

Z00-27



SUNSET RANCH

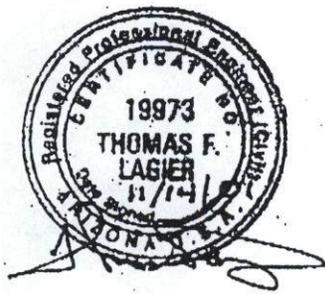
PLANNED AREA DEVELOPMENT

PREPARED BY:

CMX GROUP INC.
1515 East Missouri
Suite 115
Phoenix, Arizona 85014-2443
Phone: 602/279-8436

PREPARED FOR:

TAURUS PROPERTIES, L.L.C.
21743 21st Avenue W.
Brier, WA 98036-8186



October 22, 2001
CMX Project No. 5873.01



REVISED OCTOBER 3, 2007

FINAL

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Pocket #1 – Full Size Preliminary Development Plan

LEGAL DESCRIPTION**PARCEL NO. 1:**

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP FOUR (4) NORTH, RANGE ONE (1) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION WHICH LIES WITHIN A STRIP OF LAND 130 FEET IN WIDTH, BEING 55 FEET WIDE ON THE NORTHWESTERLY SIDE AND 75 FEET WIDE ON THE SOUTHEASTERLY SIDE (BOTH MEASURED AT RIGHT ANGLES) OF THE APPLICABLE PART OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT A POINT WHICH LIES SOUTH 89 DEGREES 43 MINUTES 48 SECONDS WEST (ASSUMED BEARING) 2260.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 0 DEGREES 10 MINUTES 23 SECONDS EAST 5303.31 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 20 WHICH LIES SOUTH 89 DEGREES 54 MINUTES 47 SECONDS WEST 2279.95 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 20;

THENCE CONTINUING NORTH 0 DEGREES 10 MINUTES 23 SECONDS EAST 1250.72 FEET TO THE POINT OF CURVE OF A 1 DEGREES 15 MINUTES 00 SECONDS CURVE CONCAVE EASTERLY HAVING A CENTRAL ANGLE OF 24 DEGREES 08 MINUTES 32 SECONDS AND A TANGENT OF 980.23 FEET;

THENCE NORTHERLY 1931.38 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF;

THENCE NORTH 24 DEGREES 18 MINUTES 55 SECONDS EAST 2360.53 FEET TO A POINT ON THE NORTH LINE OF SECTION 17 OF SAID TOWNSHIP AND RANGE, WHICH POINT LIES NORTH 89 DEGREES 34 MINUTES 17 SECONDS WEST 843.59 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE CONTINUING NORTH 24 DEGREES 18 MINUTES 55 SECONDS EAST 1693.32 FEET TO THE POINT OF CURVE OF A 4 DEGREES 00 MINUTES CURVE CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 24 DEGREES 49 MINUTES 47 SECONDS AND A TANGENT OF 315.32 FEET;

THENCE NORTHERLY 620.74 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF, SAID POINT BEING ON THE EAST LINE OF SECTION 8 OF SAID TOWNSHIP AND RANGE;

THENCE NORTH 0 DEGREES 30 MINUTES 52 SECONDS WEST 3126.67 FEET ALONG SAID EAST LINE OF SAID SECTION 8 TO THE NORTHEAST CORNER OF SAID SECTION 8;

EXCEPT ALL OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

EXCEPT ANY PORTION LYING WESTERLY OF THE WEST RIGHT-OF-WAY OF LAKE PLEASANT ROAD AS DESCRIBED IN DEED RECORDED JANUARY 29, 1973 IN DOCKET 9969, PAGE 642.

PARCEL NO. 2:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP FOUR (4) NORTH, RANGE ONE (1) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL THAT PART OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES WITHIN A STRIP OF LAND 130 FEET IN WIDTH, BEING 55 FEET WIDE ON THE NORTHWESTERLY SIDE AND 75 FEET WIDE ON THE SOUTHEASTERLY SIDE (BOTH MEASURED AT RIGHT ANGLES) OF THE APPLICABLE PART OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT A POINT WHICH LIES SOUTH 89 DEGREES 43 MINUTES 48 SECONDS WEST (ASSUMED BEARING) 2260.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

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THENCE NORTH 00 DEGREES 30 MINUTES 52 SECONDS WEST 3126.67 FEET ALONG SAID EAST LINE OF SAID SECTION 8 TO THE NORTHEAST CORNER OF SAID SECTION 8, AS SET FORTH IN DEED RECORDED IN DOCKET 9858, PAGE 236.

EXCEPT ALL OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

PARCEL NO. 3

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP FOUR (4) NORTH, RANGE ONE (1) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

OWNERSHIP

The property is an assemblage of 3 parcels. The original platting was done by the Federal Government and dates back to approximately 1960. None of the parcels have ever been homesteaded or developed. Taurus Properties, L.L.C. has assembled the acreage and currently owns the property.

OVERVIEW

A. Purpose

The purpose of this document is to establish the uses and development standards for the 12.69 acres to be known as Sunset Ranch. The property is currently natural desert, having never been cultivated, and will provide single-family housing within the newly developing area in North Peoria.

