's (or the Company's, as applicable) obligations to construct same.

(c) As used herein, the term "**Deadline Date**" shall mean the date that is five (5) years after the date on which this Amendment is fully executed. The Deadline Date is subject to one (1) extension of three (3) years in length upon mutual agreement of the City Manager and the Company, if the Company and the City Manager determine that market conditions have impeded the Parties' ability to obtain suitable "targeted end users" for up to fifty (50) acres of buildable land located in the Vistancia Commercial Core on or before the original Deadline Date. In the event of such extension, the term "Deadline Date" as used herein shall mean the original Deadline Date, as so extended.

(d) **Exhibit D** attached hereto (and the legal description of the property encumbered by the Deed of Trust described herein) may be subject to modification from time to time at the Company's request and subject to approval of the City Council to describe other real property within Vistancia that is acceptable to the City Council, it being agreed that such other real property must be at least 50 acres in size and of value comparable to the then-existing property described in **Exhibit D** and the Deed of Trust. All references in this Amendment to **Exhibit D** shall mean **Exhibit D** as amended from time to time pursuant to this provision.

7. Force Majeure. Any deadline for performance by the Company (or 580 Commercial, as applicable) pursuant to ***Sections 3, 4, and/or 5(c)*** of this Amendment shall be extended by a time equal to any period that progress in such performance is delayed due to any cause beyond the control of the Company (or 580 Commercial, as applicable) through the exercise of reasonable diligence, financial inability being hereby excluded (a "**Force Majeure Event**"); provided, however, that as a condition to claiming an extension due to a Force Majeure Event, the Company (or 580 Commercial, as applicable) shall be required to deliver written notice to the City of the occurrence of such Force Majeure Event, which notice must be delivered on or before ten (10) business days after the date on which the Company (or 580 Commercial, as applicable) first learned of the existence of such Force Majeure Event. In no event, shall a Force Majeure Event delay performance longer than one hundred twenty (120) days for any one occurrence.

8. Effect of Amendment; Estoppel. All other terms and conditions of the Agreement remain in full force and effect except as amended hereby. The terms of this Amendment shall control in the event of any conflict or inconsistency between the terms of this Amendment and the terms of the Agreement. The Company agrees that, as of the date of this Amendment, it has received the equal protection of the laws, has received due process of all of its claims and requests, and has not suffered from a compensable regulatory taking (as those terms and their related claims are defined by Arizona state and federal constitutional jurisprudence). Neither the Company nor the City has breached the Agreement or has any litigable claim against the other as of the

Effective Date of this Amendment. This Amendment's duration is coterminous with the Agreement's.

9. Time Is of the Essence. The parties agree that time is of the essence in this Agreement and every term or performance hereunder.

10. Recordation. The City will record this Amendment in the Maricopa County Recorder's Office within ten (10) days after the last party signs.

[NO FURTHER TEXT ON THIS PAGE – SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the day and year first above written.

"CITY"

CITY OF PEORIA, ARIZONA,
a municipal corporation

By:_____
Bob Barrett, Mayor

Attest:

_____
Rhonda Geriminsky, City Clerk

Approved as to form:

_____
Stephen M. Kemp, City Attorney

"COMPANY"

VISTANCIA LAND HOLDINGS, LLC, a
Delaware limited liability company

By: SLF III – Vistancia, LLC, a Texas limited liability company, its sole and managing member

By: Stratford Land Fund III, L.P., a Delaware limited partnership, its sole and managing member

By: Stratford Fund III GP, LLC, a Texas limited liability company, its General Partner

By: [redacted]
Name: S. Randall Hearne
Title: Vice President

STATE OF TEXAS)
) ss.
County of Dallas)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 21st day of January, 2014, by S. Randall Hearne, the Vice President of Stratford Fund III GP, LLC, a Texas limited liability company, the General Partner in Stratford Land Fund III, L.P., a Delaware limited partnership, the sole and managing member of SLF III – Vistancia, LLC, a Texas limited liability company, the sole and managing member of Vistancia Land Holdings, LLC, a Delaware limited liability company, for and on behalf thereof.

[redacted]
Notary Public

My commission expires:

Susan C. Evans
Notary Public,
State of Texas
Comm. Exp. 03-15-14

Acknowledgement & Consent

The undersigned Owners hereby (i) consent to this Amendment; (ii) acknowledge that this Amendment shall bind the Property (as defined in the Agreement), (ii) authorize and consent to the recordation of this Amendment for the sole purpose of binding the interests of the Owners in and to the Property. In addition, by its execution below, 580 Commercial (as defined above) hereby agrees to and shall be bound by all of its obligations and agreements as set forth in this Amendment.

VISTANCIA NORTH, LLC, a Delaware limited liability company

By: SLF III – VPMM, LLC, a Texas limited liability company, its managing member

By: SLF III – Vistancia, LLC, a Texas limited liability company, its sole and managing member

By: Stratford Land Fund III, L.P., a Delaware limited partnership, its sole and managing member

By: Stratford Fund III GP, LLC, a Texas limited liability company, its General Partner

By: [redacted]
Name: S. Randall Nearne
Title: Vice President

STATE OF TEXAS)
) ss.
County of Dallas)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 21st day of January, 2014, by S. Randall Nearne, the Vice President of Stratford Fund III GP, LLC, a Texas limited liability company, the General Partner in Stratford Land Fund III, L.P., a Delaware limited partnership, the sole and managing member of SLF III – Vistancia, LLC, a Texas limited liability company, the sole and managing member of SLF III – VPMM, LLC, a Texas limited liability company, the managing member of Vistancia North, LLC, a Delaware limited liability company, for and on behalf thereof.

[redacted]
Notary Public

My commission expires: Susan C. Evans
Notary Public,
State of Texas
Comm. Exp. 03-15-14

VISTANCIA SOUTH, LLC, a Delaware limited liability company

By: SLF III – VPMM, LLC, a Texas limited liability company, its managing member

By: SLF III – Vistancia, LLC, a Texas limited liability company, its sole and managing member

By: Stratford Land Fund III, L.P., a Delaware limited partnership, its sole and managing member

By: Stratford Fund III GP, LLC, a Texas limited liability company, its General Partner

By: [redacted]
Name: S. Randall Nearne
Title: Vice President

STATE OF TEXAS)
) ss.
County of Dallas)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 21st day of January, 2014, by S. Randall Nearne, the Vice President of Stratford Fund III GP, LLC, a Texas limited liability company, the General Partner in Stratford Land Fund III, L.P., a Delaware limited partnership, the sole and managing member of SLF III – Vistancia, LLC, a Texas limited liability company, the sole and managing member of SLF III – VPMM, LLC, a Texas limited liability company, the managing member of Vistancia South, LLC, a Delaware limited liability company, for and on behalf thereof.

[redacted]
Notary Public

My commission expires:

Susan C. Evans
Notary Public,
State of Texas
Comm. Exp. 03-15-14

VISTANCIA 150 COMMERCIAL, LLC, a Delaware limited liability company

By: SLF III – VPMM, LLC, a Texas limited liability company, its managing member

By: SLF III – Vistancia, LLC, a Texas limited liability company, its sole and managing member

By: Stratford Land Fund III, L.P., a Delaware limited partnership, its sole and managing member

By: Stratford Fund III GP, LLC, a Texas limited liability company, its General Partner

By: [redacted]
Name: S. Randall Nearne
Title: Vice President

STATE OF TEXAS)
) ss.
County of Dallas)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 21st day of January, 2014, by S. Randall Nearne, the Vice President of Stratford Fund III GP, LLC, a Texas limited liability company, the General Partner in Stratford Land Fund III, L.P., a Delaware limited partnership, the sole and managing member of SLF III – Vistancia, LLC, a Texas limited liability company, the sole and managing member of SLF III – VPMM, LLC, a Texas limited liability company, the managing member of Vistancia 150 Commercial, LLC, a Delaware limited liability company, for and on behalf thereof.

[redacted]
Notary Public

My commission expires: Susan C. Evans
Notary Public, State of Texas
Comm. Exp. 03-15-14

VISTANCIA 580 COMMERCIAL, LLC, a Delaware limited liability company

By: SLF III – VPMM, LLC, a Texas limited liability company, its managing member

By: SLF III – Vistancia, LLC, a Texas limited liability company, its sole and managing member

By: Stratford Land Fund III, L.P., a Delaware limited partnership, its sole and managing member

By: Stratford Fund III GP, LLC, a Texas limited liability company, its General Partner

By: [redacted]
Name: S. Randall Hearne
Title: Vice President

STATE OF TEXAS)
) ss.
County of Dallas)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 21st day of January, 2014, by S. Randall Hearne, the Vice President of Stratford Fund III GP, LLC, a Texas limited liability company, the General Partner in Stratford Land Fund III, L.P., a Delaware limited partnership, the sole and managing member of SLF III – Vistancia, LLC, a Texas limited liability company, the sole and managing member of SLF III – VPMM, LLC, a Texas limited liability company, the managing member of Vistancia 580 Commercial, LLC, a Delaware limited liability company, for and on behalf thereof.

[redacted]
Notary Public

My commission expires:

Susan C. Evans
Notary Public,
State of Texas
Comm. Exp. 03-15-14

EXHIBIT A-1

Description of El Mirage Infrastructure Project Improvements

A. Construction of El Mirage Road Phase 4.1 in Vistancia, from the current terminus south of the Twin Buttes Wash to Lone Mountain Road, approximately 4,750 linear feet. The roadway will include one (1) travel lane and a bike lane in each direction. The Roadway Improvements include:

B. Procurement of all required construction permits, dust control permits and SWPPP permits (NOI from AZDEQ).

C. Provide all required construction surveying and material testing and special inspection required for the completion of the improvements listed herein.

D. Grading of the roadway in accordance with the Approved Improvement Plans and standards of the City. All grading must meet the soils report moisture and compaction requirements for the roadway and be certified as such by a soils engineer and/or qualified geotechnical engineer.

E. Installation of an operational public sanitary sewer collection system in accordance with the Approved Improvement Plans and standards of the City.

F. Installation of an operational public water distribution system in accordance with the Approved Improvement Plans and standards of the City.

G. Installation of an operational public reclaimed water distribution system in accordance with the Approved Improvement Plans and standards of the City.

H. Installation of all storm drainage, and retention and detention facilities, including the box culvert at the Twin Buttes Wash per the Approved Improvement Plans and City standards.

I. Installation of all concrete curbs, gutters, sidewalks, trails, ramps, bus bays and paved streets in accordance with the Approved Improvement Plans and City standards.

J. Installation of all street lights and street signs in accordance with the Approved Improvement Plans and City standards.

