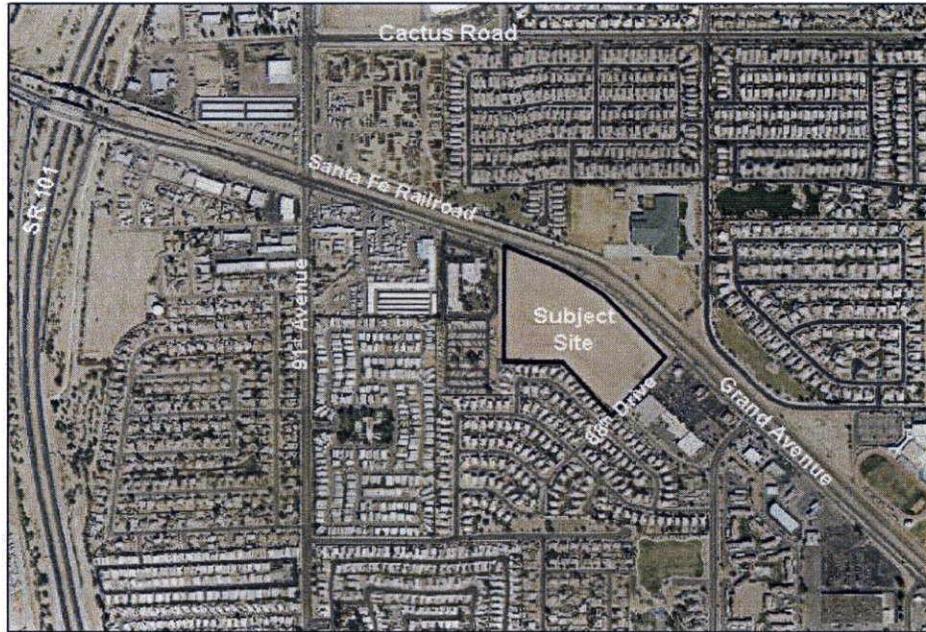


Grand Manor Condominiums



Southwest Corner of
88th Drive & Grand Avenue
+/- 18-acres

Planned Area Development
Z08-12

August 2009

**PLANNED AREA DEVELOPMENT
APPROVAL**

P/Z Commission Date 9/17/09
City Council Approval Date 10/20/09

Planner

Development Team

Property Owner:

SKS Grand Manor, L.L.C.

4414 N. Civic Center Plaza, Suite 103
Scottsdale, Arizona 85251

Developer:

SKS Builders and Development, L.L.C.

4414 N. Civic Center Plaza, Suite 103
Scottsdale, Arizona 85251

Attorney/Applicant:

Earl, Curley & Lagarde

3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012

Architect:

Todd & Associates, Inc.

4019 N. 44th Street
Phoenix, Arizona 85018

Engineer:

Rick Engineering Company

6150 N. 16th Street
Phoenix, AZ 85016

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Exhibits

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Grand Manor

Narrative

Introduction

This request seeks to rezone the subject +/- 17.9 gross-acre property to a 288-unit (16.1 du/acre) multi-family PAD condominium development. The undeveloped property is located at the southwest corner of 88th Drive and Grand Avenue (See "Vicinity Map," Exhibit A & "Legal Description," Exhibit B). This request is in harmony with the City's *Central Peoria Revitalization Plan* ("CPRP") which strongly encourages a framework of greater density, infill residential areas along the Grand Avenue Corridor District extending from Agua Fria Expressway/Loop 101 Fwy. to 75th Avenue. Without additional density to support a diverse mix of land uses a thriving and revitalized downtown is not possible.

Consistency with General Plan and CPRP Goals

A minor amendment to the General Plan (GPA 08-10) has been concurrently filed with the proposed rezoning (Z08-12) request. The General Plan and CPRP currently designate this property as Medium Density Residential/Mixed Use. At this time, this request is to amend the General Plan to High Density Residential (15+ du/ac) with a target density of 18 du/ac (See "Proposed General Plan/Revitalization Plan," Exhibit C). This minor land use request will accommodate the density proposed (16.1 du/ac) for the Grand Manor condominium development.

The site is located adjacent to the Grand Avenue transit corridor and is designated in the General Plan as part of the Peoria Old Town Growth Area. Synonymous with this growth area, the subject site is one of the last large vacant parcels to be developed in accord with the Central Peoria Revitalization Plan which is a 4.6 square-mile (between Loop 101 to 75th Ave. and Cactus to Olive Ave.) study area that plans to rejuvenate the historic center of the City. The proposed in-fill development is in harmony with the objectives and policies of this revitalization area plan because it provides a transition between existing lower residential densities and non-residential uses. In addition, the site has direct access to the Grand Avenue corridor making it convenient for future residents to shop, work, and enjoy other leisure activities locally. The proposed land use furthers the long-term goals of the General Plan and adopted redevelopment plans due to the projected population and the existing land use within the area which is predominantly single-family homes.

As mentioned above, the underutilized infill site is designated as part of the Peoria Old Town Growth Area because of its ability to strategically accommodate higher density development along an existing and emerging major transportation corridor (i.e. Existing US 60/Grand Avenue which is to be widened by ADOT). In context with the "Growing Smarter" (1998) and "Growing Smarter 'Plus'" (2000) State legislation, the General Plan emphasizes the strong relationship between the land

use and the transportation needs of the community and acknowledges that Grand Avenue is a key element because of the connections and continuity it provides between the Northwest Valley and the Phoenix Metropolitan Area. Promoting more intense multi-family uses along major corridors is encouraged to help manage the growth, revitalize existing areas, and reduce the "urban sprawl" effect. The site is not only conveniently located adjacent to US60/Grand Avenue but has direct access to the Loop 101 Fwy. which furthers the ability for future residents to maintain a shorter commute to community-level commercial, service and/or employment centers.