B. Project Location

The project is located at the northeast corner of the intersection of Lake Pleasant Parkway and Williams Road, and is just a short distance away from the new fire station constructed on Lake Pleasant Parkway. A vicinity map is attached as Exhibit 1.

C. Zoning History

The existing zoning is AG. The proposed P.A.D. consists of single-family residential lots with a density conforming to the City of Peoria's General Plan.

SITE CONDITIONS

A. Surrounding Land Uses

Sunset Ranch is within the Northern Peoria planning area. The master planned community of Ironwood is located just west of Sunset Ranch on the west side of Lake Pleasant Parkway. A new Public Safety and Fire Station is located nearby on the west side of Lake Pleasant Parkway just north of Sunset Ranch. The north, south and east sides of the property are undeveloped.

B. Existing and Proposed Area Circulation

Primary transportation corridors in the area include Lake Pleasant Parkway running north-south, and Pinnacle Peak Road, Deer Valley Road and Williams Road running east-west. Regional transportation is provided by the Agua Fria Freeway (Loop 101), which runs north-south essentially on the 83rd Avenue alignment.

Lake Pleasant Road is the major access road to the Lake Pleasant recreational areas. The project will have access to the new Lake Pleasant Parkway at the Williams Road intersection. Williams Road is presently undeveloped east of Lake Pleasant Road, but will ultimately extend easterly and connect to 91st Avenue.

Interim improvements for Lake Pleasant Road will include a northbound deceleration lane approaching Williams Road from the south and a southbound left turn lane approaching Williams Road intersection from the north. The design of the Lake Pleasant roadway improvements will begin at the preliminary plat stage of the Sunset Ranch project and will be coordinated with the City of Peoria's road improvement project south of Williams Road.

The design of Williams Road will begin at the preliminary plat stage of the Sunset Ranch project and will be coordinated with the Camino A Lago development and the city's proposed waterline pump station that is to be located on the south side of Williams Road.

C. Community Services

Fire and police protection will be provided by the City of Peoria.

Schools in the area are administered and operated by the Peoria Unified School District. An elementary school site is proposed west of 107th Avenue on Williams Road. The high school that will service the community is the new Sunrise Mountain High School, located on 83rd Avenue between Beardsley Road and Deer Valley Road, which opened in the Fall of 1996.

D. Drainage

The subject property is relatively flat, sloping southwesterly at approximately 0.5%. The subject property is categorized Zone X on the Flood Insurance Rate Maps, and is therefore outside the 500-year floodplain. Some offsite sheet flow could occur during a 100-year, 2-hour design storm that would intercept the northerly boundary of the property; therefore the project will be designed to collect intercepted flow from the design storm in drainage easements on the property and to route intercepted flow to Lake Pleasant Parkway where runoff accumulates along the east side of the road. The project will be designed to retain the onsite runoff from a 100-year, 2-hour storm in onsite retention basins, and the proposed drainage design will be coordinated with Maricopa County Flood Control District to assure compatibility with the proposed Glendale/Peoria Area Drainage Master Plan.