K. Installation of all electric, telephone, gas, and CATV conduit in Public Utility Easements to service the roadway and for future extension to the adjacent property per the plans provided and approved by APS, Cox Communications (as to both telephone and cable TV), Zona Communications, and Southwest Gas. Vistancia will enter into all contracts/line extension agreements with utility providers for the roadway and pay all advances or deposits required by such utility providers. Vistancia will be entitled to any and all refunds provided by such utility providers under such contracts and agreements.

L. Installation of all Traffic Signal Interconnect (TSI) conduit and pull boxes in accordance with the Approved Improvement Plans and City standards.

M. Installation of all roadway and tract landscaping in accordance with the Approved Improvement Plans and City standards.

EXHIBIT A-2

Construction Schedule for El Mirage Infrastructure Project

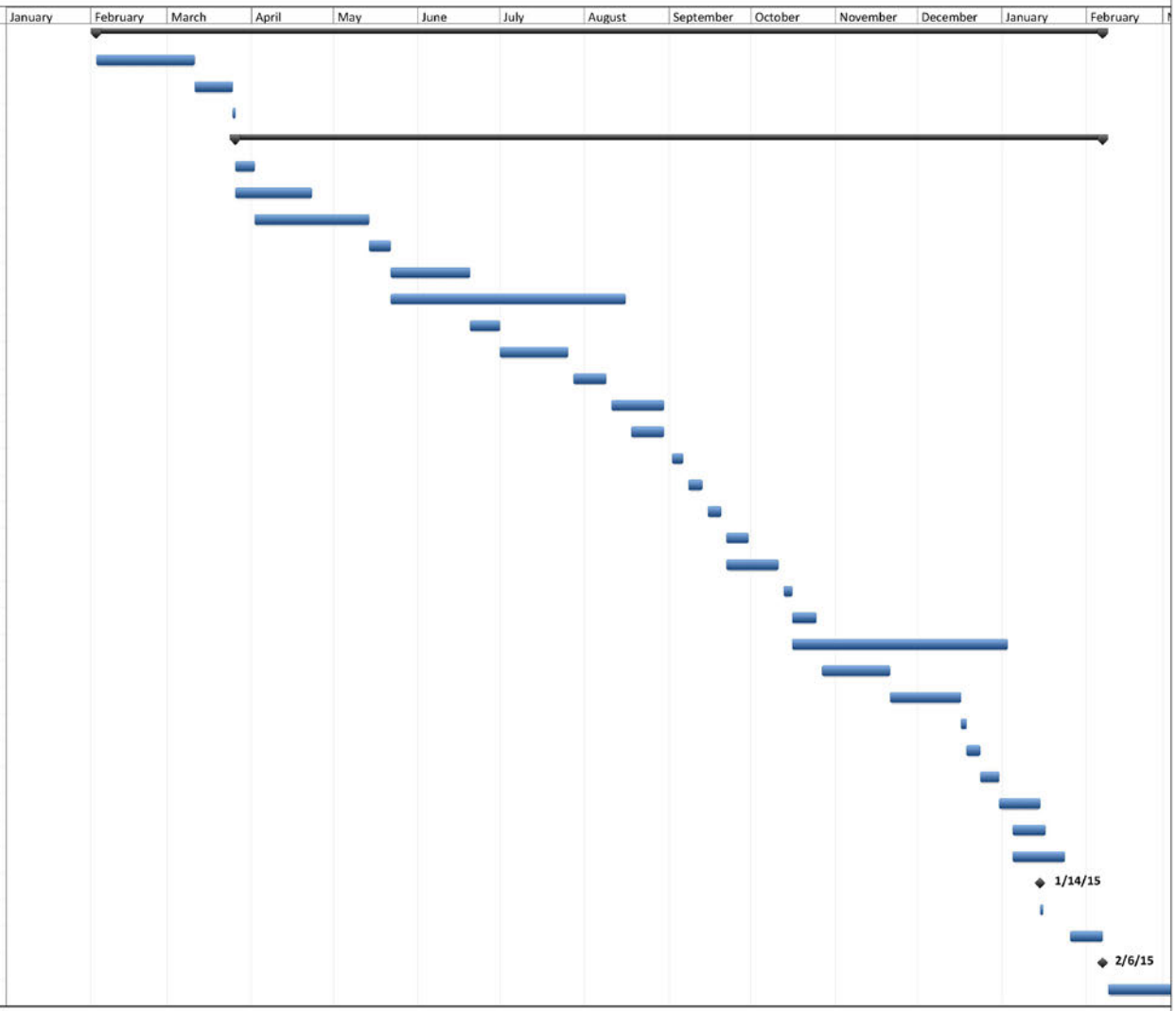
[see 1 page attachment]

EXHIBIT A-2

VISTANCIA

Construction Schedule for El Mirage Infrastructure Project

ID	Task Name	Duration	Start	Finish
1	**El Mirage Road Design Completion**	**259 days**	**Mon 2/3/14**	**Fri 2/6/15**
2	Bidding	25 days	Mon 2/3/14	Mon 3/10/14
3	Contracting	10 days	Tue 3/11/14	Mon 3/24/14
4	Pull Permits	1 day	Tue 3/25/14	Tue 3/25/14
5	**Construction**	**223 days**	**Wed 3/26/14**	**Fri 2/6/15**
6	SWPPP Installation	5 days	Wed 3/26/14	Tue 4/1/14
7	Native Plant Salvage	20 days	Wed 3/26/14	Tue 4/22/14
8	Grading	30 days	Wed 4/2/14	Tue 5/13/14
9	Utility Plugs Under Box Culvert	6 days	Wed 5/14/14	Wed 5/21/14
10	Sanitary Sewer	20 days	Thu 5/22/14	Thu 6/19/14
14	Box Culvert (5 barrel)	60 days	Thu 5/22/14	Fri 8/15/14
11	Non-Potable Water	7 days	Fri 6/20/14	Mon 6/30/14
12	Potable Water	18 days	Tue 7/1/14	Fri 7/25/14
13	Storm Drain	10 days	Mon 7/28/14	Fri 8/8/14
15	Dry Utilities - Trenching & APS Install	15 days	Mon 8/11/14	Fri 8/29/14
24	Rip Rap Installation	10 days	Mon 8/18/14	Fri 8/29/14
16	Dry Utilities - Cox/Zona Installations	4 days	Tue 9/2/14	Fri 9/5/14
17	Dry Utilities - Southwest Gas Installation	5 days	Mon 9/8/14	Fri 9/12/14
18	Dry Utilities - Trench Backfill	5 days	Mon 9/15/14	Fri 9/19/14
21	Waterline Testing & Tie-ins	6 days	Mon 9/22/14	Mon 9/29/14
22	Grade Restoration / Landscape Shaping	15 days	Mon 9/22/14	Fri 10/10/14
23	Irrigation Sleeves	3 days	Mon 10/13/14	Wed 10/15/14
25	Concrete Curb	7 days	Thu 10/16/14	Fri 10/24/14
31	Landscaping	55 days	Thu 10/16/14	Fri 1/2/15
26	Concrete Tie-ins & Sidewalk	18 days	Mon 10/27/14	Thu 11/20/14
27	Paving	18 days	Fri 11/21/14	Tue 12/16/14
28	Utility Adjustments	2 days	Wed 12/17/14	Thu 12/18/14
29	Signage & Striping	3 days	Fri 12/19/14	Tue 12/23/14
30	Streetlight Installation	5 days	Wed 12/24/14	Tue 12/30/14
19	APS Wire Pull / Terminations	10 days	Wed 12/31/14	Wed 1/14/15
33	Punch List	10 days	Mon 1/5/15	Fri 1/16/15
34	As-built Submittal & City Review	15 days	Mon 1/5/15	Fri 1/23/15
20	APS Energized	0 days	Wed 1/14/15	Wed 1/14/15
32	Final Acceptance Walk	1 day	Thu 1/15/15	Thu 1/15/15
35	FLOA Process by the City	10 days	Mon 1/26/15	Fri 2/6/15
36	**FLOA Issued / Road Open to Public**	**0 days**	**Fri 2/6/15**	**Fri 2/6/15**
37	1-Year Warranty Period	256 days	Mon 2/9/15	Mon 2/8/16



Project: Exhibit A-2 Construction S
Date: Thu 12/12/13

Task | Split | Milestone | Summary | Project Summary | External Tasks | External Milestone | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | Deadline | Progress

EXHIBIT B-1

Section 36 Sewer Line Alignment

Description of Section 36 Sewer Line Improvements

Construction of a 30-inch diameter trunk sewer line starting at a connection to the existing sewer system in the intersection of El Mirage Rod and Jomax Road and extending through Section 36 to the southern property line in Vistancia Village D, approximately 7,012 linear feet. The location/alignment of such sewer line is shown in the drawing attached hereto

The improvements include:

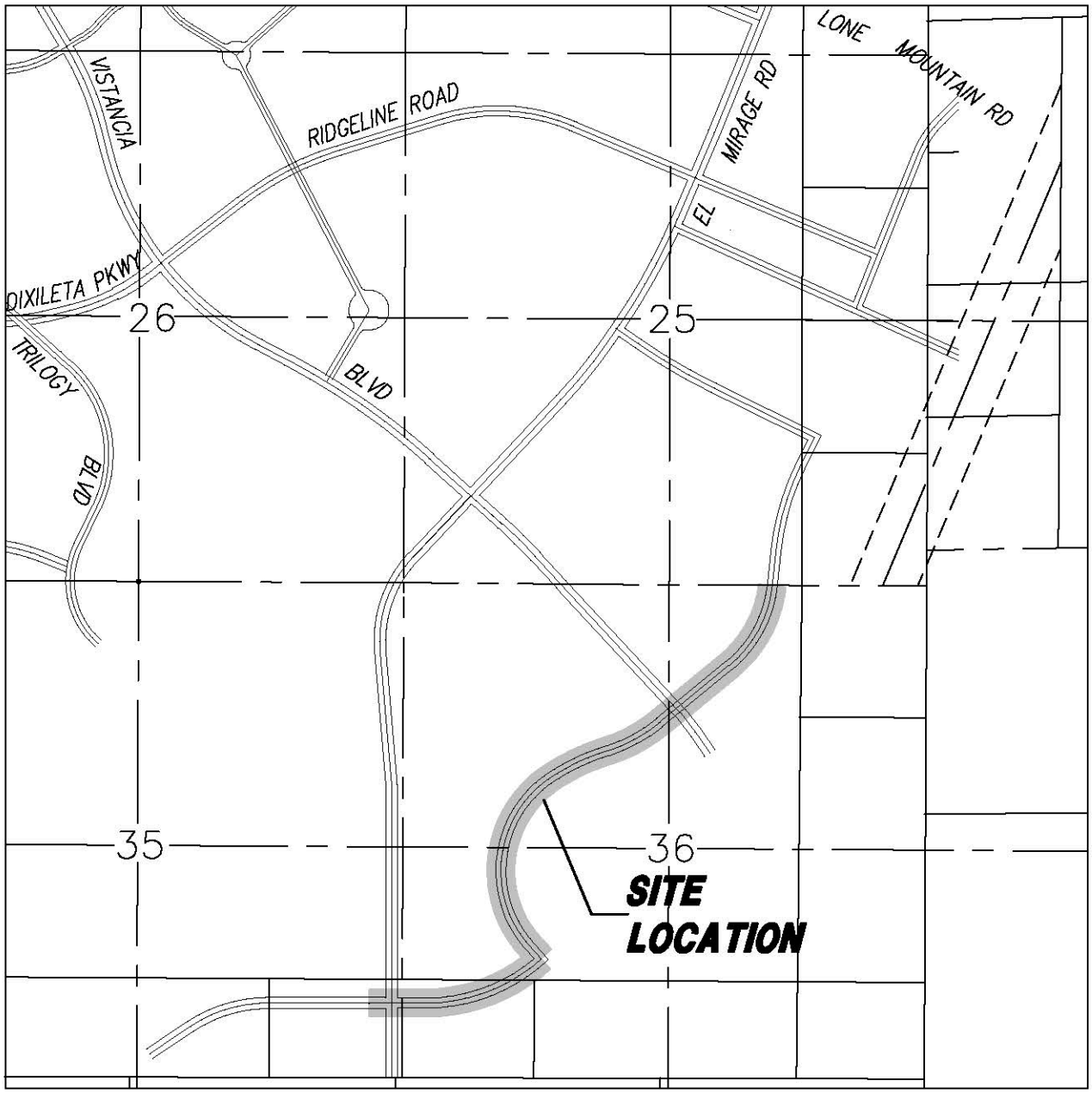
A. Procurement of all required construction permits, dust control permits and SWPPP permits (NOI from AZDEQ).

B. Provide all required construction surveying and material testing and special inspection required for the completion of the improvements listed herein.

C. Salvage all native plant and cacti material within the project limits of disturbance in accordance with all local and state standards.

D. Installation of an operational public sanitary sewer collection system in accordance with the Approved Improvement Plans and standards of the City.

E. Installation of all storm drainage facilities and box culverts per the Approved Improvement Plans and City standards.



VICINITY MAP

N.T.S.

N

Proj. No.	Date
11154	4/9/13
Sht: 1 of 1	
Proj. Mangr.	Proj. Eng.
BRS	BRS

HUBBARD
ENGINEERING
www.hubbardengineering.com
1840 S. Stapley Dr., Ste. 137 - Mesa, AZ 85204
Ph: 480.892.3313

EXHIBIT B-2

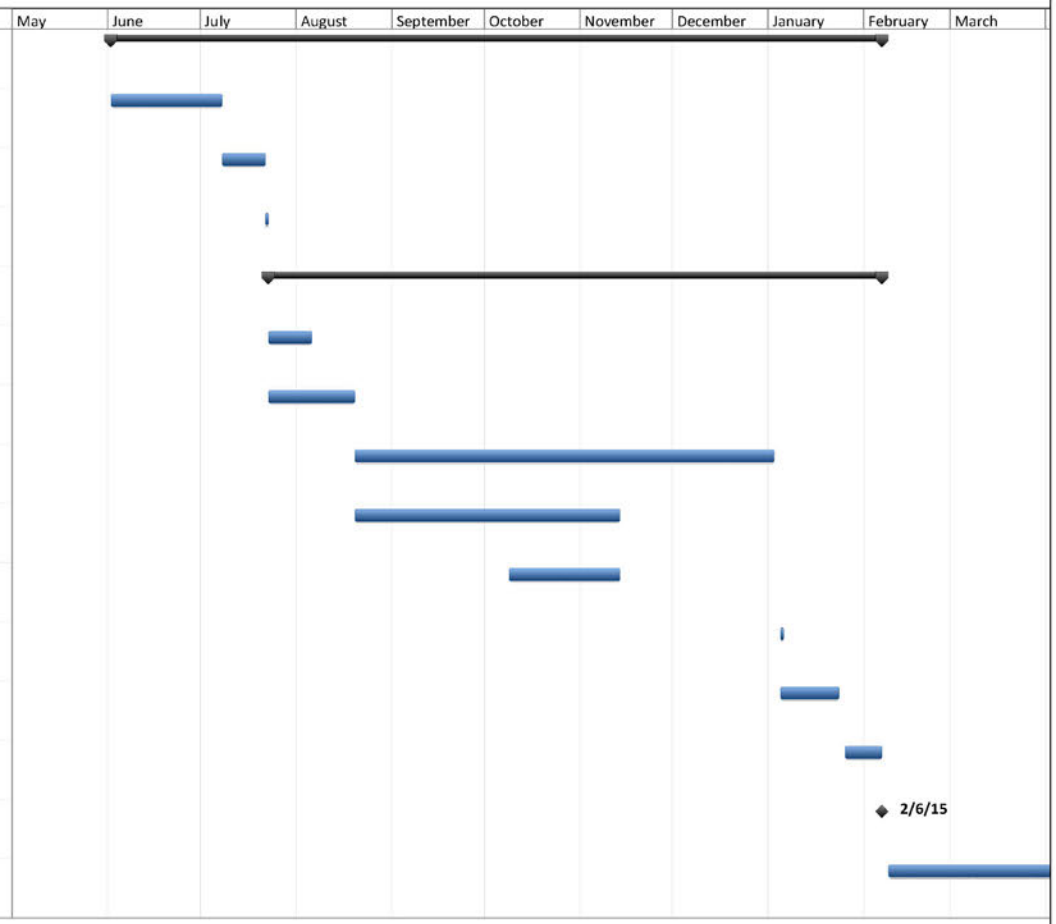
Construction Schedule for Section 36 Sewer Line

[see 1 page attachment]

EXHIBIT B-2

Construction Schedule for Section 36 Offsite Sewer Line

ID	Task Name	Duration	Start	Finish
1	**Section 36 Sewer**	**176 days**	**Mon 6/2/14**	**Fri 2/6/15**
2	Bidding	25 days	Mon 6/2/14	Mon 7/7/14
3	Contracting	10 days	Tue 7/8/14	Mon 7/21/14
4	Pull Permits	1 day	Tue 7/22/14	Tue 7/22/14
5	**Construction**	**140 days**	**Wed 7/23/14**	**Fri 2/6/15**
6	SWPPP Installation	10 days	Wed 7/23/14	Tue 8/5/14
7	Native Plant Salvage	20 days	Wed 7/23/14	Tue 8/19/14
8	Sanitary Sewer	95 days	Wed 8/20/14	Fri 1/2/15
10	Box Culverts	60 days	Wed 8/20/14	Thu 11/13/14
9	Storm Drain & Headwalls	25 days	Thu 10/9/14	Thu 11/13/14
11	Final Acceptance Walk	1 day	Mon 1/5/15	Mon 1/5/15
12	As-built Submittal & City Review	15 days	Mon 1/5/15	Fri 1/23/15
13	FLOA Process by the City	10 days	Mon 1/26/15	Fri 2/6/15
14	**FLOA Issued / Sewer In Service**	**0 days**	**Fri 2/6/15**	**Fri 2/6/15**
15	1-Year Warranty Period	256 days	Mon 2/9/15	Mon 2/8/16



Project: Exhibit B-2 Construction S
Date: Thu 12/19/13

Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline	
Split		External Tasks		Inactive Summary		Manual Summary		Progress	
Milestone		External Milestone		Manual Task		Start-only			
Summary		Inactive Task		Duration-only		Finish-only			

EXHIBIT C-1

Description of Lone Mountain Waterline Improvements

Construction of a 16-inch diameter water transmission line within the future Lone Mountain Road alignment from the Loop 303 Freeway to Lake Pleasant Parkway, approximately 11,675 linear feet. The improvements include:

A. Procurement of all required construction permits, dust control permits and SWPPP permits (NOI from AZDEQ).

B. Provide all required construction surveying and material testing and special inspection required for the completion of the improvements listed herein.

C. Salvage all native plant and cacti material within the project limits of disturbance in accordance with all local and state standards.

D. Installation of an operational public water transmission line in accordance with the Approved Improvement Plans and standards of the City.

EXHIBIT C-2

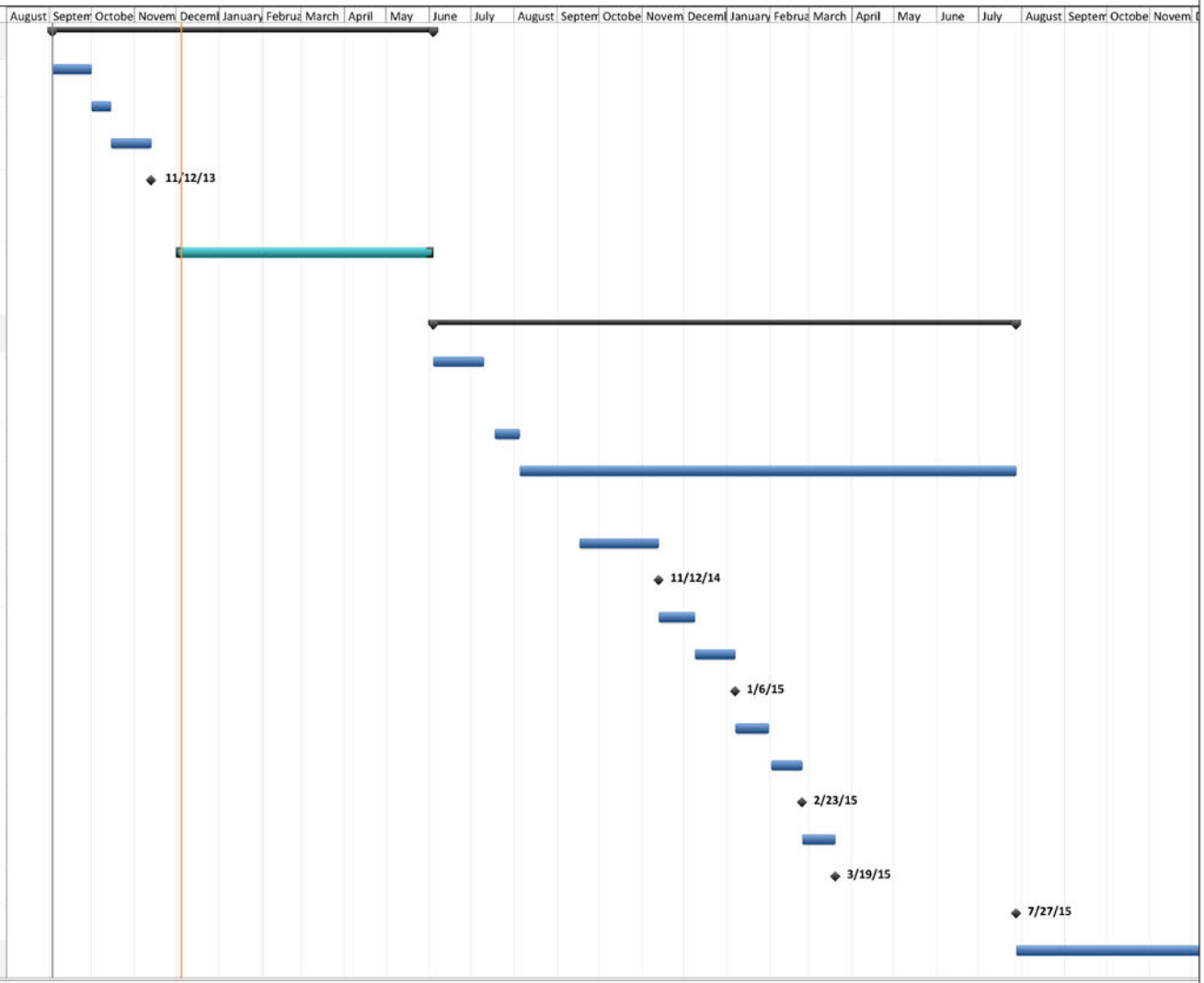
Construction Schedule for Lone Mountain Waterline
(including Schedule for Identification of Right-of Way Needs – Lone Mountain Waterline)