The General Plan also encourages residential development to achieve a well-designed arrangement of on-site structures and to include amenities such as: 1) Recreational amenities that substantially exceed City requirements; 2) Separation and screening between buildings so that residents will enjoy privacy in their living units; and 3) More than 10 percent on-site usable open space. The attached preliminary development plan includes the criteria listed above which will improve the livability and function of the development (See "Preliminary Development Plan," Exhibit E). In addition, the proposed residential community complies with the goals of the General Plan in the following ways: 1) Provides a diverse of housing type to meet both future housing needs and the current needs of persons of all income levels and ages, 2) Creates a high-quality residential environment that provides for safe and convenient vehicular circulation, open space and recreational opportunities, access to public schools/services and protection from incompatible land uses, 3) Provides direct access to arterial streets without traversing existing or proposed lower density residential areas, 4) Allows infill residential development to take advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas and 5) Locates multi-family residential housing in suitable areas which do not adversely impact lower density developments.

General Site Information / Existing Conditions

The site is 17.9 gross acres and 15.9 net acres. The site is vacant and relatively flat and has approximately one-quarter mile of frontage along Grand Avenue. The proposed development anticipates a minimum right-in/right-out primary access point from Grand Avenue and an emergency-only access point along 88th Drive.

As confirmed by the recent traffic impact study prepared by Kimley-Horn & Associates (dated July 2009) the proposed right-in/right-out access from Grand Avenue provides acceptable ingress/egress to the site. In fact, all intersections described within the study under the 2010 and 2015 right-in/right-out scenarios are projected to operate at acceptable levels of service.

Future changes to the vehicular circulation patterns are expected to occur along the Grand Avenue corridor as a result of ADOT's right-of-way widening project. ADOT's initial phase for the US 60/Grand Ave. widening project (from 99th Ave. to 83rd Ave.) which abuts the subject site, anticipates a construction schedule between 2009-2010 and will result in six (6) lane arterial roadway with dedicated turn pockets on either side of a median per ADOT approved locations.

Surrounding Land Uses

The surrounding properties are developed with the following land uses and zoning (See "Existing Zoning Map," Exhibit D):

North: Grand Avenue and the Railroad
East: C-2 - Commercial Development
South: R1-6 - Single Family Residential
West: C-4 - Hotel and RV Park

Preliminary Development Plan

The Grand Manor preliminary development plan proposes 288-owner-occupied units with a central clubhouse and pool to be the main focal point as residents and visitors enter the gated community (See "Preliminary Development Plan," Exhibit E). The decorative and tree-lined primary entry into the development is centrally located to the site along Grand Avenue with an emergency only access along 88th Drive. The location of the site and direct access to the US/60 and Agua Fria/Loop 101 Fwy. furthers the ability for residents to maintain a shorter commute to their place of employment and/or shopping areas.

The mix of units consists of two-story buildings with approximately (152) one-bedroom unit and (136) two-bedroom unit condos. A high quality architectural style is proposed with varying roof heights, horizontal plane changes and decorative enhancements (See "Conceptual Unit Elevations," Exhibit F). Along the western and southern boundaries of the site, 1-story garages that compliment the residential unit's style and architecture are proposed in order to maintain privacy both within the development and those neighboring the site (See "Garage Elevations," Exhibit G). The +/- 4,200 square-foot clubhouse will be a single-story building (max height of approx. 27-feet) designed to compliment the architecture of the condominium buildings and will be used as the focal point within the development as one enters from Grand Avenue.

The proposed multi-family development standards are unique as a result of the lot configuration which has more than a quarter-mile of frontage along Grand Avenue and the type of housing product. The "Grand Manor" development proposal consists of two-story owner occupied condominiums, a one-story clubhouse located within the center of the development and one-story garages located along the western and southern property lines.

The preliminary plan dedicates 28% of the net site area as landscaped areas (above 20% required) to be enjoyed by those living or visiting the community. The open space amenities which exceed the required amount by an additional 26,300 s.f. are comprised of both active and passive landscaped and shaded areas located in centralized locations throughout the site. Common usable amenities throughout the site include several ramadas and shaded barbecue facilities, a tot lot/jungle gym and an exercise course. Other amenities that are more centrally located within the development include a state-of-the-art clubhouse with unique

features such as a demonstration/entertaining/wine bar and kitchen area, fitness/work-out facility center, a business/conference center and a resort-style pool and spa area with a cool deck perimeter. Decorative pedestrian walkways are provided throughout the development to provide safe and direct connections to these amenities and the condominium buildings.

The architectural style and quality of the buildings, resort-style amenities and abundant landscaping will provide a high-quality development for those living within the community. Grand Manor will also contribute to the long-term success of the local community and the City by providing a multi-family product that is affordable, sustainable and in-line within the City's population projections and goals to attract new infill development along the Grand Avenue corridor as anticipated with the Old Town Peoria Revitalization Plan (i.e. "CPRP").

This well-designed infill development offers a diverse housing type in a growing segment of the community which will further stimulate other types of complimentary and sustainable land uses within the local community. Grand Manor is designed to attract working professionals who choose to live and work close to their place of employment and/or empty nesters who would rather spend less time constantly maintaining a larger property.

Permitted Uses

The site shall be developed with permitted, conditional and accessory uses consistent with the uses listed in the RM-1 (Multi-family Residential) zoning district under Article 14-6 of the Zoning Ordinance.

Phasing

The PAD will be developed in one phase. The necessary on-site and off-site improvements will be determined during the site plan review process in accordance with City of Peoria Ordinances and Guidelines.

