

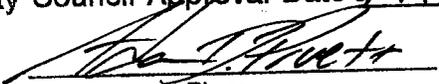
PARK ROSE

Planned Area Development Single-Family Residential

16.87-Acre Parcel

North of the Northwest Corner
75th Avenue and Cactus Road

Z04-04-17

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	<u>4-7-05</u>
City Council Approval Date	<u>4-19-05</u>
	
Planner	

February 15, 2005



Development Team

Property Owner:

Bhandhuavzee Trust

6721 W Redfield Road
Peoria, Arizona 85381
(623-878-3102)

Developer:

New Sun Homes

5010 E. Shea Boulevard
Scottsdale, Arizona 85254
(480-367-1456)

Engineer:

D&M Engineering

1833 W Main Street, Suite 1410
Mesa Arizona 85201
(480-350-9590)

Attorney:

Earl, Curley & Lagarde

3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012
(602-265-0094)

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Park Rose PAD Narrative

Introduction

This is a request to rezone 16.87 gross acres from C-2 (Intermediate Commercial) to Planned Area Development (PAD) for an 84 lot single-family residential development. The undeveloped property is located approximately 500 feet north of Cactus Road on the west side of 75th Avenue (see Vicinity Map, Exhibit A). The proposed PAD conceptual plan is supported by the neighbors. The property is contiguous to existing single-family homes to the west and undeveloped commercially zoned property to the north and south.

Legal Description

The subject site is 16.87 gross acres (see Legal Description, Exhibit B).

Consistency with General Plan

The PAD application is consistent with the General Plan designation of 2-5 units per acre (see General Plan Map, Exhibit C). The proposed PAD will allow approximately 4.99 units per net acre, which is at the top of the density range. The proposed density is higher than the target density of 3 units per acre; however, this site has special circumstances, and the applicant is willing to provide amenities to the City to justify the density.

The Land Use Element of the General Plan includes Goals, Objectives and Policies that encourage the type of development requested in this PAD application, such as:

- Land Use Element Objective A-2. "Provide a diversity of housing types to meet the needs of persons of all income levels and ages."
- Land Use Element Policy A-2a. "The city shall zone an adequate supply and mix of developable residential land to accommodate future housing needs."
- Site is located within the "infill Zone" which offers incentives to develop vacant properties that were previously passed over.

The proposed residential development will have excellent access to a myriad of existing retail businesses developed at the intersection of 75th Avenue and Cactus Road. It will also have excellent access to Grand Avenue and Loop 101, which allows regional access to downtown Phoenix, commercial development on Bell Road, and major employment areas along the I-10 and I-17 freeway corridors.

The existing C-2 zoning on the site is inconsistent with the Residential 2-5 unit per acre General Plan designation. The proposed PAD will remove the existing C-2 zoning and allow single-family residential zoning that is consistent with the General Plan.

General Site Information

The site is 16.87 gross acres and 16.05 net acres. The PAD proposes two lot sizes: the larger lots are 7,000 square feet (65 x 110-feet) and are located on the western half of the site; and the smaller lots are 3,825 square feet (45 x 85-feet) and are located on the eastern half of the site. The site is identified for single-family residential development in the General Plan within the density range of 2-5 units per acre. The site remains undeveloped with C-2 zoning. The site is relatively flat with no unusual development constraints.

Surrounding Land Uses

The surrounding properties are partially undeveloped and partially developed with the surrounding land uses and zoning:

North:	Undeveloped land with C-2 zoning and a Conditional Use Permit for a Self Storage facility.
East:	Single-Family subdivision across 75 th Avenue with R1-8 zoning.
South:	Partially developed land with C-2 zoning.
West:	Single-family subdivision with R1-8 zoning.

Preliminary Development Plan

The PAD preliminary plan illustrates two single-family residential lot sizes and interior open space within a loop street circulation system. The preliminary plan includes a main entrance off of 75th Avenue at the Bloomfield Road alignment. A fire emergency entrance is planned with a fire access gate along the Bloomfield Road alignment adjacent to the single-family subdivision to the west. The street configuration provides a loop street design with cul-de-sacs that encourage low traffic flows (see Preliminary Plan, Exhibit D).