[see 1 page attachment]

EXHIBIT C-2

Construction Schedule for Lone Mountain Waterline

ID	Task Name	Duration	Start	Finish
1	**Preliminary Design Services**	**192 days**	**Tue 9/3/13**	**Tue 6/3/14**
2	Control Survey & Topo Survey	20 days	Tue 9/3/13	Mon 9/30/13
3	Preliminary Alignment Analysis	10 days	Tue 10/1/13	Mon 10/14/13
4	Preliminary Design Services	20 days	Tue 10/15/13	Tue 11/12/13
5	Preliminary Alignment & Land Owners Identified	0 days	Tue 11/12/13	Tue 11/12/13
6	Preliminary Deisgn Alternatives & Analysis	130 days	Sun 12/1/13	Tue 6/3/14
7	**Design Services**	**293 days**	**Wed 6/4/14**	**Mon 7/27/15**
8	Final Design Alternatives & Engineers Cost Estimate	25 days	Wed 6/4/14	Wed 7/9/14
9	Easement Documentation	12 days	Fri 7/18/14	Mon 8/4/14
10	Coordination w/ Land Owners for Easement Acquisition	250 days	Tue 8/5/14	Mon 7/27/15
11	Preparation of Construction Plans	40 days	Wed 9/17/14	Wed 11/12/14
12	1st Submittal (City)	0 days	Wed 11/12/14	Wed 11/12/14
13	City Plan Review	18 days	Thu 11/13/14	Mon 12/8/14
14	Address City Comments	20 days	Tue 12/9/14	Tue 1/6/15
15	2nd Submittal (City & MCESD)	0 days	Tue 1/6/15	Tue 1/6/15
16	City Plan Review	18 days	Wed 1/7/15	Fri 1/30/15
17	Address City Comments	15 days	Mon 2/2/15	Mon 2/23/15
18	Final Submittal (City)	0 days	Mon 2/23/15	Mon 2/23/15
19	City Plan Review	18 days	Tue 2/24/15	Thu 3/19/15
20	Plan Approval	0 days	Thu 3/19/15	Thu 3/19/15
21	Easements Acquired	0 days	Mon 7/27/15	Mon 7/27/15
22	**Waterline Construction**	**175 days**	**Tue 7/28/15**	**Fri 4/1/16**



Project: Exhibit C-2 Construction S
Date: Thu 12/5/13

Task | Split | Milestone | Summary | Project Summary | External Tasks | External Milestone | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | Deadline | Progress

EXHIBIT D

Description of Real Property Subject to Deed of Trust

[see 3 page attachment]

Wood, Patel & Associates, Inc.
(602)335-8500
www.woodpatel.com

PARCEL DESCRIPTION
Vistancia
University/Student Housing

A parcel of land lying within Section 25, Township 5 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the north quarter corner of said section, a 2 ½-inch General Land Office (G.L.O.) brass cap stamped ¼ S24 S25 1922, from which the northeast corner of said section, a 2 ½-inch G.L.O. brass cap stamped T5N R1W R1E S24 S25, bears South 89°40'20" East (basis of bearing), a distance of 2566.59 feet;
THENCE along the north-south mid-section line, South 00°08'33" West, a distance of 3132.84 feet, to a point of intersection with a non-tangent curve, and the **POINT OF BEGINNING**;
THENCE southeasterly along said curve, having a radius of 11274.39 feet, concave northeasterly, whose radius bears North 30°24'09" East, through a central angle of 06°10'49", a distance of 1216.12 feet, to a point of intersection with a non-tangent line;
THENCE South 11°17'15" West, a distance of 334.45 feet, to the beginning of a curve;
THENCE southerly along said curve, having a radius of 1881.00 feet, concave westerly, through a central angle of 07°24'09", a distance of 243.02 feet, to the curve's end;
THENCE South 18°41'24" West, a distance of 70.78 feet, to a point of intersection with a non-tangent curve;
THENCE westerly along said curve, having a radius of 330.00 feet, concave southerly, whose radius bears South 12°48'18" West, through a central angle of 13°12'51", a distance of 76.11 feet, to the curve's end;
THENCE South 89°35'26" West, a distance of 1450.86 feet, to the beginning of a curve;
THENCE northwesterly along said curve, having a radius of 400.00 feet, concave northeasterly, through a central angle of 58°29'07", a distance of 408.30 feet, to the curve's end;
THENCE North 31°55'27" West, a distance of 372.13 feet, to the beginning of a curve;
THENCE northwesterly along said curve, having a radius of 300.00 feet, concave southwesterly, through a central angle of 14°56'10", a distance of 78.20 feet, to the curve's end;
THENCE North 46°51'36" West, a distance of 45.16 feet to the east line of Tract B as shown on the Map of Dedication (M.O.D.) of El Mirage Road, Ridgeline Road and Westward Skies Drive, recorded in Book 719 of Maps, page 34, Maricopa County Records (M.C.R.);
THENCE along said east line, North 43°08'24" East, a distance of 307.09 feet, to the beginning of a curve;
THENCE northeasterly along said curve, having a radius of 5099.00 feet, concave northwesterly, through a central angle of 08°33'59", a distance of 762.35 feet, to the curve's end;
THENCE North 34°34'25" East, a distance of 98.75 feet, to a point of intersection with a non-tangent curve;

THENCE leaving said east line, southeasterly along said curve, having a radius of 8308.20 feet, concave northeasterly, whose radius bears North 34°49'28" East, through a central angle of 02°39'12", a distance of 384.76 feet, to a point of intersection with a non-tangent curve;
THENCE southeasterly along said curve, having a radius of 11274.39 feet, concave northeasterly, whose radius bears North 31°18'55" East, through a central angle of 00°54'45", a distance of 179.58 feet, to the **POINT OF BEGINNING**.

Containing 50.0043 acres, or 2,178,186 square feet of land, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the Map of Dedication of El Mirage Road, Ridgeline Road, & Westward Skies Drive, recorded in Book 719, page 34, M.C.R. and other client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of July, 2013. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2013 Parcel Descriptions\134081 Vistancia University Student Housing L04 12-20-13.docx

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
47290
ABEL
BECERRA
Date Signed 12-20-13
ARIZONA, U.S.A.

EXPIRES 03-31-14

EXHIBIT "A"

VISTANCIA
12/20/13
134081
PAGE 3 OF 3
NOT TO SCALE
N:\Vistancia\2013\134081\Survey\Legal\4081L04
UNIVERSITY/STUDENT HOUSING

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
47290
ABEL
BECERRA
Date Signed 12/20/13
ARIZONA, U.S.A.

EXPIRES 03-31-14

WOOD/PATEL
2051 West Northern
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580
PHOENIX • MESA • TUCSON

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 11R

Date Prepared: January 14, 2014 **Council Meeting Date: February 4, 2014**

TO: **Carl Swenson, City Manager**

FROM: **Scott Whyte, Economic Development Services Director**

THROUGH: **Susan J. Daluddung, Deputy City Manager**

SUBJECT: **Vistancia Mixed-Use Project Pre-Development Budget**

Purpose:
This is a request for the City Council to appropriate funding for pre-development consulting services needed to pursue the Vistancia Commercial Core Mixed-Use Project for a not-to-exceed amount of $170,000 (see attached budget). This will be a 50/50 partnership between the city and Stratford Land, with the city funding up to $170,000 and Stratford Land funding up to $170,000.

Background/Summary:
Pursuant to section two of the First Amendment to the Amended and Restated Development Agreement the parties agree to work together to attract targeted end users to the Vistancia Commercial Core (VCC). The parties also agree to share in the cost associated with the pre-development work needed for the VCC in the amount of $170,000 each. The Vistancia Commercial Core is an important part of the Loop 303 Investment Zone area identified in the City adopted Economic Development Implementation Strategy (EDIS). The VCC (see Exhibit A for a vicinity map) has the following advantages that other parcels along the Loop 303 corridor do not yet have: (1) direct Loop 303 access; (2) abundant land that is privately-held and fully-entitled; (3) infrastructure and utilities already in place; and (4) a motivated and collaborative landowner.

The VCC is a planned destination for targeted industries pursuant to the EDIS, such as healthcare, higher education, corporate offices and headquarters, high technology companies, light manufacturing, bioscience, alternative energy, and advanced manaufacturing relocations or expansions. The City has actively pursued university and healthcare recruitment efforts which have yielded the opportunity for a mixed-use master development program currently underway in the VCC. With the Economic Development Services (EDS) Department taking the lead in the master development program for the VCC mixed-use project, consultant services are needed to address the many site development, architectural, engineering, financial and legal structuring, as well as economic analysis needs that a project of this complexity and magnitude will require.

To that end, a pre-development budget has been developed to identify the consulting disciplines that are anticipated to be needed to move this project forward. Such services will only be used on an as-needed basis.

A separate council communication from the City Attorney's Office will request $100,000 in funding for outside real estate development legal services associated with the Vistancia Commercial core Mixed-Use Project.