Development Standards

The development standards will comply with the standards noted in the following Development Standards Table:

Minimum Development Standards

Land Use	Streetside Setback (88 th Drive, Grand Avenue)	Setback from Commercial*	Setback from S.F. Residential	Building Height	Max Lot Cover %
Condominium Units	20'	15'	100'	35'	50%
Clubhouse			100'	30'	
Garages			15'	15'	

* Accessory structures such as parking canopies may encroach into this setback as stated in Article 14-23-3.A.18

Parking

The parking ratios for this development will satisfy the current parking requirements established in Article 14-23 of the Zoning Ordinance.

Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for Multi-family Residential uses. As described below under the section "*Landscaping*", there are several active and passive amenities proposed throughout the development to provide recreation areas for all residents to relax and enjoy which include: six (6) ramada & BBQ areas, a tot lot, an exercise course, a pool/spa with a ramada, and a several up-graded resident facilities within a 4,200-square foot clubhouse. The level of quality and location proposed for the clubhouse and pool amenities will provide sufficient access to all residents.

A minimum 6-foot decorative solid perimeter theme wall and automatic gates leading into the development will be constructed along 88th Drive and Grand Avenue. The final materials that will be incorporated for these walls and gates along the perimeter of the site may include combinations of smooth and/or split face block, CMU block, wrought iron, steel and/or stone elements (See "Conceptual Wall & Gate Plan," Exhibit H).

Based on the current grade levels along the southern boundary of the site, the existing on-site dirt (i.e. north side of the existing 6-foot CMU wall) will be removed in order to maintain a matching grade level on both sides of the wall. Therefore, the proposed development will provide a minimum 6-foot wall in addition to a dense canopy of mature landscaping and trees along the southern boundary to provide a visual buffer between the existing homes and the proposed 1-story garages (with no residential units) on the subject site. The existing 6-foot CMU wall may be modified if desired by the majority of homeowners to the south prior and the City prior to final site plan approval.

The tree-lined entry with a landscaped median and enhanced pavement will provide a sense of arrival into Grand Manor. Two decorative monument entry signs will flank both sides of the Grand Avenue entrance. Perimeter landscaping planted along both sides of the enhanced solid 6-foot wall with pre-cast columns spaced at regular intervals along Grand Avenue and 88th Drive which compliment the architectural style and color of the buildings will also create a tranquil sanctuary for those living and visiting the community.

The number of amenities Grand Manor accommodates is greater in number and far superior to most typical multi-family projects. Grand Manor will include a number of amenities that residents and visitors will enjoy such as a resort-style pool and spa area with a ramada adjacent to the clubhouse located central within the development. The +/- 4,200 square-foot clubhouse will include a demonstration/wine bar/entertainment kitchen area, gym/fitness center and a small conference/business center along with a management office for the development. In addition, a tot lot/jungle gym (adjacent to Building #3) and an exercise course (adjacent to Buildings #10 and #11) are proposed within the development. There

will also be several shaded ramada and barbeque areas throughout the development with passive open space for resident enjoyment (See "Preliminary Development Plan," Exhibit E). Decorative pedestrian crosswalks are provided throughout the development delineate the paths designed for easy access to these amenities and other units to encourage the sense of a close-knit community. Again, the development will be gated to provide a safe and enjoyable environment for the residents.

Signage

The project shall include two wall-mounted monument signs at the entrance located on Grand Avenue (two signs flanking each side of the entrance). The signage shall be integrated into the landscaping and / or theme walls and shall be no larger than 32 square feet each (area of lettering and logos only). All other signage shall be in accordance with Article 14-34 of the Zoning Ordinance.

Landscaping

This project shall be landscaped in accordance with Article 14-35 of the Zoning Ordinance and the Design Review Manual, with the following exception:

The 20' landscape buffer for multi-family projects adjacent to single-family residential districts is reduced to 15'. The reduction is offset with an increase in tree density from 3 trees per 1,000 square feet to 4 trees per 1,000 square feet. The trees planted along the southern property boundary will include (1) -36-inch box tree for every (3) 24-inch box trees per 1,000 square feet to provide a dense canopy of mature trees. In addition, hostile vegetation along the southern property line will be planted to discourage any potential undesirable activity between the proposed 1-story garages and existing boundary wall adjacent to the single-family homes which may include the following species:

- Mesquite
- Texas Ebony
- Sweet Acacia
- Sissoo Tree

Grading and Drainage

The PAD site has no slope and generally drains to the southwest. On-site retention and drainage will comply with the City of Peoria requirements. Additional drainage concerns not addressed during this rezoning process will be addressed during site plan review.

Excavation of dirt along the adjacent existing masonry wall that is shared with the *Crystal Cove* neighborhood to the south of the site will be conducted as part of the construction process. This will ensure that there will be a 6-foot wall on either sides of the wall between the proposed development and existing single-family residential (See "Conceptual Utility/Grading & Drainage Plan," Exhibit I).