The preliminary plan identifies 11 percent common open space in accordance with the PAD Ordinance 14.33.J requirements based on lot sizes less than 10,000 square feet. The open spaces are comprised of landscape tracts along 75th Avenue, landscape tracts at the west end to buffer existing homes, tracts for landscape retention areas, and a tot-lot in the center of the conceptual plan. The planned tot-lot open space is in the middle of the site with high visibility to adjacent streets. This central open space will be improved with landscaping, Ramada, table, BBQ and tot-lot amenities. The open space will provide pedestrian walkways connections leading into the pocket park from adjacent streets.

Landscape tracts are planned at the east and west entrances, and along the 75th Avenue frontage. The landscape tract along 75th Avenue will improve the street frontage with a residential character consistent with improvements adjacent to existing subdivisions to the north and across 75th Avenue to the east. A landscape tract/retention area is planned in the southeast corner of the PAD with visual access to 75th Avenue. A landscape/retention area and 10-foot wide landscape tracts are designed complement the theme wall plane along 75th Avenue.

The theme wall along 75th Avenue will be 8-feet high and 6-inches thick. The theme wall design includes split-face CMU, smooth single-scored CMU, split-face single-scored CMU, smooth single-scored recessed CMU, with decorative pre-cast concrete caps on repeating columns. The main entrance at 75th Avenue includes landscape tracts on each side of Bloomfield Road with an entry monument, which matches the design of the theme wall, located on the northwest corner (see Walls & Entry Monument, Exhibit E). All common open spaces, landscape tracts, them wall and entry monument will be owned and maintained by a Home Owners Association.

The PAD includes two lot sizes with the smaller lots located on the east half of the site and the larger lots located on the west half of the site to provide lot size transition to existing along the west end of the site. The small lots are designed to accommodate house products with side loaded and recessed garages that share driveway entries to prevent garage dominated streetscapes (see Typical Lot Layouts, Exhibit F). The small lots are a minimum of 3,825 square feet with minimum dimensions of 45-foot wide and 85-foot deep, although most of these small lots are larger than the minimums. Use and benefit easements are used to allow a combined driveway between two homes or to allow the driveway curve for a side loaded garage. The easements are illustrated in Exhibit E.

The larger lots on the west half are a minimum of 7,000 square feet with minimum dimensions of 65-foot wide and 110-foot deep. The proposed permitted land uses are consistent with the R1-6 base zoning districts; however, the development standards for the smaller lots are unique to accommodate the house products. The purpose of the PAD district is to allow unconventional development standards apply to a new residential product concept. The subdivision plat, lot layout design, and house product architecture will comply with the City's Design Review Manual for Detached Single-Family Residential uses.

The preliminary plan and other efforts by the applicant justify a density over the target density. The 16.87-acre project consists of 84 single-family residential home sites at a density of 4.99 units per gross acre. The proposed density is above the target density of 3 units per acre identified in the 2 to 5 density range. The site is located in the City of Peoria "Incentive Zone" where the City offers incentives for vacant properties to be developed. The site is zoned C-2 in an area where there is excess zoned commercial properties that exceed market demand, and the zoning is out of sync with the General Plan. The site is an "infill" site that was passed over when surrounding properties were developed earlier. The development of "infill" sites help pay for existing City services such as police, fire, water,

sewer, and streets that already serve the site. Undeveloped site generate no revenue to help pay for these services. The applicant is introducing a new house product design to the city's house stock mix. The applicant is providing the required open space and recreation improvements as part of the conceptual site plan; and the applicant is making a financial donation for City neighborhood park improvements that will be an asset to the entire community and not just the residents in Park Rose.

Permitted Uses

The site shall be developed with permitted, conditional and accessory uses consistent with uses listed in the R1-6 district under Article 14-5 of the Zoning Ordinance.