EXHIBIT 1 - VICINITY MAP

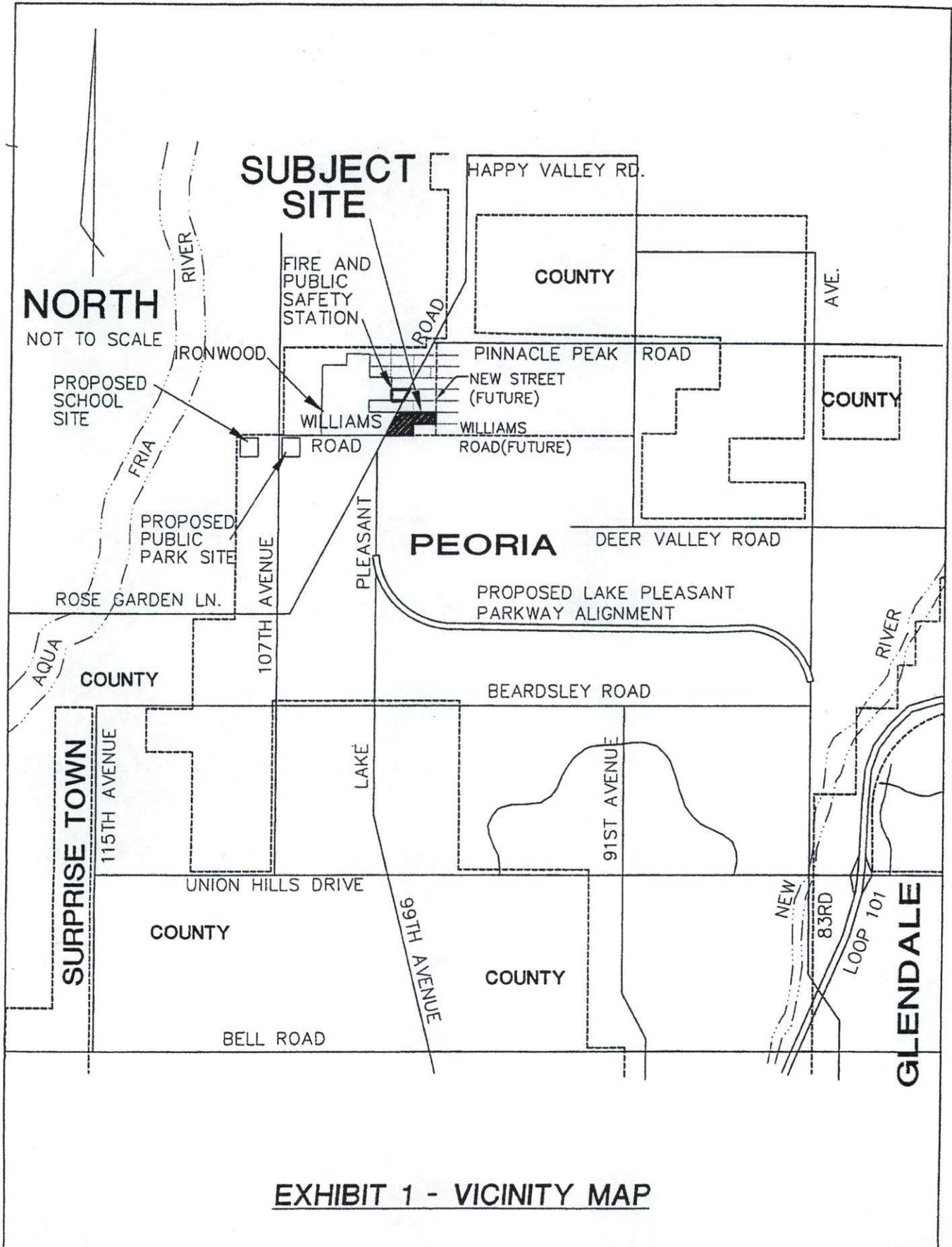
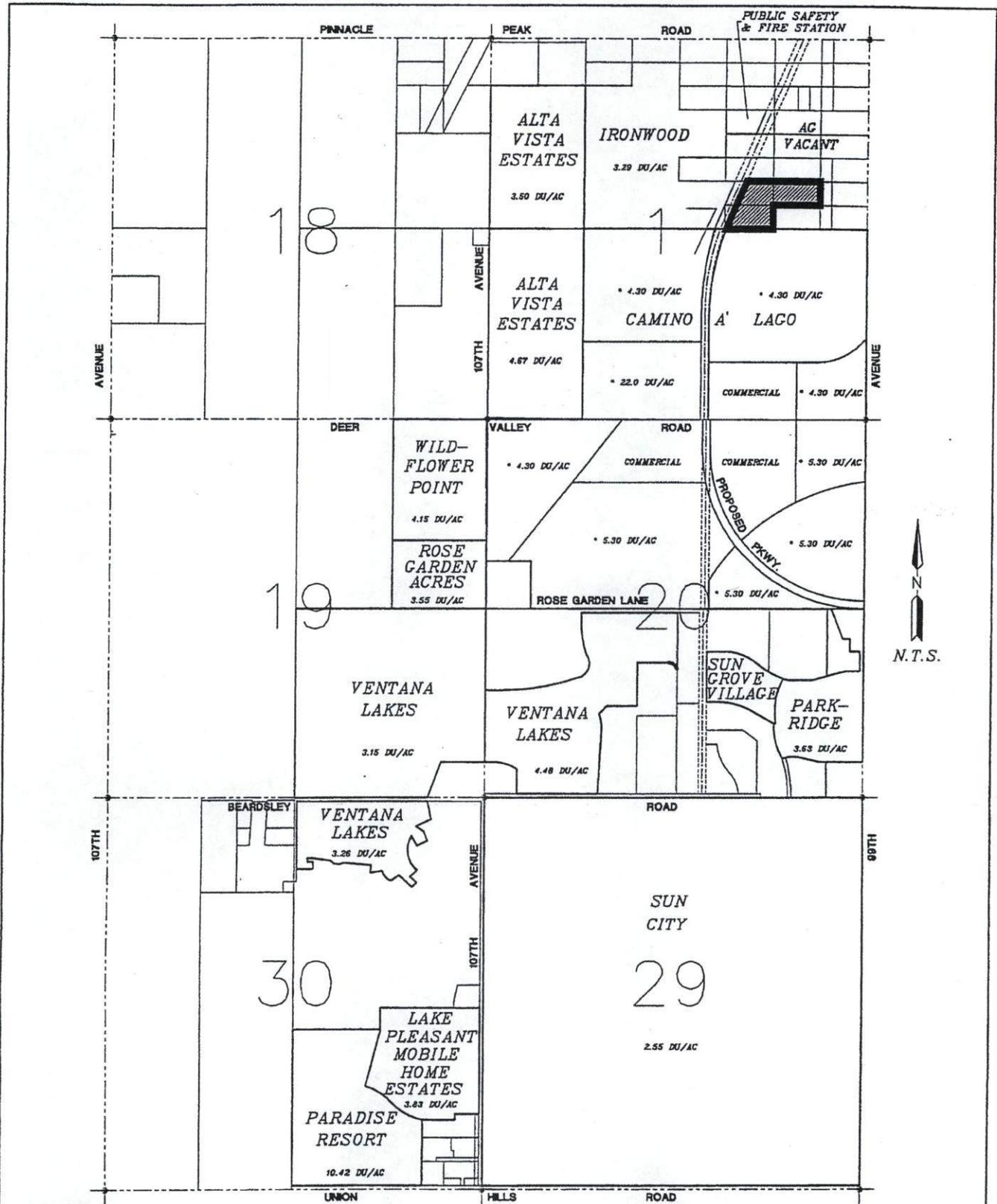