Previous Actions:
The Council was provided an overview of the proposed VCC Mixed-Use Project on November 19, 2013.

Options:

A: Authorize the use of Economic Development Opportunity fund continency in the amount of $170,000 for the pre-development consultant services identified for this project.

B: Reject the appropriation request. This means we will not be able to proceed with the development of the Vistancia Commercial Core Mixed-Use Project at this time.

Staff's Recommendation:
Staff requests that the City Council approve the use of funds from the Economic Development Opportunity fund for the identified consultant services. If approved, these funds will support the Vistancia Commercial Core Mixed-Use Project.

Fiscal Analysis:
Staff recommends that the City Council approve the use of reserves and a budget transfer in the amount of $170,000 for the pre-development budget from the Economic Development Opportunity Fund contingency (1900-1900-570000) to the Economic Development Opportunity Fund Other Professional Services account (1900-1900-520099).

Exhibit A: Vicinity Map of the Vistancia Commercial Core
Exhibit B: Vistancia Commercial Core Mixed-Use Project Pre-Development Budget
Exhibit C: Letter from Stratford Land

Contact Name and Number: Dina Green, 623-773-7781

Exhibit A

Vistancia Commercial Core

Exhibit B

Vistancia Commercial Core Mixed-Use Project Pre-Development Budget

Service	City's Expected Cost	Vistancia's Expected Cost
Planning and Architectural	$ 15,000	$ 15,000
Engineering (Surveys, Legal Descriptions, etc)	$ 10,000	$ 10,000
Legal*	$ -	$ -
Parking & Circulation Studies	$ 25,000	$ 25,000
Public Relations	$ 12,500	$ 12,500
Marketing and Promotion	$ 12,500	$ 12,500
Contract Project Management Position	$ 20,000	$ 20,000
Economic Analysis	$ 37,500	$ 37,500
Financial Advisor	$ 37,500	$ 37,500
Total	$ 170,000	$ 170,000

*City Attorney's office will submit a separate CC in the amount of $100,000 for outside legal services.

Exhibit C

5090 North 40th Street, Suite 260
Phoenix, AZ 85018
602.889.2662 tel
602.889.2663 fax
www.stratfordland.com

STRATFORD**LAND**

Mr. Scott Whyte
Director
City of Peoria Economic Development Services Dept.
9875 N. 85th Avenue
Peoria, AZ 85345

December 13, 2013

Dear Scott,

As a follow up to our phone call on Tuesday December 10, 2013, please use this letter as our concurrence in sharing costs on a 50/50 basis with the City of Peoria for various pre development services in an effort to further evaluate the Vistancia Commercial Core land use plan developed with you over the past several months. It is our understanding that you will be seeking the City Council's approval to match funds for the following on-going studies including but not limited to, planning and architecture, civil engineering, legal, transportation, public relations, marketing and promotion, economic and financial. We agree that the budget for these studies not to exceed a combined total of $375,000.00 or $187,500.00 for Stratford Land. As we discussed, we are agreeing on this only if we are able to review all specific scopes of work to be contracted as well as having review and approval of all contracted work.

Scott, we do appreciate all of the hard work you and your team has done in helping the Vistancia Commercial Core gain momentum in the market and look forward to bringing our vision to a reality.

Please let me know if you have any questions.

Sincerely,

[redacted]

Diane Belcher

Diane Belcher
Senior Investment Manager Southwestern U.S
Stratford Land
5090 N. 40th Street, Suite 260
Phoenix, AZ 85018
602.889.2662 (office)
602.889.2661 (direct)
dbelcher@stratfordland.com

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 12R

Date Prepared: January 13, 2014 **Council Meeting Date: February 4, 2014**

TO: Honorable Mayor and City Council

FROM: Stephen M. Kemp, City Attorney

SUBJECT: One-time use of Half-Cent Sales Tax Fund account and a budget amendment of $100,000 in the City Attorney's Office budget for its Civil Legal Services account

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Purpose:

This is a request for the Mayor and City Council to approve the one-time use of Half-Cent Sales Tax Fund account and approve a budget amendment in the City Attorney's Office budget of $100,000 in the Civil Legal Services account.

Background/Summary:

In the handling the City's major legal cases, the City Attorney's Office will exceed its budget authority by an estimated $100,000 in fiscal year 2014. The Vistancia Commercial Core project is estimated to require $100,000 for outside legal counsel. To offset these increased costs, staff requests the Mayor and City Council approve the one-time use of Half-Cent Sales Tax Fund account and approve a budget amendment of $100,000 to the City Attorney's Office in the Civil Legal Services account from the Half-Cent Sales Tax Fund account.

Previous Actions:

None

Options:

A: Approve the one-time use of Half-Cent Sales Tax Fund account and a budget amendment as requested.

B: Do not approve the one-time use of Half-Cent Sales Tax Fund account and a budget amendment as requested. As a result the City Attorney's Office would exceed its budget authority for Fiscal Year 2014.

Staff's Recommendation:

Staff recommends that the Mayor and City Council approve the use of account and a budget transfer in the amount of $100,000 for legal services from the Half-Cent Sales Tax Fund account (1210-0350-570000) to the City Attorney's Legal Services account (1000-0200-520001).

Fiscal Analysis:

The City Attorney's Office will exceed its budget in FY 2014 due to the City's legal services required for the Vistancia Commercial Core project. To remedy this situation, staff recommends that the Mayor and City Council approve the one-time use of account and a budget transfer of $100,000 Half-Cent Sales Tax Fund account (1210-0350-570000) to the City Attorney's Legal Services account (1000-0200-520001). This action will bring the City Attorney's Office back within budget.

Exhibit:

None

Contact Name and Number:

Stephen M. Kemp, City Attorney, 623-773-7321.

City Council Calendar

Color Key:
City Council

< January	February 2014					March >
Sunday	**Monday**	**Tuesday**	**Wednesday**	**Thursday**	**Friday**	**Saturday**
						1
2	3	4 Regular City Council Meeting Special Meeting & Study Session	5	6	7	8
9	10	11 Council Subcommittee on Policy and Appointments Meeting	12	13	14	15
16	17 Presidents' Day Holiday - CIty Hall Closed	18 Regular City Council Meeting Special Meeting & Study Session	19	20	21	22
23	24 City Council Subcommitee on Community Culture & Public Safety	25 Special Meeting & Study Session	26	27	28	

City Council Calendar

Color Key:
City Council

< February	March 2014					April >
Sunday	**Monday**	**Tuesday**	**Wednesday**	**Thursday**	**Friday**	**Saturday**
						1
2	3	4 Regular City Council Meeting Special Meeting & Study Session	5	6	7	8
9	10	11	12	13	14	15
16	17	18 Regular City Council Meeting Special Meeting & Study Session	19 Council Subcommittee on Policy and Appointments Meeting	20	21	22
23	24 City Council Subcommittee on Community Culture & Public Safety	25 Special Meeting & Study Session	26	27	28	29
30	31					

CITY OF PEORIA, ARIZONA
CITY MANAGER REPORT

Agenda Item: RCM 14A

Date Prepared: 27 January 2014 **Council Meeting Date: 4 February 2014**

TO: **Carl Swenson, City Manager**

FROM: **Tamara Shreeve, Council Office and Grant Program Manager**

THROUGH: **John Schell, Director, Governmental Affairs and Council Office**

SUBJECT: **Council Subcommittee Update**

Summary:

The purpose of this report is to update the Mayor and Council on the Council Subcommittee activities. The attached spreadsheet lists the Council Subcommittees and the agenda item topics that have been assigned to each Council Subcommittee. If the item has been reviewed at a subcommittee meeting, the outcome of that discussion is also listed.

Exhibit 1: Council Subcommittee assigned agenda items

Contact Name and Number: Tamara Shreeve, x5143

City of Peoria
Council Subcommittees

Community Culture and Public Safety Subcommittee

Submitter	Subject	Sub-committee agenda date	Action	Study Session
Jeff Tyne / Susan D	Trail System Lighting	1/30/2012	Forward item to study session. Completed	7/3/2012
Jeff Tyne / Susan D	Field Rental Policy	1/30/2012	Forward item to study session. Completed	7/3/2012
Jeff Tyne / Susan D	Recreation Fees Policy	11/14/2011	Forward item to study session. Completed	3/20/2012
Jeff Tyne / Susan D	Veterans Discount Program	2/27/2012	Discussed item. Taken directly to Regular Council meeting. Completed	Regular Council Meeting 5/15/12
Jeff Tyne / Susan D	Establish "Peoria Friends of the Arts"	2/27/2012	Forward item to study session. Completed	12/4/2012
Jeff Tyne / Susan D	Youth Master Plan	4/9/2012	Forward item to study session. Completed	9/4/2012
Jeff Tyne / Susan D	Veterans Memorial Board Sponsorship	1/30/2012	Discussed item. Taken directly to Regular Council meeting. Completed	Regular Council Meeting 5/15/12
Claudia Lujan	Structure of the Sister Cities Board	6/25/2012	Item was discussed. Forward item to Council Study Session (6/25/12). Completed	
Roy Minter	False Alarm Ordinance	11/7/2011	Forward to study session (11/7/2011). Completed	4/17/2012
Dave Pearson	Recreational Vehicle Ordinance	1/11/2012	Forward to study session with full recommendation (1/11/12). Completed	6/5/2012
Tony Rivero	Recreational Vehicles City Code Section 14-110	1/11/2012	Forward to study session with full recommendation (1/11/12). Completed	6/5/2012

City of Peoria
Council Subcommittees

Carlo Leone	Traffic calming agenda item	4/11/2012	Forward to study session. Completed	Regular Council Meeting 6/19/12
Carlo Leone	Traffic management agenda item	4/11/2012	Item discussed. Informational only.	NA
Roy Minter	Park Ranger Staffing Study	12/14/2011	Informational item.	NA
Carlo Leone	Feral Cat Control	9/10/2012	Discussion only. Completed	NA
Carlo Leone	Residential Parking	11/15/2012	Item discussed. Forward to Council Study Session.	
Carlo Leone	Dirt Ordinance	11/15/2012	Discussion only. Completed	NA
Jamal Rahimi/Andy Grainger	Neighborhood Traffic Management Program (NTMP) Policy Change	4/11/2012	Item discussed. Informational only. Completed	NA
Tamara Shreeve/Susan Thorpe	Community/Outside Agency Funding & Assistance Policy	6/25/2012	Item was discussed. Forward item to Council Study Session (6/25/12). Completed	11/13/2012
Ron Aames	Roadside Memorials	11/15/2012	Discussion only. Completed	NA
Carlo Leone	Feeding Nuisance Animals	9/10/2012	Item was discussed. Staff will draft ordinance to present at a Council Study Session. (9/10/12)	
Ron Aames	Permissible Number of Animals per Residence	9/10/2012	Discussion only. Completed	NA
Carlo Leone	Policy of Swine in Peoria	1/28/2014	Item was discussed. Forward item to Council Study Session. Completed.	