Phasing

The PAD will be developed in one phase. The necessary onsite and offsite improvements will be determined during the Preliminary and Final Plat process in accordance with City of Peoria Ordinances and Guidelines.

Development Standards

The proposed development standards are unique to this lot layout and house product. The standards are as noted in the following Development Standards Table:

Land Use	Min Lot Size	Minimum Setbacks for Principal Buildings						Max Bldg Hgt in Feet	Max Lot Coverage
		Area	Width	Depth	Front	Least Side	Total Sides		
Small Lots	3,825 sf	45'	85'	9'* 18'**	4.5' ***	9'	13.5'	30'	50%
Large Lots	7,000 sf	65'	110'	10' * 18**	5' ***	13'	15'	30'	45%

* To living areas or side loaded garages.

** To front loaded garages.

*** Use & Benefit Easements allow encroachment of driveways across side yard property lines.

The site shall be developed with no more than 84 single-family lots. The house on Lot 1 on the preliminary plan as illustrated in Exhibit D shall be limited to one story.

Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for Detached Single-Family Residential uses in terms of Architectural Design, Site Design, Landscape Design, Quantitative Guidelines, Plat Design and Lot Design. Side entry garages shall provide windows or faux windows on the side of the garage facing the street to resemble the living area of the house.

Signage

The project shall include one monument sign at the entrance located on the northwest corner of 75th Avenue and Bloomfield Road as illustrated in Exhibit E. All other signage shall be in accordance with Article 14-34 of the Zoning Ordinance.

Landscaping

The Park Rose PAD shall be landscaped in accordance with Article 14-35 of the Zoning Ordinance. Additionally an entry feature with project signage shall be constructed at the Bloomfield Road entrance off of 75th Avenue consistent with Exhibit E. A decorative perimeter theme wall shall be constructed along 75th Avenue consistent with exhibit E. A landscaped open space shall be provided along the site's west property line consistent with the preliminary plan exhibit D. The open space shall be landscaped, but shall not include turf. The open space shall not be improved with recreation facilities to maintain privacy for existing single-family homes to the west.

Grading and Drainage

The PAD site has no slopes and generally drains from northeast to southwest. On-site retention basins approved in Preliminary and Final Plat will accommodate all storm water drainage. Drainage will be designed to accommodate 100-year, 2-hour storm events.

Public Utilities and Services

There is an existing water and sewer lines available to the site. The developer will provide street and utility improvements when the site is developed as required by the City.