Sustainability/Water Conservation Plan

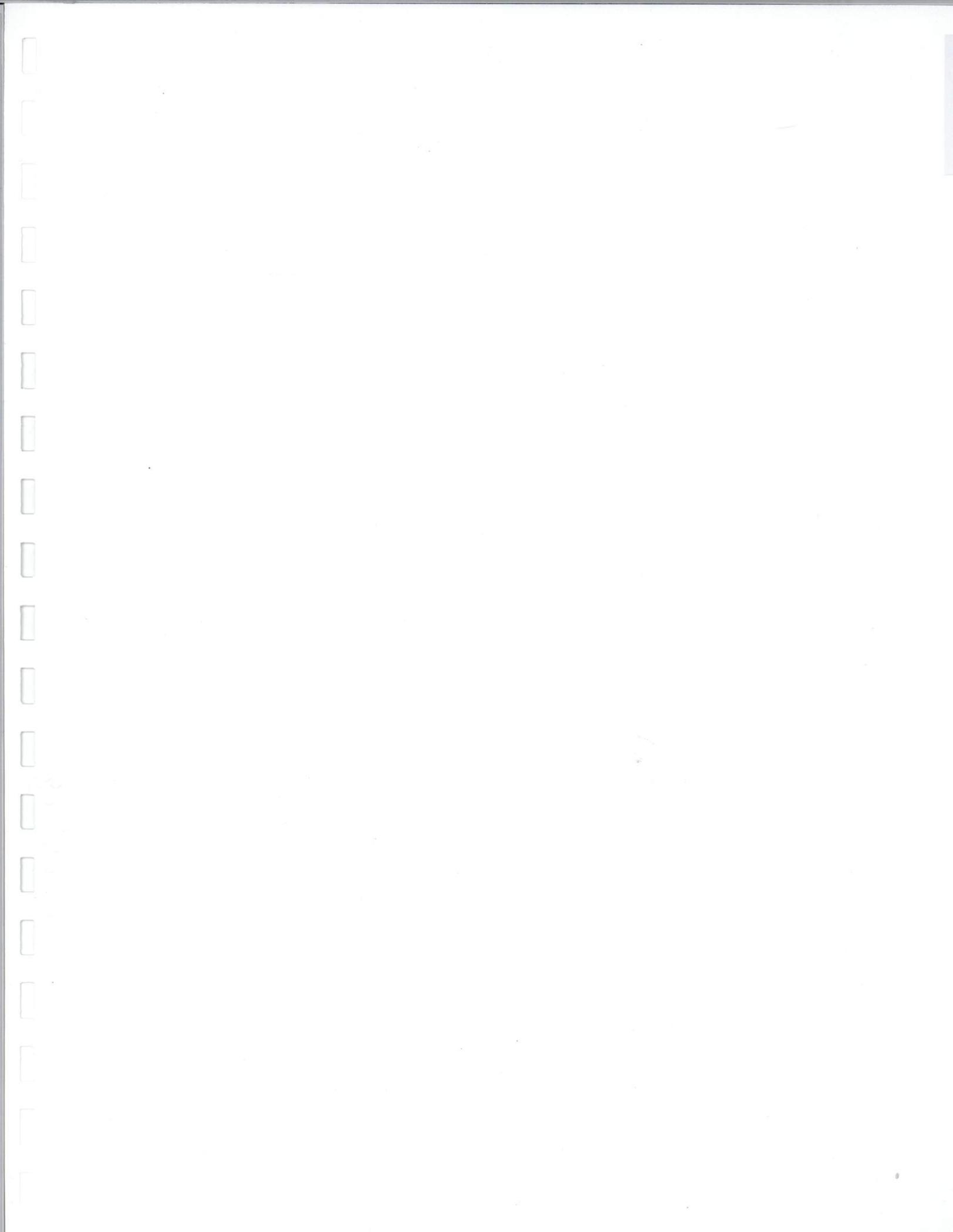
The proposed development has been designed and is dedicated to conserve water which will assist in the City's goal to preserve this precious resource. It should be noted that the project is tailored to working professionals and empty nesters, by accommodating only one and two bedroom units, thus minimizing the typical population increase found with other types of multi-family developments that accommodate larger families. In addition, there are no individual "yards" or numerous "pools" which are usually associated with single-family development. The below conversation measures are proposed in order to ensure water usage is controlled and minimized to an acceptable level. The City requires measurable water conservation initiatives to be implemented prior to final approval of this development which include each of the following:

- a. Turf/grass is prohibited within right of way
- b. Turf/grass limited to common active recreational areas only; but not to exceed 25% of total landscape area
- c. Turf/grass shall not be planted immediately next to street curbing or sidewalks without a minimum 18 inch set back of decomposed granite to minimize or prevent overspray and runoff from irrigation system
- d. Developer shall install only approved Arizona Department of Water Resources, Phoenix Active Management Area, drought tolerant/low water use plants
- e. Developer shall install evapo-transpiration and rain sensor irrigation timer
- f. Condominium Owner's Association (COA) shall adjust irrigation schedule to accommodate seasonal water demand;
- g. COA shall evaluate the watering system weekly for water waste to ensure proper watering (check each dripper and/or spray head);
- h. COA shall aerate turf areas annually to ensure proper watering of root system;
- i. Utilize recirculating pumps and cartridge filters on swimming pool;
- j. COA shall maintain pool/water feature automatic fill valve in good working order;
- k. Any water features shall include recirculating features for multi-pass water usage.

Public Utilities and Services

There are existing water and sewer lines available to the site. The developer will provide any additional street and utility improvements necessary for this development when the site is developed as required by the City. Service providers are as follows:

Sewer	City of Peoria
Water.....	City of Peoria
Electricity	Arizona Public Service
Telephone	Local Provider
Cable TV	Local Provider
Gas.....	Southwest Gas Company
Refuse	City of Peoria
Fire and Emergency	City of Peoria
Police.....	City of Peoria
Schools.....	Peoria Unified School District





NORTH

Grand Manor

SWC of 88th Drive & Grand Avenue

ECL

GPA08-10/Z08-12



Legal Description

A portion of Section 22, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a brass cap in a handhole that is the South quarter corner of said Section 22;

THENCE East (assumed bearing) along the South line of the Southeast quarter of said Section 22, a distance of 28.00 feet to a point;

THENCE North 00 degrees 35 minutes 01 seconds East along the East line of BRAEWOOD PEORIA, according to Book 143 of Maps, Page 10, records of Maricopa County, Arizona, a distance of 1745.24 feet to a point;