City of Peoria
Council Subcommittees

General Government Subcommittee

Submitter	Subject	Sub-committee agenda date	Action	Study Session
Brent Mattingly	Utility bill format	11/14/2011	Forward the item for full Council Study Session discussion of solid waste service options and rates. Completed	2/7/2012
Tony Rivero	Residential Development Impact Fees	11/14/2011	Consensus of the subcommittee members was to wait for the full Impact Fee Study to address policy issues identified by Council.	7/3/2012 10/23/2012
Dave Pearson	Itemizing Utility Bill	12/19/2011	Forward the item for full Council Study Session discussion of solid waste service options and rates. Completed	2/7/2012
Steve Kemp	Adoption of Resolution supporting designating certain areas of the City with Peoria addresses and zip codes	2/13/2012	Will be placed as a regular agenda item.	Regular Agenda 7/3/12
Katie Gregory	Development Service User Fees	2/13/2012	Forward to Council Study Session. Completed	7/3/2012
Ron Aames	Taxes	9/18/2013	Item was discussed. Forward to Council Study Session. Completed	12/6/2013
Ron Aames	City Financing Program	9/18/2013	Item was discsused. Forward to Council Study Session. Completed	12/6/2013

City of Peoria
Council Subcommittees

Policy and Appointments Subcommittee

Submitter	Subject	Sub-committee agenda date	Action	Study Session
Dave Pearson	Volunteer Appreciation	11/7/2011 1/10/2012	No further Action. Completed (11/7/11). Revisited item on 1/10/12. No further action. Completed	NA
Dave Pearson	B&C Appointment Process	11/7/2011 12/13/2011 1/10/2012	Bring back to Subcommittee for further discussion (11/7/11). Administrative action - Use the new application form. Interviews and Resumes will be at the discretion of the SC. (12/13/11). Completed. Revisited item on 1/10/12. Completed	NA
Rhonda Geriminsky	Board and Commission Appointments & Reappointments	Ongoing	Appointments and reappointments reviewed and recommended by subcommittee. Ongoing topic.	NA
Dave Pearson	Charter Amendments	12/13/2011 1/10/12 1/24/2012	Bring back to Subcommittee for further discussion (12/13/11). Discussed seven proposed charter amendments. Forward 6 of those to Study Session. One proposed amendment was withdrawn (1/10/12). Reviewed remainder charter amendments. Forward charter amendments to study session. (1/24/2012) Completed	2/21/2012

City of Peoria
Council Subcommittees

Dave Pearson	Council Ethics Committee	11/7/2011 12/13/2011 1/10/2012	Bring back to Subcommittee for further discussion (11/7/11). Bring back to Subcommittee. Include a process flow chart (12/13/11). Forward to study session with consensus recommendation (1/10/12). Completed	2/7/2012
Dave Pearson	CP1-5 Appointments to Boards and Commission	11/7/2011 12/13/11	Bring back to Subcommittee for further discussion (11/7/11). Consensus recommendation to forward to study session (12/13/11). Completed	5/15/2012
Dave Pearson	CP 1-2 review. Edit Council Meeting Procedures to reflect Subcommittee Structure	12/13/2011	Bring back to subcommittee for further discussion (12/13/11). Subcommittee procedures are addressed in CP 1-6. Completed	NA
Dave Pearson	Council Role in review and approval of director appointments	12/13/2011	Consensus to move forward to regular council agenda/through a City Manager's report. Completed	Regular Council Meeting 1/3/2012

City of Peoria
Council Subcommittees

Susan Thorpe	Council Code of Ethics	2/14/2012 3/15/2012 4/10/12 5/8/12 9/11/12	Discussed item - continue discussion at the next meeting (2/14/2012). Discussed Item - continue discussion at the next meeting (3/15/2012). Discussed item - will continue discussion at the next meeting (4/10/12). Discussed item- continue discussion at the next meeting (5/8/12). Consensus to forward draft policy to Study Session (9/11/2012). Completed.	
Dave Pearson	Code of Ethics for Elected Officials and Citizen Advisory Committees	2/14/2012 3/15/2012 4/10/12 5/8/12 9/11/12	Discussed item - continue discussion at the next meeting (2/14/2012). Discussed Item - continue discussion at the next meeting (3/15/2012). Discussed item - will continue discussion at the next meeting (4/10/12). Discussed item- continue discussion at the next meeting (5/8/12). Consensus to forward draft policy to Study Session (9/11/2012). Completed	
Rhonda Geriminsky	Youth Master Plan Initiative	3/20/2013 6/11/2013	Item was discussed. City Attorney will draft some ideas on how youth can be involved in committees (3/20/2013). Item was discsused and forward to study session (6/11/2013). Completed	
Rhonda Geriminsky	2013 Board and Commission Recognition Event	3/20/2013	Item was discussed. Staff will identify potential dates for the event (3/20/2013). Completed	NA

Rhonda Geriminsky	2013 and 2014 Board and Commission Recognition Events	8/13/2013	Item was discussed. Staff will continue to gather options for holding the next recognition event. (8/13/2013)	NA
John Sefton	Youth Advisory Board Council Liaison Interviews	9/10/2013	Interviews were conducted. Recommendations will be forwarded to the Council for the Countil Youth Liaision and the Council Youth Liaison Alternate.	10/1/2013

Sustainable Development and Public Services Subcommittee

Submitter	Subject	Sub-committee agenda date	Action	Study Session
Chris Jacques	Political Signs Zoning Ordinance	11/2/2011	Forward item to Council Study Session. Completed	11/15/2011
Chris Jacques/ Susan D.	Open Space Preservation Program and Decision Support Model	2/1/2012	Start community outreach activities and forward item to Council Study Session. Completed	8/21/2012
Chris/Scott and Susan D.	Digital Billboards - Civic Engagement	11/7/2011	Forward Item to Study Session. Completed	11/15/2011
Dave Pearson	Council Not-For-Profit and Housing Subcommittee	11/8/2011 6/6/12	Bring back to subcommittee for further discussion upon completion of research and alternative identification (11/8/11). Item was discussed. Forward item to study session (6/6/12). Completed	

City of Peoria
Council Subcommittees

Cathy Carlat	Not for Profit Committee	11/8/2011 6/6/12	Bring back to subcommittee for further discussion upon completion of research and alternative identification (11/8/11). Item was discussed. Forward Item to study session (6/6/12). Completed	
Scott Whyte/ Chris Jacques/ Susan D.	Old Town Entertainment District Designation	12/7/2011 1/4/2012	Bring back to subcommittee for further discussion (12/7/11). Forward to Regular Council Meeting (1/14/2012). Completed	Regular Council Meeting 1/17/2012
Bill Mattingly	Dial-a-Ride rates	11/17/2011	Forward item to Council Study Session. Completed	4/17/2012
Ron Aames	Transit Jurisdictional Equity Position	11/17/2011	Informational item. Forward information, through a City Manager's report, to the Council on a Regular Council Agenda. Completed	Regular Council mtg. 1/3/2012
Susan Thorpe	Solid Waste Services	12/1/2011	Forward Item to Council Study Session. Completed	2/7/2012
Bill Mattingly/ Susan Thorpe	Commercial Solid Waste Services	12/15/2011	Forward Item to Council Study Session. Completed	2/7/2012
Dave Pearson	Change in City Ordinance regarding multi-family solid waste service	1/5/2012	Item was discussed, then withdrawn by Councilman Pearson. Completed	NA
Scott Whyte	Old Town Indicators	6/6/2012	Item was discussed. Forward item to Study Session (6/6/2012). Completed	8/21/2012
Chris Jacques	Senate Bill 1598-Aggregate Mining	6/6/2012	Item was discussed. Forward item to Study Session (6/6/2012). Completed	8/21/2012
Carlo Leone	Street Maintenance	11/7/2012	Item was discussed. No further action needed. Completed	NA
Ron Aames	Maintaining Traffic During Construction of Street Projects	5/8/2013	Item was discussed. No further action needed. Completed	NA

City of Peoria
Council Subcommittees

Carlo Leone	Code Amendment - Placement of Trash Receptacles	11/6/2013	Item was discussed. Forward item to Study Session. Completed	

CITY OF PEORIA, ARIZONA
CITY MANAGER REPORT

Agenda Item: RCM 14B

Date Prepared: January 15, 2012 **Council Meeting Date: February 4, 2014**

TO: **Carl Swenson, City Manager**

FROM: **Chris Jacques, AICP, Planning & Community Development Director**

THROUGH: **Susan J. Daluddung, AICP, Deputy City Manager**

SUBJECT: **APS Transmission Line ROW and Resource Management Plan Amendment STATUS UPDATE**

Summary:

Arizona Public Service (APS) is proposing a new 38 mile transmission line to increase the reliability of the high-voltage electrical system throughout Maricopa County, including future growth in the NW Valley. The project seeks to construct an overhead transmission system connecting the APS Sun Valley Substation near Surprise/Buckeye with the Morgan Substation in Peoria (near SR-74 and Lake Pleasant Parkway). The system will consist of a single series of towers holding two high voltage power circuits – a 500 kilovolt (kV) line and a 230 kV line.

In March 2009, the Arizona Corporation Commission (ACC) certificated a route for the overhead transmission system. Within Peoria, the certificated route runs largely parallel to the State Route 74 (SR-74) right-of-way. The route is on the north side of SR-74 until Castle Hot Springs Road where is shifts to the south side of SR-74 and terminates at the Morgan Substation.

A large portion of the certificated corridor within Peoria crosses public lands managed by the Bureau of Land Management (BLM). Management of these BLM lands is subject to the *2010 Bradshaw-Harquahala Resource Management Plan* (RMP). The *Bradshaw-Harquahala RMP* identifies a transportation coordinator along the route of the overhead transmission system, which BLM has interpreted as not allowing for the construction of utilities lines. Separate utility corridors are typically required for major utility including transmission lines that are 115 kV or higher, pipelines greater than 10 inches in diameter or significant canals.

APS filed an application with the BLM for a right-of-way grant to construct the overhead transmission lines over BLM lands. This triggered BLM to initiate a public process to make two separate decisions: (1) whether to amend its RMP to create a utility corridor in the vicinity of SR-74; and (2) whether to approve the APS application and any adjustments to the proposed transmission location or design. The process is subject to the National Environmental Policy Act (NEPA) wherein decisions are analyzed with public input through an Environmental Impact Statement (EIS), and must include the assessment of multiple route alternatives.