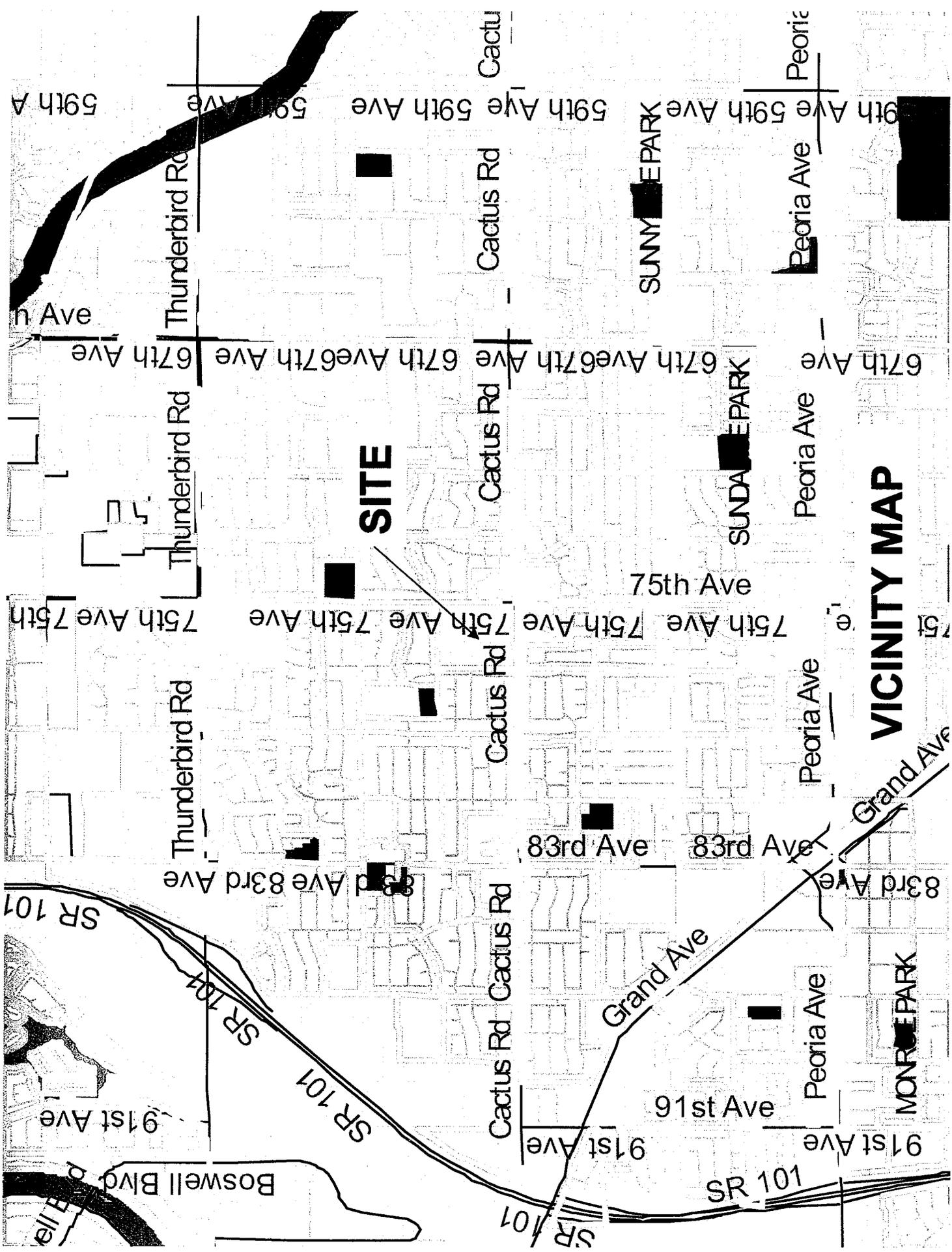
Sewer City of Peoria

Water City of Peoria

Electricity..... Arizona Public Service

Telephone Qwest Communications
Cable TV Cox Communications
Gas..... Southwest Gas Company
Refuse City of Peoria
Fire and Emergency City of Peoria
Police City of Peoria
Schools..... Peoria Unified School District

\\Ecdserver\apps\INDEX\Helfman\75&Cactus\docs\PAD Narrative.doc



SITE

VICINITY MAP

59th Ave

Thunderbird Rd

59th Ave

Cactus Rd

SUNNY PARK

67th Ave

67th Ave

Peoria Ave

Thunderbird Rd

SUNDAY PARK

75th Ave

SITE

75th Ave

75th Ave

Cactus Rd

Thunderbird Rd

Peoria Ave

SR 101

83rd Ave

83rd Ave

83rd Ave

Grand Ave

Cactus Rd

Peoria Ave

91st Ave

91st Ave

91st Ave

91st Ave

MONROE PARK

Boswell Blvd

SR 101

SR 101

LEGAL DESCRIPTION

A.P.N. 800-78-017Y

BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THE GILA AND SALT RIVER

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 14 BEARS SOUTH 00 DEGREES 57 MINUTES 52 SECONDS WEST 437.27 FEET; THENCE SOUTH 88 DEGREES 49 MINUTES 35 SECONDS WEST 33.02 FEET TO THE TRUE POINT OF BEGINNING TO THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING SOUTH 88 DEGREES 49 MINUTES 35 SECONDS WEST AND ALONG THE NORTH LINE OF THAT CERTAIN PARCEL CONVEYED PER DOCKET 15107, PAGES 383 THROUGH 385, MARICOPA COUNTY RECORDS, A DISTANCE OF 1302.70 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 01 DEGREES 00 MINUTES 24 SECONDS EAST ALONG SAID WEST LINE, 550.75 FEET TO THE SOUTHWEST CORNER OF THE NORTH 330.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 88 DEGREES 50 MINUTES 26 SECONDS EAST AND THE SOUTH LINE OF THE NORTH 330.00 FEET TO THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1302.29 FEET TO A POINT 33 FEET WEST OF THE EAST LINE OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 57 MINUTES 52 SECONDS WEST, PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 550.40 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARING:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS S 00°57'52" W, PER DOCKET 15107, PAGES 383 - 385.