EXHIBIT 1 - VICINITY MAP

EXHIBIT 2 - ADJACENT LAND USE

2

X:\5801\co73\EX1\map\dr-ref -adj land use.dwg 10/24/00 11:40:00 VU



* DENOTES PROPOSED DENSITY

EXHIBIT 2 - ADJACENT LAND USE

UTILITIES

A. Sewer

Sewer service will be provided by the City of Peoria. An 8-inch sanitary sewer line has been constructed in Williams Road near the westerly boundary of Lake Pleasant Parkway. This line will be extended easterly across Lake Pleasant Parkway to serve the project; however, the depth of the existing sewer restricts the area that can be serviced east of Lake Pleasant Road. Preliminary surveys indicate that Sunset Ranch can be serviced by the extension of the existing sewer, but the easterly extension of sewer along Williams Road will be limited due to the elevation and slope of the terrain along the projected center line.

B. Natural Gas

Natural gas is available in Williams Road from a Southwest Gas line that has been extended to the Ironwood project.

C. Water

Water service will be provided by the City of Peoria. A 16-inch water line was constructed along the westerly side of Lake Pleasant Parkway across the road from the project. This 16-inch water line is tied into the City of Peoria water system and is fed by a nearby city well located adjacent to the Ironwood project. Water will be extended across Lake Pleasant Parkway on the Williams Road alignment to the project site.

D. Telephone

Qwest Communications will be supplying the telephone service to the area. Facilities exist at the Ironwood project. The Sunrise central switching office is located on 83rd Avenue just north of Deer Valley Road.

E. Electric Power

Electric power will be supplied by Arizona Public Service. The existing service is in Williams Road at the Ironwood project. All overhead lines less than 69kv shall be installed underground.

Exhibit 3 depicts the existing utilities adjacent to Sunset Ranch and the proposed improvements needed to service the site.