THENCE South 89 degrees 47 minutes 04 seconds West along a line which is coincident with the North line of BRAEWOOD PEORIA NO. 2, according to Book 161 of Maps, Page 8, records of Maricopa County, Arizona, a distance of 1841.49 feet to a point;

THENCE North 00 degrees 46 minutes 43 seconds East along the Easterly line of that parcel described as Book 385 of Deeds, Page 350 and the West line of CRYSTAL COVE, according to Book 370 of Maps, Page 47, records of Maricopa County, Arizona, a distance of 1013.34 feet to a point to the Northwest corner of said CRYSTAL COVE;

THENCE South 89 degrees 13 minutes 17 seconds East along the North line of CRYSTAL COVE, a distance of 400.00 feet to a point;

THENCE North 00 degrees 46 minutes 43 seconds East along the North line of said CRYSTAL COVE, a distance of 250.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00 degrees 46 minutes 43 seconds East, a distance 773.60 feet to a point on the Southwesterly right-of-way line of the PHOENIX-WICKENBURG (U.S. 60, 70, 89) HIGHWAY;

THENCE South 70 degrees 21 minutes 40 seconds East along said Southwesterly right-of-way line, a distance of 122.07 feet, to a point of tangent to a spiral curve with a total central angle of 26 degrees 04 minutes 21 seconds;

THENCE Southeasterly along said Southwesterly right-of-way line, along the arc of said spiral curve to the right, the long chord of which bears South 69 degrees 00 minutes 20 seconds East, a distance of 288.72 feet to a point of curvature of a simple curve, the radius of which bears South 24 degrees 03 minutes 13 seconds West, a distance of 1829.46 feet;

THENCE Southeasterly along said Southwesterly right-of-way line, along the arc of said curve to the right, through a central angle of 17 degrees 13 minutes 17 seconds, an arc distance of 549.88 feet to a point of curve to spiral;

THENCE Southeasterly along said Southwesterly right-of-way line, along the arc of said spiral curve to the right, the long chord of which bears South 45 degrees 38 minutes 40 seconds East, a distance of 288.72 feet to a point of tangency;

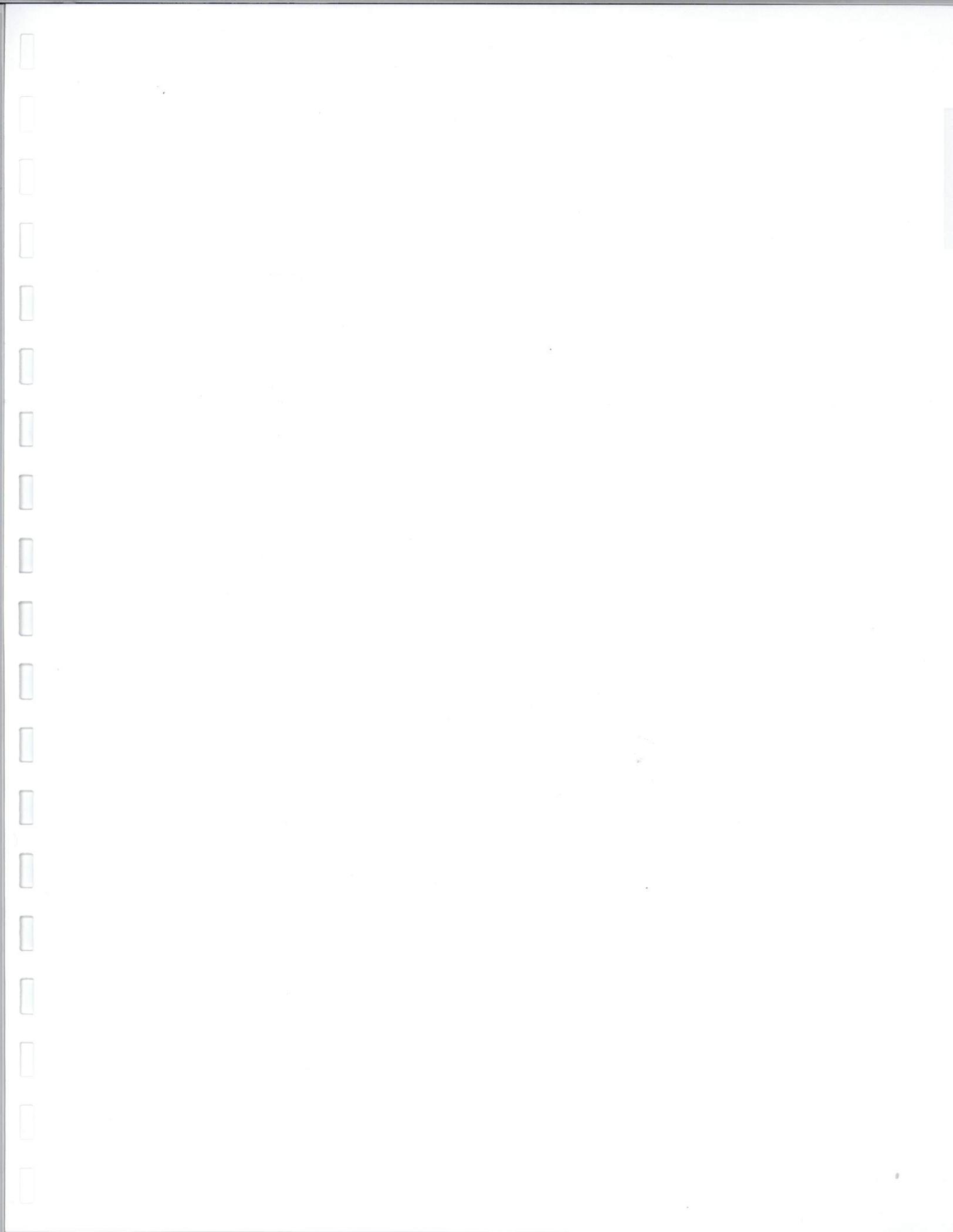
THENCE South 44 degrees 17 minutes 19 seconds East along said Southwesterly right-of-way line, a distance of 135.10 feet to a point of curvature with a radius of 12.00 feet;