The Final EIS/Proposed RMP Amendment was published in June 2013, and the preferred alternative was to keep the overhead transmission system within the ACC certificated route. More specifically, BLM would amend the *Bradshaw-Harquahala RMP to*:

- Designate a 200-foot wide single-use utility corridor on BLM lands north of SR-74 – coincident with the ACC-certificated corridor; and
- Designate a multi-use utility corridor on 1,013 acres of BLM land south of SR-74 to address future BLM management considerations for new community needs.

BLM's choice of the ACC-certificated corridor in the Final EIS is consistent with the City Council's long-standing position in support of a SR-74 route, dating back to the State Line Siting process in 2008 and confirmed most recently in Resolution No. 2011-48, adopted by the City Council on April 5, 2011. Planning and Community Development Department staff participated on behalf of the City as a Cooperating Agency throughout the federal process to ensure that the Council's position was upheld. The long, hard road to success also would not have been possible without the efforts of our community partners, including City residents (especially in Vistancia), Representative Trent Franks, Congressman Ed Pastor and many other elected officials, the Governor's Office and various state agencies, the Maricopa Association of Governments, Diamond Ventures, and Vistancia, LLC. Special thanks should also be given to Steve Burg in the City Attorney's office for his tireless work on this project since the start of the State Line Sitting process.

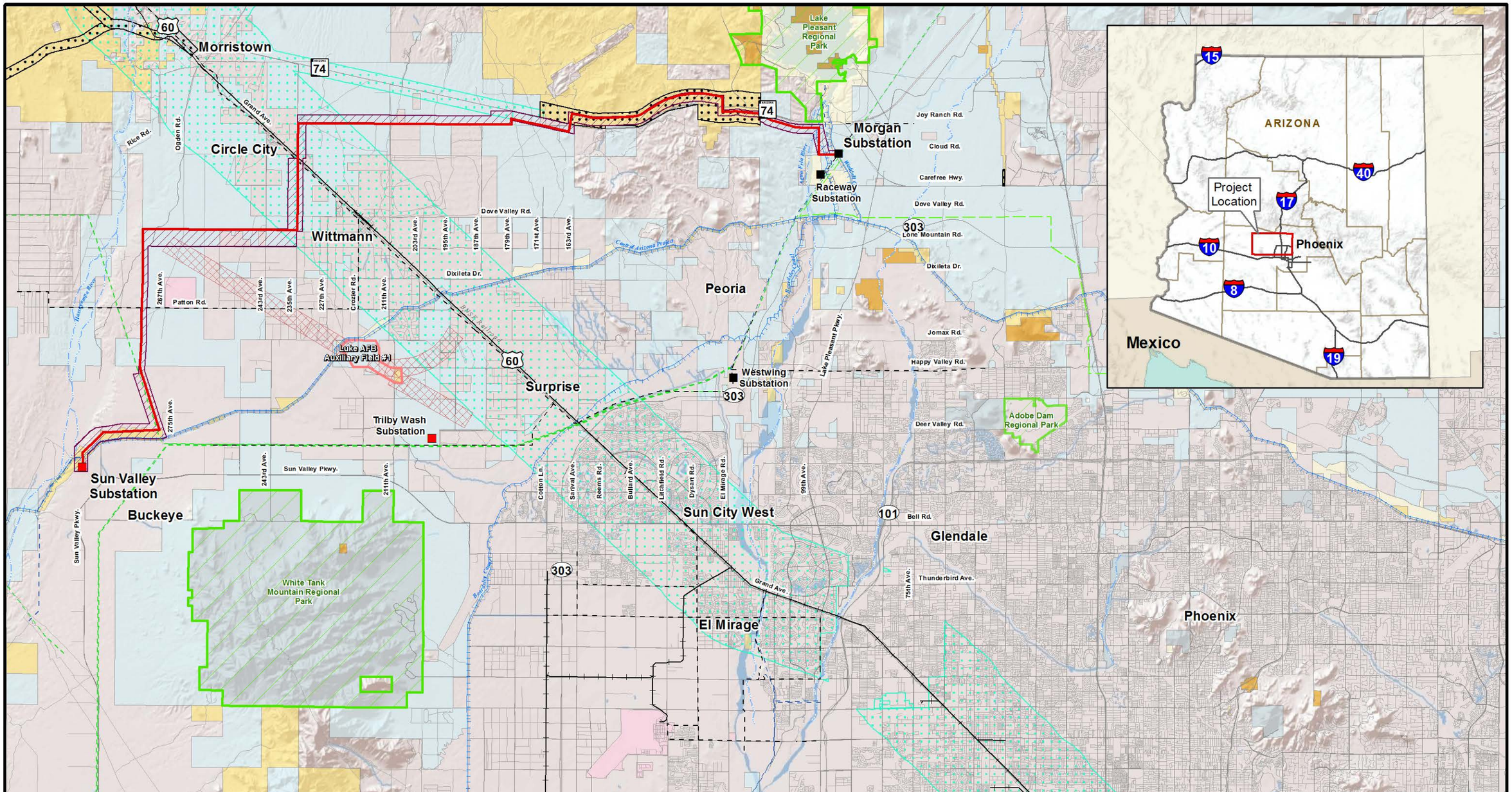
Two (2) protest letters were received against the Final EIS/ Proposed RMP Amendment. The BLM federal office reviewed both protests and determined that no changes will be required to the Final EIS. On January 16th 2014, the BLM State Director issued the Records of Decision (ROD) to amend the RMP and the Hassayampa Field Manager issued a Right-of-Way grant to APS.

There is a 30-day appeal period following the issuance of the final ROD and the Right-of-Way grant. Any valid appeals received are sent the Interior Board of Land Appeals. If they feel the issues should be addressed, they would issue a "stay" to prevent the Record of Decision from going into effect.

Exhibit(s):

Exhibit 1: Overall Project Location Map
Exhibit 2: Preferred Alternative
Exhibit 3: Signed Record of Decision to amend Bradshaw-Harquahala RMP
Exhibit 4: Signed Right-of-Way Grant Decision

Contact Name and Number: Shawn V. Kreuzwiesner, x 7643



Legend

- Sun Valley to Morgan Proposed Action Right-of-Way
- ACC Certificated Route
- Scenic Corridor
- BLM Transportation Corridor
- Luke Air Force Base (AFB) Auxiliary Field #1
- Auxiliary Field #1 Accident Potential Zone
- Existing High-Voltage Substation
- Approved High-Voltage Substation
- Existing 500kV Transmission Line
- Existing 230kV Transmission Line
- Existing 69kV Transmission Line
- Regional Park

Surface Land Management

- BLM
- USBR
- County
- Military
- Local or State Parks
- State Trust Lands
- Private

Base Map: ESRI Shaded Relief accessed at ArcGISOnline.com

N

2 0 2 Miles

Figure 1.1-1
Project Location Map
Sun Valley to Morgan 500/230kV Transmission Line EIS Project

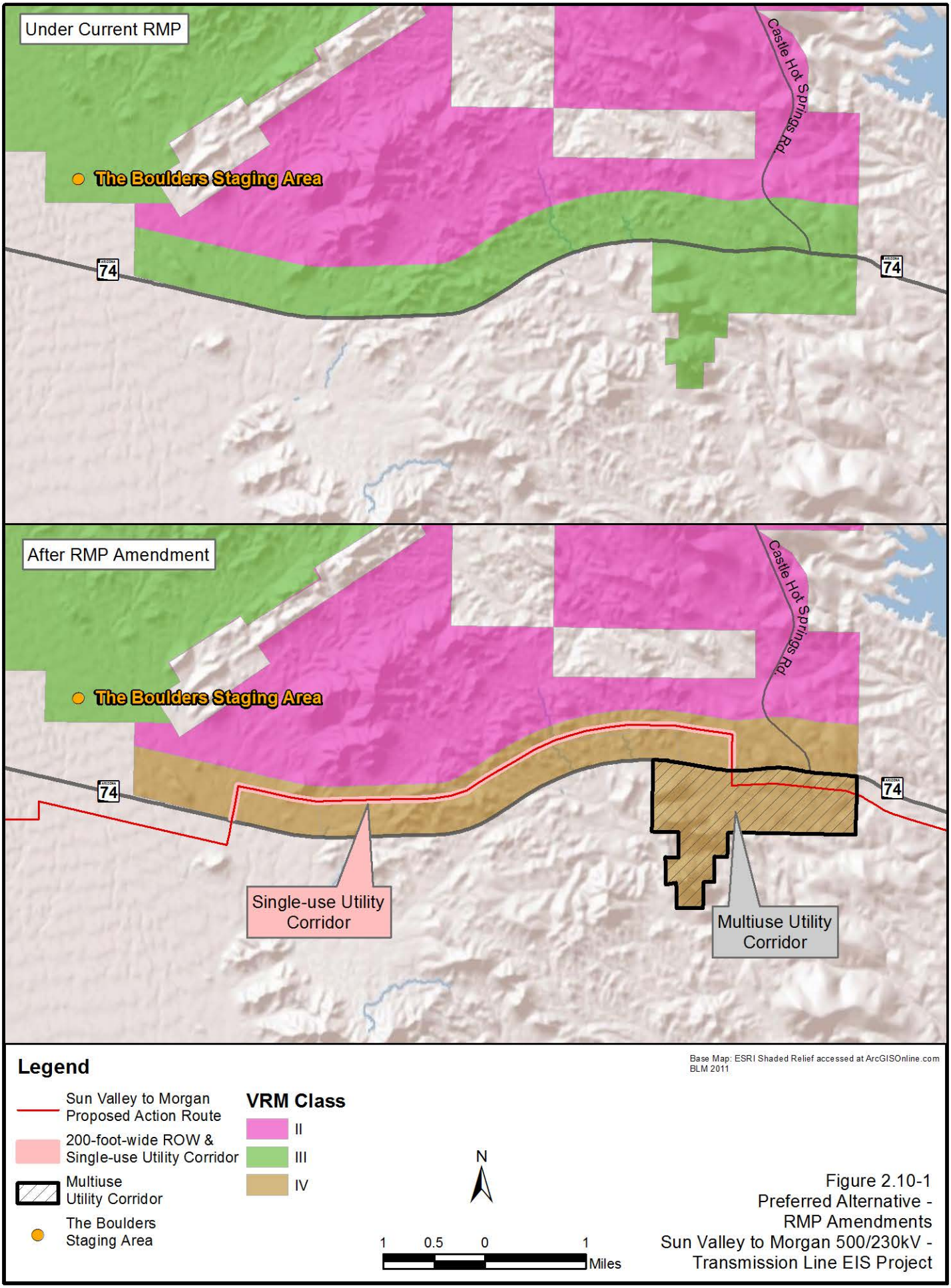


Figure 2.10-1
Preferred Alternative - RMP Amendments
Sun Valley to Morgan 500/230kV - Transmission Line EIS Project

13 FINAL AGENCY ACTION

13.1 Bradshaw-Harquahala RMP Amendment Decision

The decision is hereby made to amend the Bradshaw-Harquahala RMP to:

- Designate a single-use 200-foot wide utility corridor on approximately 219 acres of BLM-managed public lands north of SR 74, corresponding to the Sun Valley to Morgan ROW grant, which will follow the Proposed Action route, and be named Sun Valley to Morgan North.
- Designate a multiuse utility corridor on 1,013 acres of BLM-managed public lands south of SR 74, named Sun Valley to Morgan South.
- Change the existing VRM Class designation of 2,362 acres north of SR 74 and 1,013 acres south of SR 74 from VRM Class III to VRM Class IV, to allow for the newly established utility corridors (**Figure 2.1-5, Attachment A**).