EXHIBIT 3 - EXISTING UTILITIES & PROPOSED IMPROVEMENTS

3

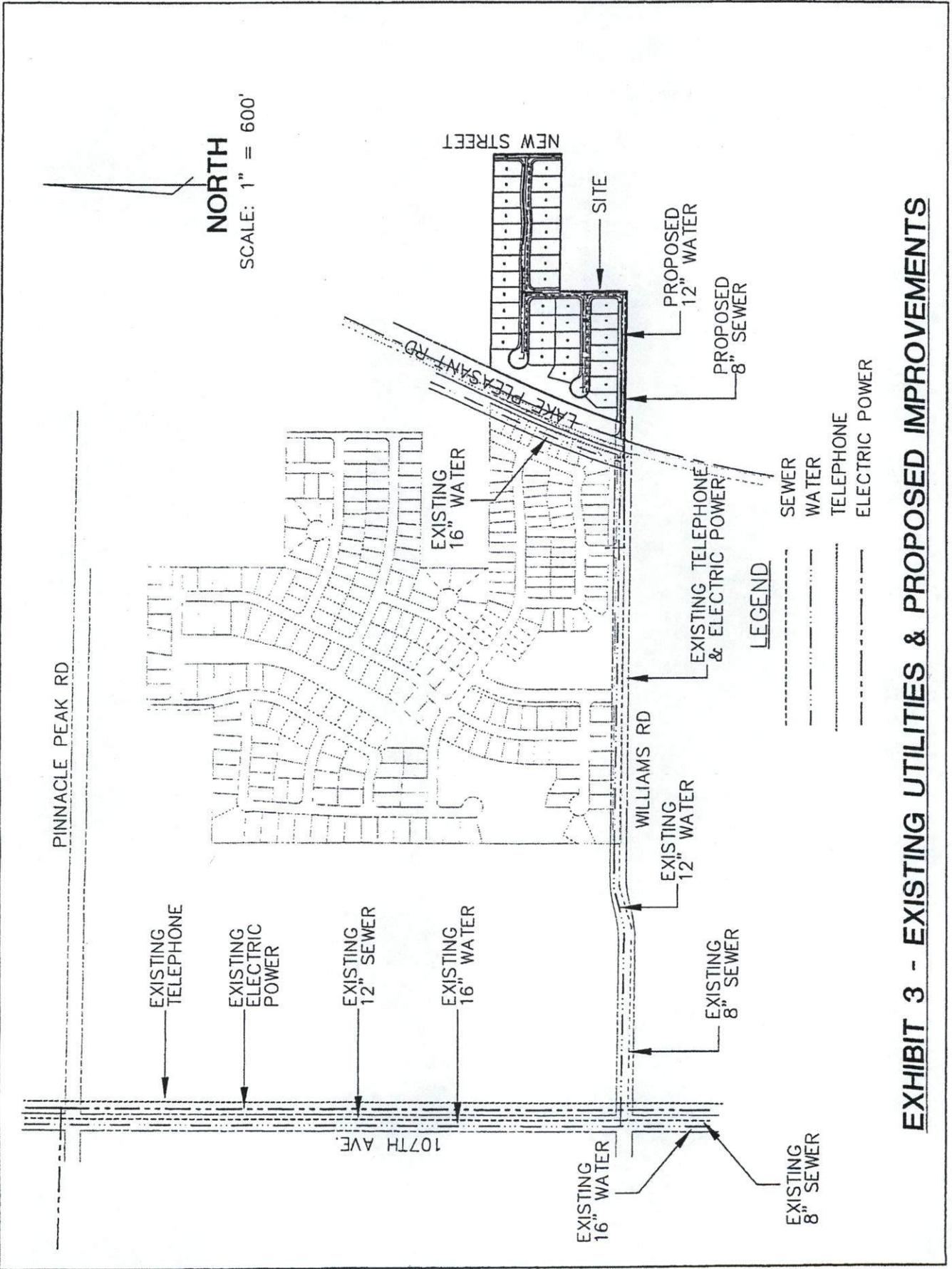


EXHIBIT 3 - EXISTING UTILITIES & PROPOSED IMPROVEMENTS

LAND USE PLAN

The development plan for the Sunset Ranch P.A.D. is intended to provide uses and residential densities that are compatible with the requirements and demands of today's market place, while complying with the long range goals of the City of Peoria's Comprehensive Master Plan.

Sunset Ranch is a P.A.D. having a total gross area of 12.69 acres. The Preliminary Development Plan is shown in Exhibit 4. A full size version of the Preliminary Development Plan is attached in Pocket #1 at the back of this report. The conceptual project is proposed as a single-family residential development. Table 1, below, is a Land Use Summary. The table reflects the use, the acreage, and the total number of units. The residential land use noted to describe the parcel is that use which most closely corresponds with a City of Peoria zoning designation. However, some standards within this P.A.D. may vary from the City of Peoria zoning designation as noted. In those instances, the standards within this P.A.D. shall govern. Additional development standards are discussed in later sections of this report.

This proposal is consistent with the Peoria General Plan and the recently adopted Lake Pleasant Parkway Corridor Specific Area Plan (the "Specific Plan"). The Specific Plan was crafted in response to the need to establish goals for the development of this critical arterial roadway that serves the northern part of the City. The General Plan designation for this site is 2-5 du/ac, with a target density of 3 du/ac. The applicant is proposing to develop 36 lots on 12.69 acres, a density of 2.84 du/ac.

**TABLE 1
LAND USE SUMMARY**

PARCEL	USE	ACRES	LOTS	DU/ACRE	PERCENT
1	Residential (R1-10)	12.69	36	2.84	100.00
TOTAL PROJECT		12.69	36	2.84	100.0%

DEVELOPMENT STANDARDS

A. Design Goals

Sunset Ranch will be developed in complete compliance with the City's design goals which include the City's specific design goals set forth in the Specific Plan.

Sunset Ranch will reflect a southwestern style consistent with the existing character of the corridor (Objective I-2 and Policy I-2.1).

Sunset Ranch landscaping will also comply with specific aspects of the Specific Plan. Native vegetation will be used, and where possible, existing vegetation shall be either retained or relocated on site (Policies K-1.1 and 1.2).

Design Review Standards

1. Sunset Ranch will be designed to enhance the desirability of the residential development by adopting the following design criteria:
 - a. Group garage locations to increase open space within the residential portion of Sunset Ranch.
 - b. Roof lines shall vary from homes on adjacent lots and directly across the street from each other.

Signage

- Project signage will be processed as a separate application and shall be consistent with the Peoria Zoning Ordinance and the Specific Plan.

Landscaping

- Project landscaping shall be consistent with the Peoria Zoning Ordinance and the Specific Plan including, but not limited to such elements as street theme trees, buffer requirements and trail improvements.

Walls

- Project Wall Design (including heights, color, vertical and horizontal undulations and other elements) will be submitted separately in conjunction with site plan and/or tentative plat submittals.

B. Design Standards

Unless otherwise specified herein, all properties within Sunset Ranch shall conform with all City of Peoria codes, ordinances and regulations for single family residential districts. Table 2, below, represents the minimum development standards for single-family residential lots in Sunset Ranch.

**TABLE 2
PAD DESIGN STANDARDS**

DEVELOPMENT STANDARDS	Residential (R1-10)
Total Area (acres)	12.69
Percent of Total Site	100.0
Min. Lot Size	10,000 SF
Min. Lot Width	75'
Min. Lot Depth	125' (1)
Front Setback	20' (2)*
Side Setback (Min.)	5'
Side Setback (Total)	15'
Rear Setback	15'
Max. Lot Coverage	40%
Max. Bldg. Height	30'
Number of Lots	35
Du/Acre	2.76

- (1) May be decreased by 10' at cul de sac and knuckle lots.
 (2) *May be reduced by 10' for all homes with side entry garages, this is show in Exhibit 7.

C. Permitted Land Uses

Within the residential portion of Sunset Ranch, all uses permitted within the R1-10 District, as described in Section 14-5-2 of the Zoning Ordinance, shall be permitted by right. All uses permitted within the R1-10 District subject to a conditional use permit, as described in Section 14-5-3 of the Zoning Ordinance, shall be permitted subject to a conditional use permit. All accessory uses permitted in the R1-10 District, as described in Section 14-5-4 of the Zoning Ordinance, shall be permitted by right as accessory uses.