CERTIFICATION:

THIS IS TO CERTIFY TO CHOOSIN AND RUMBHA BANDHUSAVEE AS TRUSTEES OF THE BANDHUSAVEE TRUST, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS B SURVEY AS DEFINED THEREIN AND INCLUDES ITEMS 1, 2, 3, 5, 9, 11, AND 12 OF TABLE 3 THEREOF.



SURVEYOR

DATE

NO.

STEVEN R. PRESCOTT RLS INC.
2839 W. MARLETTE AVENUE



Land Use Plan

Residential

- Estate (0-2.0 du/ac), Target Density = 1 du/ac
- Low (2.0-5.0 du/ac), Target Density = 3 du/ac
- Medium (5.0-8.0 du/ac), Target Density = 6 du/ac
- Medium-High (8.0-15.0 du/ac), Target Density = 12 du/ac
- High (15.0+ du/ac), Target Density = 18 du/ac

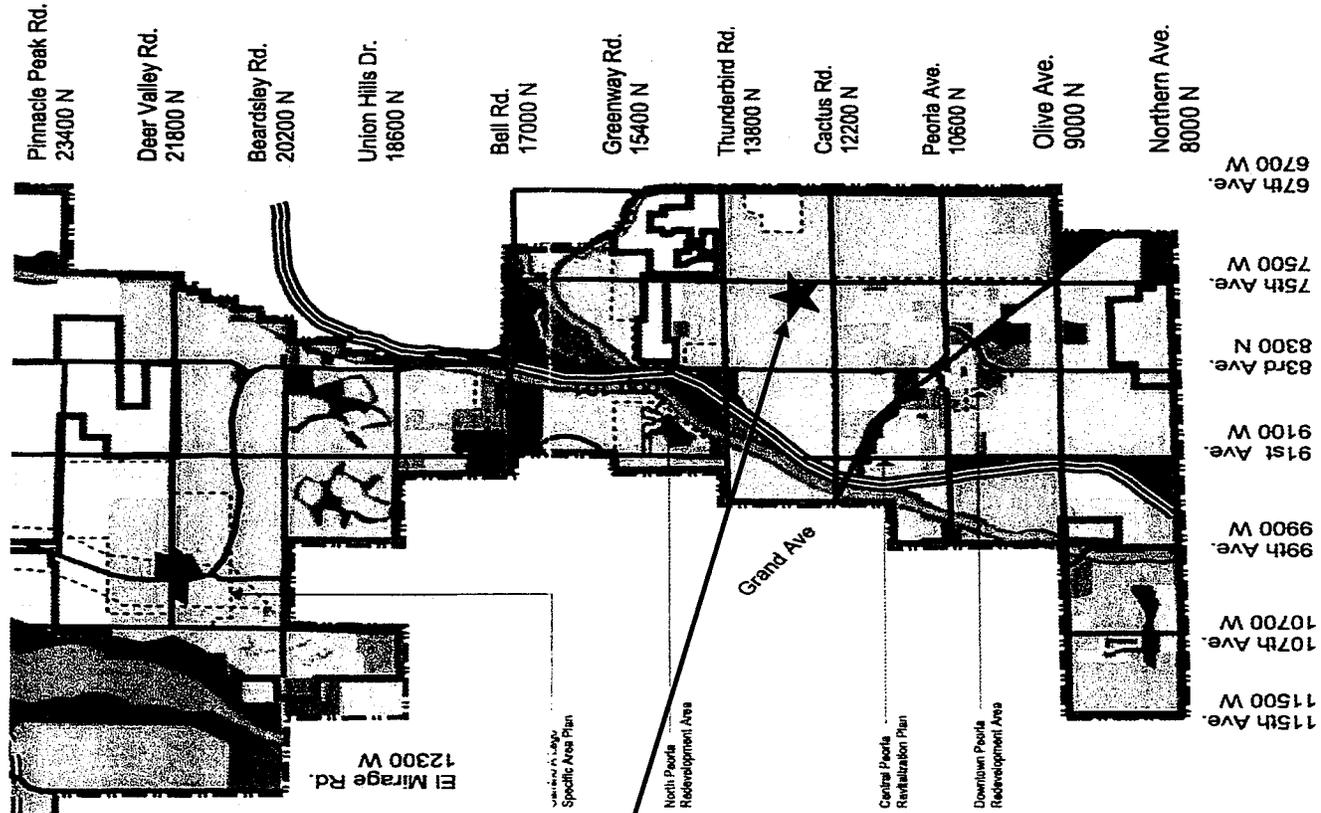
Non - Residential

- Mixed Use
- Community Commercial
- Business Park/Industrial
- Park/Open Space
- Public/Quasi-Public
- Resort Development