THENCE Southwesterly along the arc of said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 18.85 feet to a point of tangency on the Northwesterly right-of-way line of 88TH DRIVE, according to SUNFLOWER RETAIL CENTER, according to Book 243 of Maps, Page 50, records of Maricopa County, Arizona;

THENCE South 45 degrees 42 minutes 41 seconds West along said Northwesterly right-of-way line, a distance of 544.10 feet to a point on the Southwesterly right-of-way line of WEST CHOLLA STREET, according to said SUNFLOWER RETAIL CENTER, also being on the Northeasterly line of said CRYSTAL COVE, according to Book 370 of Maps, Page 47, records of Maricopa County, Arizona;

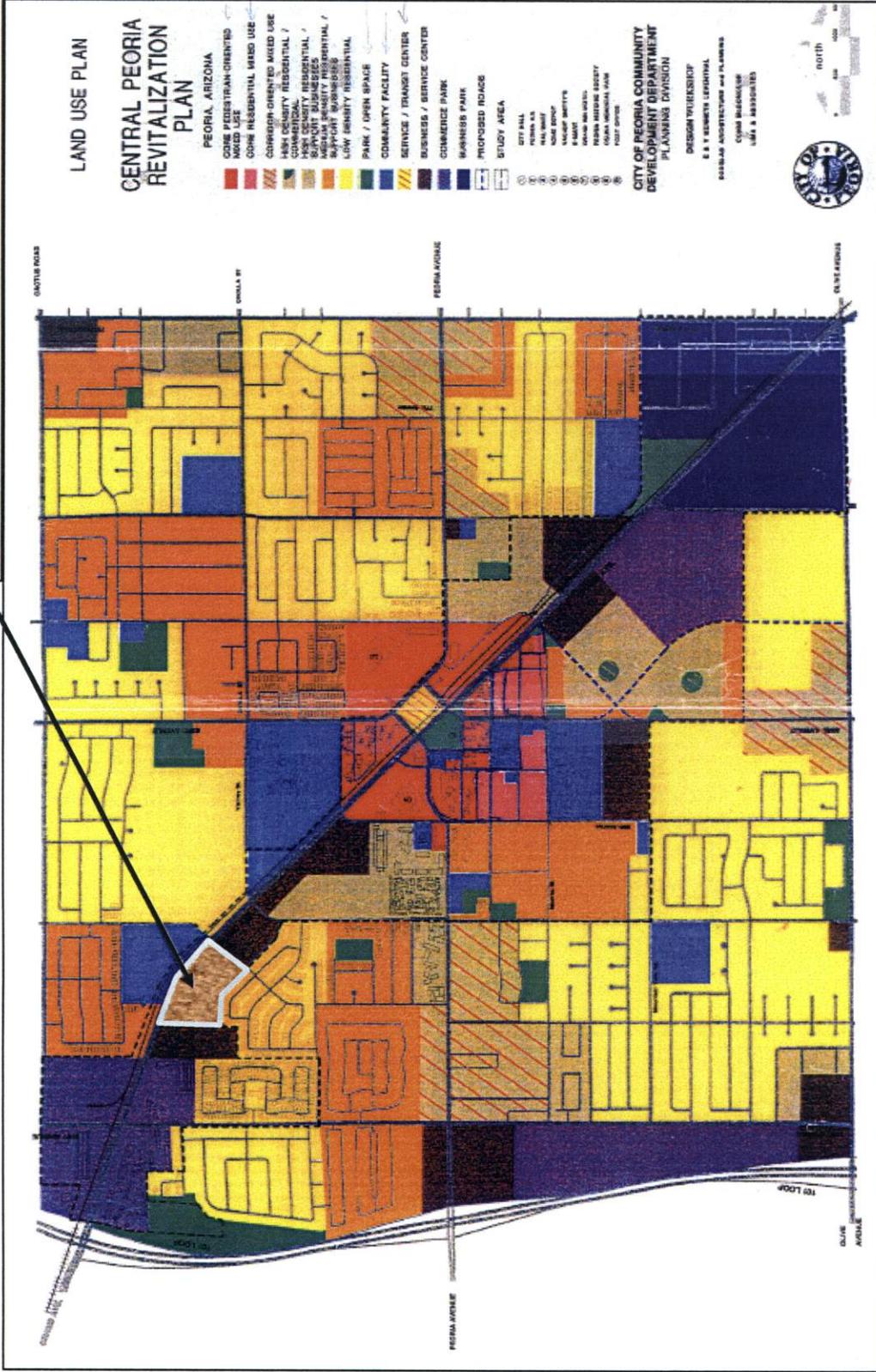
THENCE North 44 degrees 13 minutes 58 seconds West along said Northeasterly line, a distance of 497.35 feet to a point on the North line of said CRYSTAL COVE;

THENCE North 89 degrees 13 minutes 17 seconds West along the North line of said CRYSTAL COVE, a distance of 420.40 feet to the TRUE POINT OF BEGINNING.