D. Phasing

The project will be developed as one phase with an anticipated development period of 1-2 years following approval of the PAD.

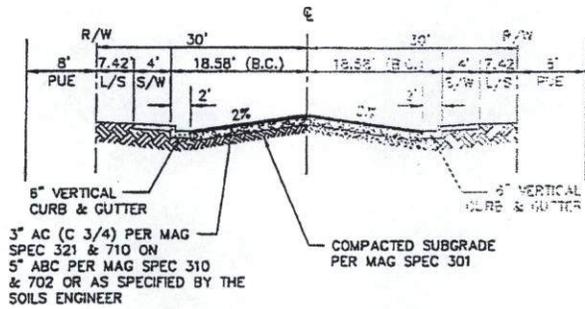
E. Open Space

Sunset Ranch will be designed with active open space access that will meet the minimum requirements of 9% for single family residential lots. The open space area is shown in Exhibit 6.

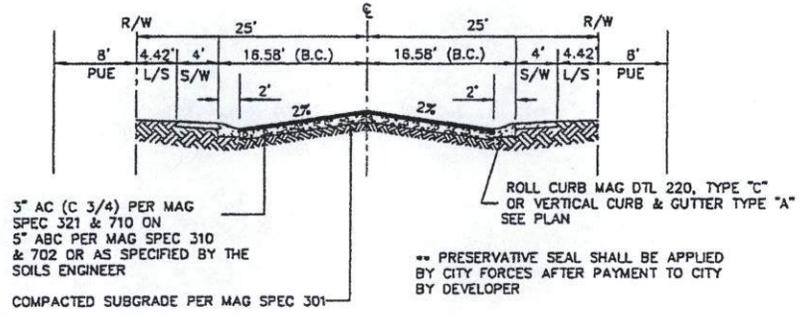
The active open space areas will contain multiuse elements that provide retention basin storage combined with public use improvements such as picnic areas or other compatible recreation improvements.

EXHIBIT 4 - PRELIMINARY DEVELOPMENT PLAN

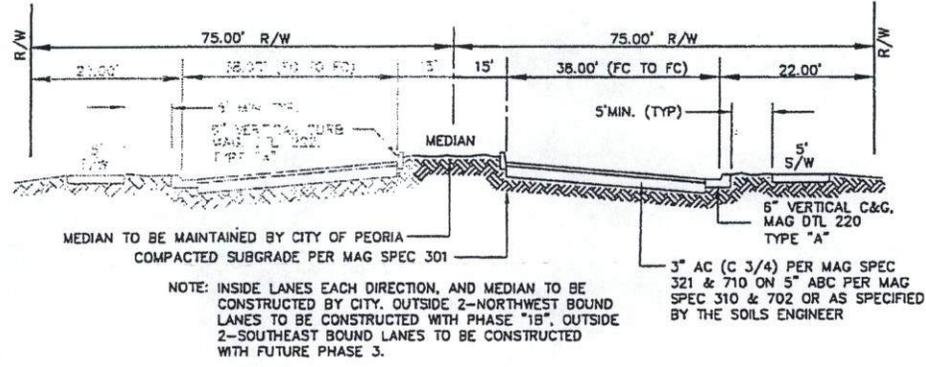
EXHIBIT 5 - ROADWAY CROSS SECTIONS



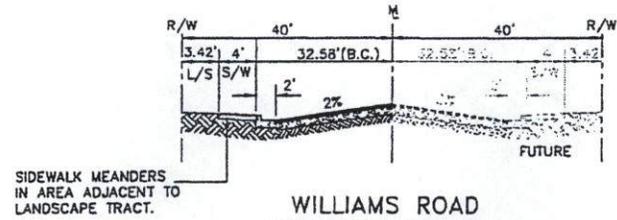
NEW STREET
LOOKING NORTH



LOCAL-SECTION
NO SCALE



LAKE PLEASANT PARKWAY
LOOKING NORTH
N.T.S.