It is my decision to amend the Bradshaw-Harquahala RMP as detailed above. This decision is effective on the date this Record of Decision is signed.

Approved By:

[redacted] 1-16-2014

Raymond Suazo — Date

State Director, Arizona State Office
Bureau of Land Management

13.2 Right-of-Way Grant Decision

The decision is hereby made to issue a ROW on BLM-managed public lands following the route described in the Selected Alternative, presented and analyzed as the Preferred Alternative in the proposed RMPA/final EIS dated June 2013, and subject to the BMPs and mitigation measures appended to and made a part of this ROD and the ROW grant. The BLM approves issuance of a 30-year ROW grant to APS to construct, operate, maintain, and decommission for the portion of a 500/230kV transmission line and centerline access that will be located on BLM-managed public lands. In conjunction with approving construction of centerline access along the transmission line route, the decision is also hereby made to designate the centerline access on BLM-managed public lands north of SR 74 to be used for construction, operation, and maintenance of the transmission line as an Administrative Access Route. This designation is under the authority of 43 CFR 8342, and limits use of the Access Route to BLM authorized use only.

The approved ROW grant will be within the newly established utility corridors along SR 74 and within the utility corridor previously designated in the RMP along the CAP, northeast of the Sun Valley Substation. Any work on BLM-managed public lands outside the ROW will require additional authorization by the BLM.

APS will post a performance bond to ensure adequate adherence to all terms and conditions and stipulations (see **Attachment B** of this ROD) of the ROW grant and any other BLM authorizations. The bond will apply to the following:

- Restoration and reclamation of disturbed areas and other requirements relative to the construction phase of the Project.
- Liability for damages or injuries resulting from APS' activities relative to construction, operation, maintenance, and decommissioning of the approved facilities.
- Termination of the ROW in the event the holder fails for whatever reason to comply with the terms, conditions, and special stipulations of the ROW grant.

Portions of the bonded amount may be released as specific tasks are completed and accepted by the BLM authorized officer. A portion of the bond will be retained for the life of the grant to ensure continued compliance with the conditions of the grant. This bond may be periodically adjusted by the authorized officer when, in his/her sole determination, conditions warrant such a change. In addition, when requested by the authorized officer, the holder shall furnish a report within 90 days estimating all costs for the BLM to fulfill the terms and conditions of the grant in the event that the holder was not able. The ROW grant will contain the legal description of the ROW, the amount of the required bond, and the construction monitoring plan.

As previously discussed in **Section 3.1.1.1** above, the Cooperating Agencies have not voiced any concern regarding the BLM Preferred Alternative in the final EIS, which has become the Selected Alternative in this ROD. Those with jurisdiction over any portion of the Project route will issue separate decisions/authorizations as they deem necessary. Once ROW documents have been approved by BLM, and all affected land owners and/or land management agencies have issued all required decisions/authorizations, actual on-site construction or other surface disturbing activities on BLM-managed public lands will be authorized by the issuance of one or more written NTPs by the BLM authorized officer. These NTPs will contain the final POD, and

will specify authorized activities, location of the authorized activities, and the timing of the authorized activities. Should non-compliance issues, environmental issues, or other problems be encountered during authorized activities, the BLM authorized officer may amend or rescind any previously issued NTPs.

It is my decision to approve a ROW grant to APS Company as described above, subject to the terms, conditions, stipulations, POD, and environmental protection measures developed by the Department of the Interior, Bureau of Land Management, and reflected in this Record of Decision. This decision is effective on the date this Record of Decision is signed.

Approved by:

[redacted]

Rem Hawes

Field Office Manager, Hassayampa Field Office
Bureau of Land Management

1/16/2014

Date

CITY OF PEORIA, ARIZONA
CITY MANAGER REPORT

Agenda Item: RCM 14C

Date Prepared: January 15, 2014 **Council Meeting Date:** February 4, 2014

TO: Carl Swenson, City Manager

FROM: William Mattingly, Public Works – Utilities Director

THROUGH: Jeff Tyne, Deputy City Manager

SUBJECT: City Hall Café Update

Summary:

On January 13, 2014 a new "City Café" opened for business at City Hall. This service is a convenience to visitors and employees alike. The new operator is a successful restaurant owner in Peoria who owns the Anise Café located at 7539 West Peoria Avenue. In August 2013 staff began a public, competitive selection process to identify a vendor to operate the café after the previous vendor's contract ended. The previous vendor operated the café between August 30, 2011 and August 30, 2013. The current vendor spent some months painting and redecorating the space in City Hall. At their own cost, they installed the necessary equipment to prepare and serve food and beverages. Under the terms of the contract, the City provides the café space and the vendor provides food service and is required to pay all sales taxes and licensing fees. After 12 months, the City will evaluate the profitability of the service and could amend the agreement to include payments to the City as a percentage of the net revenue.

The café is open to the public Monday through Thursday from 7:00 AM until 3:30 PM.
The menu offers a variety of sandwiches, salads, and soups along with breakfast items.
This service has been welcomed with enthusiasm by visitors and City staff who have been impressed with the quality of food and service. We have also noted that patrons of the City Hall museum are visiting the café.

Contact Name and Number: William Mattingly – 623-773-5151

CITY OF PEORIA, ARIZONA
CITY MANAGER REPORT

Agenda Item: RCM 14D

Date Prepared: January 23, 2014 **Council Meeting Date: February 4, 2014**

TO: Carl Swenson, City Manager

FROM: John R. Sefton, Jr., Community Services Director
Mike Hyland, Sports Complex Operations Coordinator

THROUGH: Jeff Tyne, Deputy City Manager

SUBJECT: **Phoenix FC Wolves to Play 2014 Season at Peoria Sports Complex**

Summary:
The Phoenix FC professional soccer club, member of the USL Pro Soccer League, has formalized a use-agreement to play their 2014 season at the Peoria Sports Complex. It is a one year agreement with a potential for three extension years.

As you may recall, Phoenix FC had approached the City of Peoria in 2011, however ultimately chose to play at the ASU, Tempe location. In concluding their inaugural 2013 season, Phoenix FC re-connected with the City to host their team for the 2014 season. The 14-game season runs from April until the end of August with a potential for playoff games into September. The Peoria Stadium field will be converted for soccer following the final Spring Training game on March 28th. The work will include sod grass installed over the infield dirt with the field oriented down the right field line. The team will also practice at the Sports Complex and Rio Vista Park soccer fields.

The Phoenix FC use-agreement is a standard lease contract with rental revenues as well as concessions and sponsorship revenue sharing that benefits the City. Beyond the financials, soccer represents an exciting family entertainment opportunity that citizens will surely enjoy. The caliber of play along with the connections to professional soccer truly expands the Peoria Sports Complex's exposure and position as a valuable community asset. The city sponsored youth and adult soccer programs have enjoyed steady growth over the past few years, adding a significant "built-in fan-base" from Peoria.

For more information about Phoenix FC, visit their website at http://www.phoenixfc.com/.

Exhibit(s): Team Logo, Peoria Sports Complex Soccer Rendering, Phoenix FC Press Release

Contact Name and Number: Mike Hyland, x 8705

Phoenix FC – Team Logo:

Peoria Sports Complex – Soccer Rendering:

Phoenix FC Press Release:

EN ESPAÑOL

Phoenix FC Moves to the West Valley

PHOENIX FC MOVES TO THE WEST VALLEY

The team will play at the Peoria Sports Complex in 2014

PHOENIX, Ariz. – Phoenix FC will play the 2014 USL PRO season in the West Valley at the Peoria Sports Complex. As part of the agreement, the team will play its games in the main stadium, which will be reconfigured into a soccer pitch for the season. The Peoria Sports Complex is located in the heart of the P83 Entertainment District, which includes numerous restaurants, many shopping options, theaters and much more. Besides offering soccer in 2014, the complex hosts the Mariners and Padres MLB Spring Training season along with numerous community and sporting events throughout the year. Fans will be able to easily reach the stadium located off Loop-101 and Bell Rd. with access to 2,800 parking spots located at the stadium. More information about the stadium can be found at peoriasportscomplex.com.

"Soccer is such a dynamic, worldwide sport and we are proud to have this opportunity to host a professional team here in the West Valley. Through collaboration between Phoenix FC and the City of Peoria, we feel we can produce a great entertainment product soccer enthusiasts will enjoy while creating some new soccer fans along the way," said Mike Hyland, Operations Coordinator at the Peoria Sports Complex.

The team's operations and practice fields will also be at the Sports Complex for the length of the season. "Phoenix FC is excited to play at one of the best sporting facilities in the Valley," says General Manager Rui Filipe Bento. "The City of Peoria and the Peoria Sports Complex have done an amazing job to make us feel welcome. We look forward to working with them to make our second season a success." Season Ticket and Group Ticket information will be released in the next two weeks.

"We are excited to be a part of Wolves' future in the Valley," said City of Peoria Mayor, Bob Barrett. "Not only does Peoria have some of the best soccer venues in the Valley, but the Peoria Sports Complex is an outstanding destination for soccer fans to watch the pros up close."

Last week, the team also announced it will be hosting tryouts for the first roster on Feb. 8 and 9 in Peoria's Pioneer Park. Aspiring players will be able to showcase their skills and talent in front of Head Coach David Robertson and his technical staff. More information about the tryouts and stadium is available at PhoenixFC.com.

The Peoria Sports Complex is located at 16101 N. 83rd Ave. (83rd Ave. south of Bell Rd.)

Pioneer Community Park is located at 8755 N. 83rd Ave. (83rd Ave. south of Olive Ave.)