Grand Manor

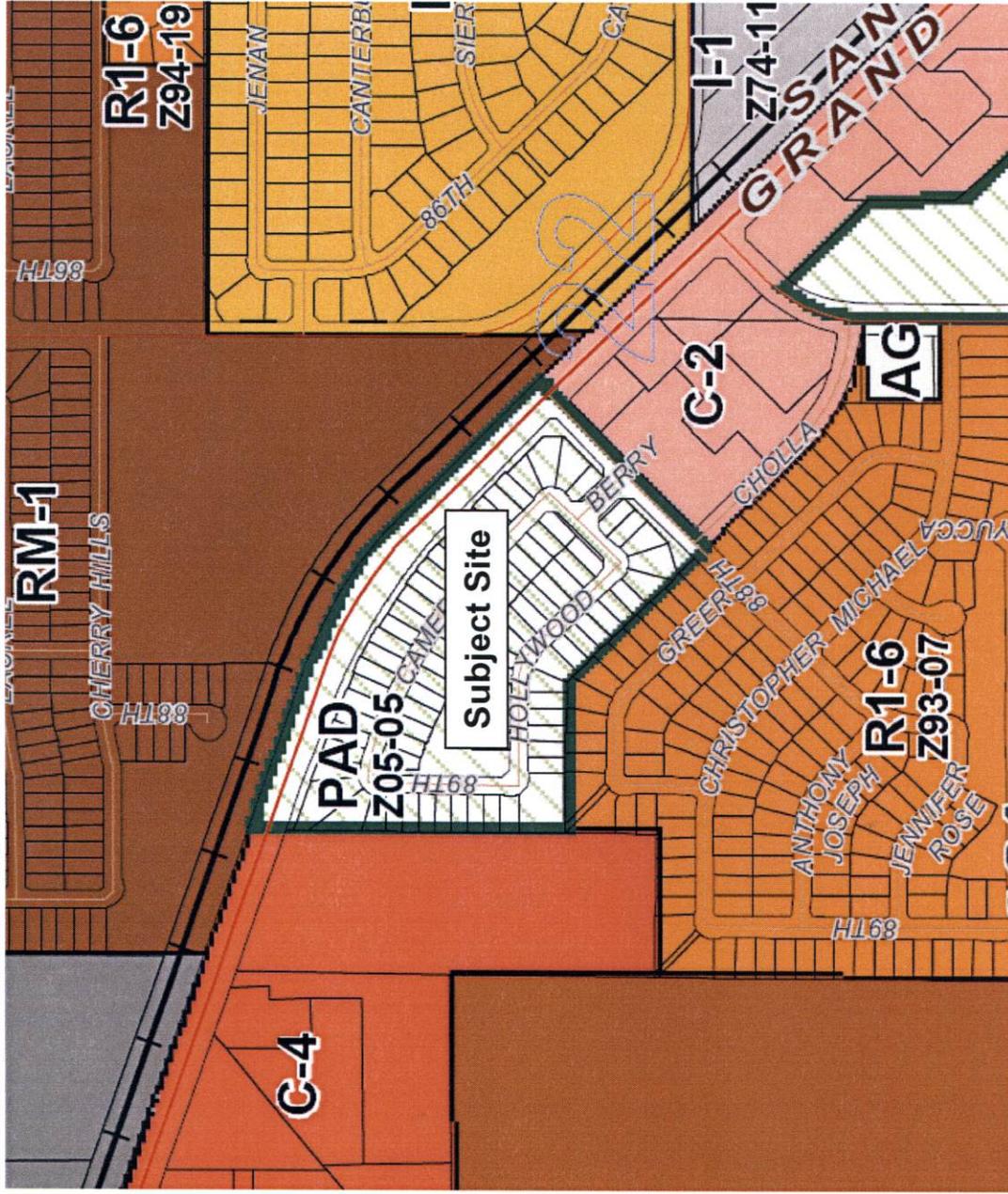
High Density Residential (15+ du/ac)



NORTH

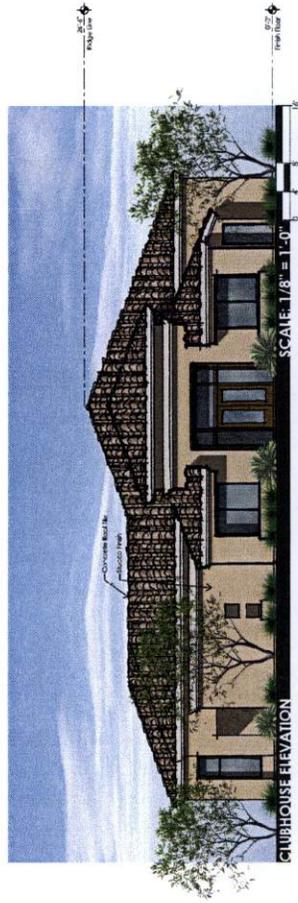
Proposed General Plan / Revitalization Plan
SWC of 88th Drive & Grand Avenue





Existing Zoning Map
SWC of 88th Drive & Grand Avenue





CLUBHOUSE ELEVATION



TYPICAL BUILDING ELEVATION

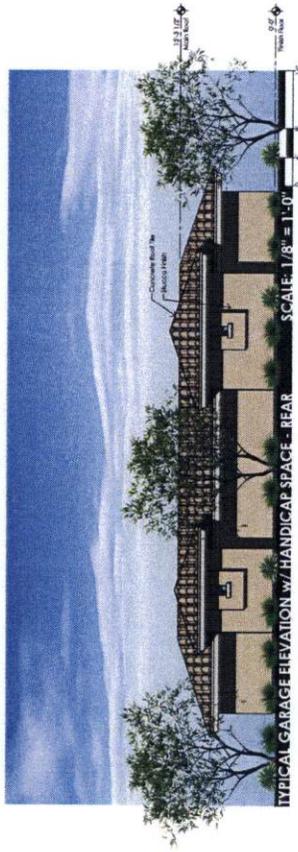


TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 4517150800
 www.toddsai.com