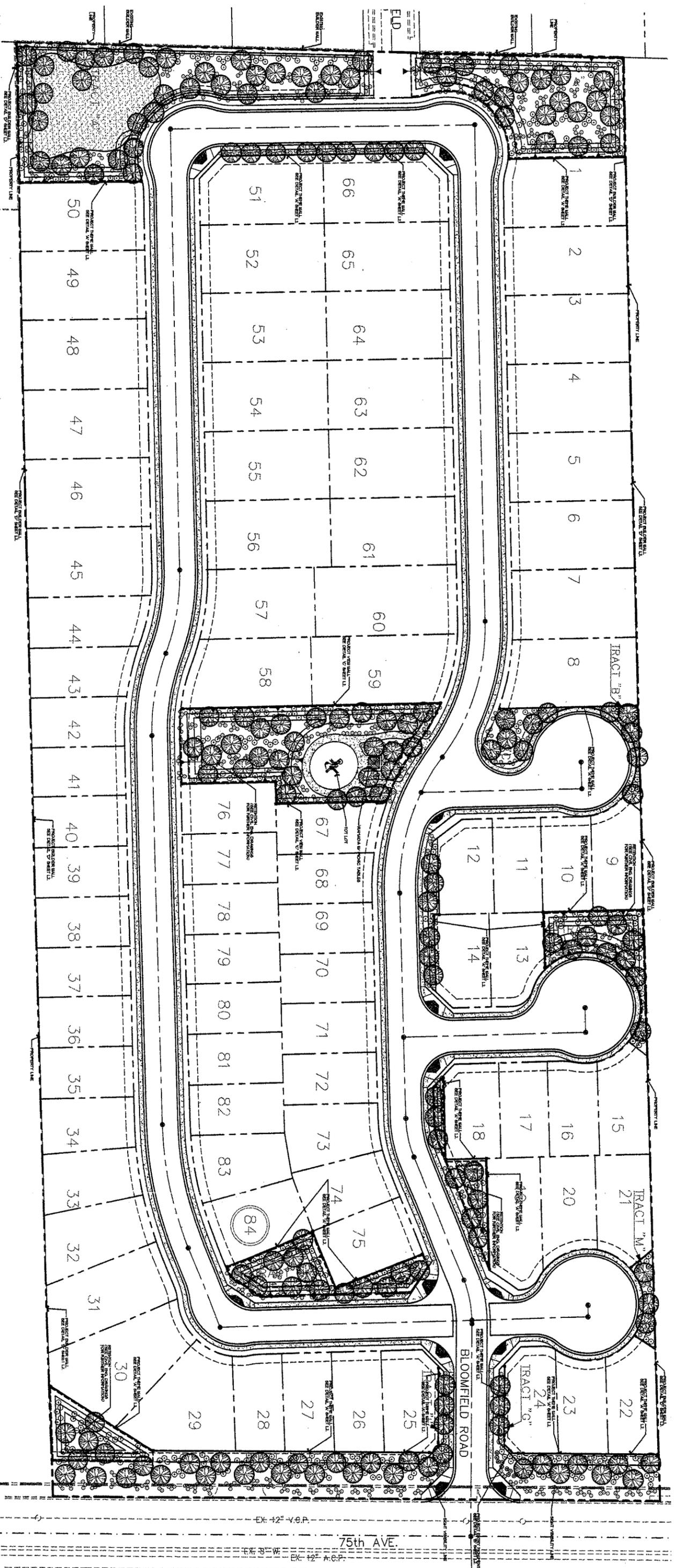
Boundaries

- Arterial Roadways
- Freeway/Highways
- Proposed Freeway/Highways
- Lakes, Rivers and Canals
- Peoria City Boundary
- Area Plans
- Maricopa - Yavapai County Line
- Planning Area Boundary

GENERAL PLAN MAP



Source: BRW, Inc, January 2001.



PRELIMINARY PLANT LIST

- TREES**
- ACACIA ALBERCA (TUCCA TREE) - 2 1/2" BOX
 - ACACIA SPALLINI (SWEET ACACIA) - 2 1/2" BOX
 - DALBERGIA SIBSON (SIBSON TREE) - 2 1/2" BOX
 - CERCIDIUM FLORICUM (BLU PALM YERBEE) - 2 1/2" BOX
 - CERCIDIUM FLORICUM (PALM YERBEE) - 2 1/2" BOX
 - CERCIDIUM HYBRID (THORNLESS PALM YERBEE) - 2 1/2" BOX
 - QUERCUS VIRGINIANA (HERITAGE LIVE OAK) - 2 1/2" BOX
 - HERITAGE
 - FINIS ELDARICA (MONDEL PINE) - 5 GALLON
- ACCENT PLANTS (5 GALLON)**
- AGAVE SPECIES (AGAVE)
 - HEPERALOE RAINIERA (GIANT HEPERALOE)
 - DASYLIRION SPECIES (DESERT SPOON)
 - TUCCA RECURVIFOLIA (PENDULOUS TUCCA)