WILLIAMS ROAD
LOOKING EAST
NO SCALE

EXHIBIT 5 - ROADWAY CROSS SECTIONS

01 11 3 AM
3wfg
D-CF
dr-rej
31EX
158C

EXHIBIT 6 – OPEN SPACE SUMMARY

6

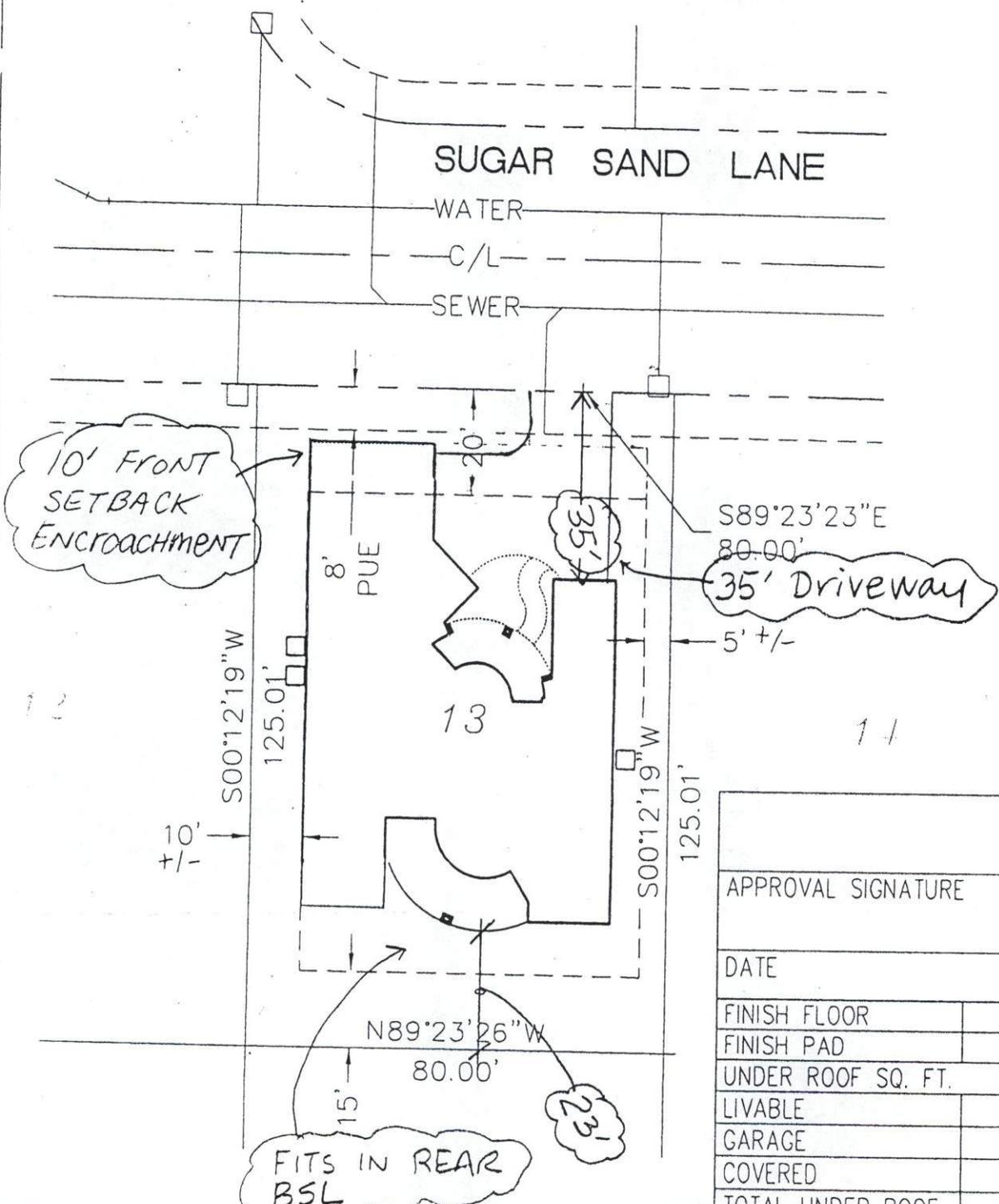
AMENITY SUMMARY		
PARCEL	DESCRIPTION	RESIDENTIAL ACTIVE OPEN SPACE(AC)
A	LANDSCAPED OPEN SPACE & RETENTION	1.15
	PERCENTAGE OPEN SPACE	9.06%
	REQUIRED PERCENTAGE OPEN SPACE	9.0%



EXHIBIT 6 - OPEN SPACE SUMMARY

***EXHIBIT 7 – SAMPLE PLOT PLAN WITH 10' FRONT SETBACK**

EXHIBIT 7 - SAMPLE PLOT PLAN WITH 10' FRONT SETBACK



APPROVAL SIGNATURE	
DATE	
FINISH FLOOR	
FINISH PAD	
UNDER ROOF SQ. FT.	
LIVABLE	
GARAGE	
COVERED	
TOTAL UNDER ROOF	

BUILDER: **SOUTHWEST HOMEBUILDERS, INC.**

NOTE: 1. ALL MEASUREMENTS, ORIENTATION, AND UTILITY LOCATIONS ARE APPROX. AND SUBJECT TO FIELD CHANGE AND VERIFICATION BY SUPERINTENDENT.

SUBDIVISION NAME: **SUNSET RANCH** PLAN NO.:

ADDRESS: **10135 W. SUGAR SAND LANE** LOT NO.: **13**

 WEST VALLEY OFFICE
16165 N. 83rd AVE. STE 201
PEORIA, AZ 85382
PH (623) 466-6040
FAX (623) 466-6041
www.cmxinc.com

SETBACKS:
FRONT 20'
BACK 15'
SIDES 10'/5'
GARAGE

LOT AREA:
10,001 SQ.FT.