Peoria, Arizona

Project No. 08-2011-00 Date August 28, 2009
Building Elevations

GRAND MANOR



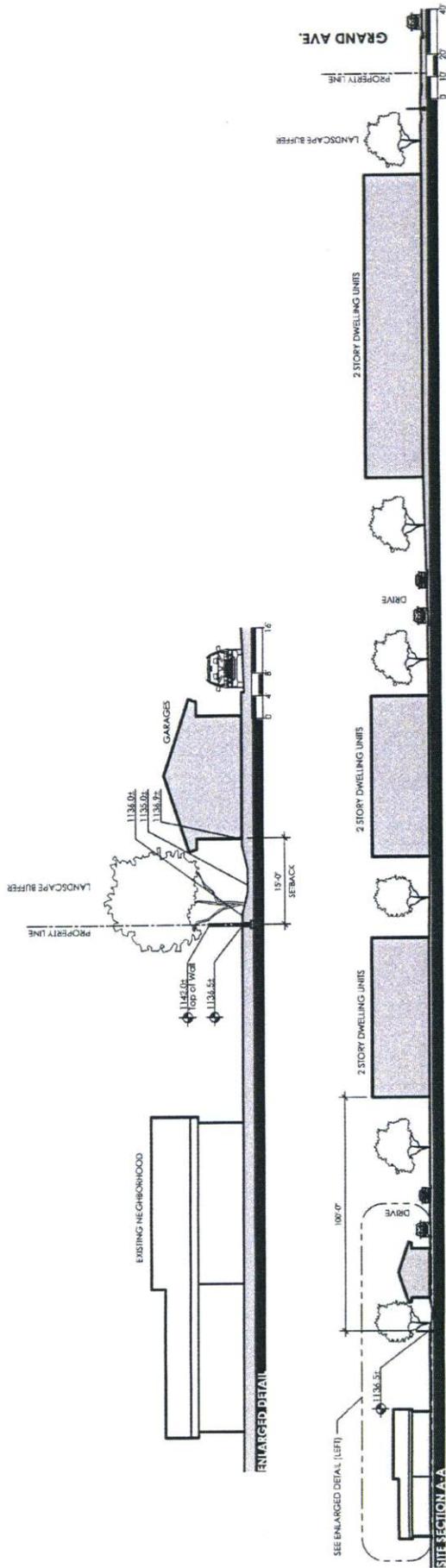
GRAND MANOR

Project No. 08-2011-00 Date July 22, 2009
 Garage Elevations

Peoria, Arizona

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.753.8300 www.toddsai.com





EXPIRES 9-30-11

GRAND MANOR

Phoenix, Arizona

Project No. 08-2011-00 Date August 28, 2009
Site Section

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402 E. BARRIE
www.toddassociates.com



City of Peoria

Community Development

9875 N. 85th Avenue, Peoria, Arizona 85345

October 21, 2009

Earl, Curley & Lagarde
3101 N. Central Ave. Suite 1000
Phoenix, Arizona 85012
Attn: Mike Curley

RE: Z08-12 Grand Manor
NWC 88th Dr. & Grand Ave.

Dear Mr. Curley:

On October 20, 2009 the Peoria City Council approved Case Z08-12, Ordinance 09-40, subject to the following conditions:

1. This development shall conform to the Grand Manor Condominiums PAD Standards and Guidelines Report dated August 2009.
2. The site shall be developed to be in substantial conformance with the conceptual site plan included as Exhibit E in the P.A.D. Standards and Guidelines Report.
3. Provide an ALTA Survey reflecting existing boundary and recorded easements on the site.
4. A final condominium plat shall be recorded prior to the issuance of any permits.
5. Retention locations and design will be reviewed during the site plan process. Retention is not permitted within the waterline easements.
6. Easements for Drainage are to be dedicated over all retention basins.
7. A final Traffic Impact Analysis must be submitted for approval after finalizing the negotiations with ADOT on the ultimate location and configuration of access to the development.

8. A final water network analysis and final sewer report will be required for final design. If you are utilizing a fire flow reduction in your Water Network Analysis report, then you must include documentation from the Fire department response in the report.
9. CC&R documents shall include all the water conservation maintenance requirements and shall be enforced by the Condominiums Owners Association.
10. 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>
11. 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.
12. 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.
13. 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.
14. Submit a noise mitigation study in accordance with ADOT Noise Abatement Policy to address the anticipated truck traffic on Grand Avenue. All walls shall be designed in accordance with the recommendations of the noise study and the City Infrastructure Guide.
15. The Developer shall dedicate an 8' PUE outside of the required ROW. No walls or retention shall be allowed within the PUE.
16. 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.

According to Section 14-39-6.L of the Zoning Ordinance for the City of Peoria, all rezoning amendments shall become effective thirty (30) days after the date of

adoption by the City Council. Should you have further questions in this regard, please contact the undersigned at 623-773-7405.

Sincerely,



Robert Gubser, AICP
Senior Planner

Community Development
9875 N. 25th Avenue, Peoria, Arizona 85367

Grand Manor
NWC 98th Dr & Grand Ave

Dear Mr. [Name]

On October 25, 2001, the Peoria City Council approved Case 200-12 - Ordinance 05-112, which is the following:

1. The development shall conform to the Grand Manor Condominiums PAD Standards and Guidelines Report dated August 2001.
2. The development shall conform to be in substantial conformance with the concept plan as shown attached as Exhibit B in the PAD Standards and Guidelines Report.
3. An ALTA Survey shall be recorded showing existing boundaries and recorded easements on the site.
4. A final subdivision plat shall be recorded prior to the issuance of any permits.
5. Location for utility and design will be reviewed during the site plan review. The location shall be permitted within the waterline easements.
6. Easements for Drains shall be dedicated over all retention basins.
7. A final Traffic Impact Analysis must be submitted for approval after including the negotiations with ADOT on the ultimate location and configuration of access to the development.