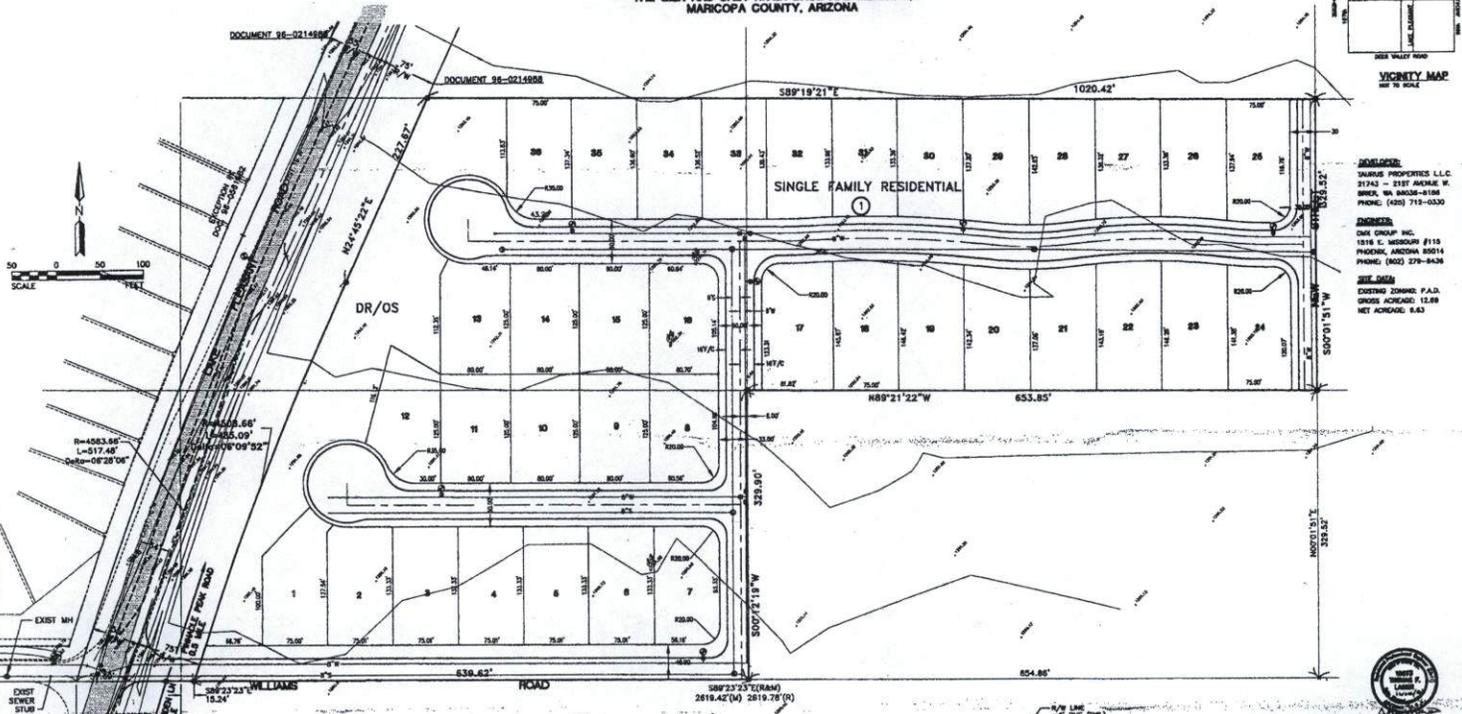
CMX PROJ. 5873.05
DATE:
SCALE: 1"=30'
DRAWN BY: KLB
CHECKED BY: VP

PLOT PLAN

SAMPLE

SUNSET RANCH PAD

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



BENCHMARK
BENCHMARK IS THE NORTH QUARTER CORNER OF SECTION 17 - FOUND STONE. ELEVATION = 1296.43

UTILITY COMPANIES
SEWER CITY OF PEORIA
WATER CITY OF PEORIA
GAS ARIZONA PUBLIC SERVICE
CABLE SOUTHWEST GAS
TELEPHONE QWEST

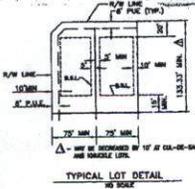
- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - CENTERLINE
 - RIGHT OF WAY LINE
 - SEWER LINE
 - WATER LINE
 - SET 1/2" REBAR L.S. 19804
 - INFORMATION IS FROM EXIST BOUNDARY SURVEY, JOB 2488, DATED 3/24/98
 - FINE HYDRANT
 - SEWER MANHOLE
 - DR DRAINAGE RECEPTION
 - OS OPEN SPACE
 - LS LANDSCAPED TRACT
- ZONING**
- EXISTING AU
PROPOSED PAD

NOTES

1. ALL FINISHED FLOORS WILL BE DESIGNED TO BE PROTECTED FROM THE 100-YEAR, 2-HOUR STORM.

SITE DATA

PARCEL	LINE	DEVELOPABLE AREA (AC)	OPEN SPACE AREA (AC)	R/W AREA (AC)	TOTAL AREA (AC)	NO. OF LOTS	DENSITY (DU/AC)	% OF TOTAL SITE
1	RESIDENTIAL	8.48	1.15	3.08	12.89	38	2.84	100%



PRELIMINARY DEVELOPMENT PLAN

SUNSET RANCH PAD
NEC - LAKE PLEASANT ROAD & WILLIAMS ROAD
PEORIA, ARIZONA

CMX GROUP INC.
ENGINEERING
PROJECT ADMINISTRATION
CONSTRUCTION ANALYSIS

1818 E. MISSOURI
PEORIA, AZ 85014
PH: (602) 778-8438
FAX: (602) 280-1191

DATE: 10/27/04
SCALE: 1"=50'

DESIGNED BY: [Signature]
APPROVED BY: [Signature]

DRAWING NO. 1
OF 1

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