- MEDIUM - LARGE SHRUBS (5 GALLON)**
- BOGANVILLEA SPECIES (BUSH BOGANVILLEA)
 - BOGANVILLEA PURPUREA (PURPLE HOPBUSH)
 - CASSIA NEROPHILA (GREEN CASSIA)
 - CASSIA PHYLLA (SILVER CASSIA)
 - DALEA FRUTICOSA (SWEET DALEA)
 - LEUCOPHYLLUM FRUTESCENS (GREEN CLOUD SAGE)
 - LEUCOPHYLLUM CANDIDUM (THUNDERCLOUD SAGE)
 - LEUCOPHYLLUM LANGYANAE (RIO BRAVO SAGE)
 - LEUCOPHYLLUM RIGENS (DEER GRASS)
 - NERIUM OLIVANDER (PETITE PINK OLIVANDER)
 - RUELLIA BRITTONIANA (BRITISH RUELLIA)
 - RUELLIA PENINSULARIS (BAYA RUELLIA)
 - TECORA STANS (ARIZONA YELLOW BELL)
 - LADY BARKS ROSE (ROSA BANKSIAE)
 - BOGANVILLEA BARBARA (BANKSIA BOGANVILLEA)
- SMALL SHRUBS / GROUNDCOVER (1 GALLON)**
- ACACIA REDOLENS (DESERT CARPET ACACIA)
 - ASPARAGUS DENRIFOLIUS (SPENCER ASPARAGUS)
 - BACCHARIS CENTENNIAL STAR (THORNLESS BACCHARIS)
 - CONVOLVULUS CHEIRANTHUS (BUSH MORNING GLORY)
 - HEPERALOE PARVIFLORA (RED TUCCA)
 - JUSTICIA SPECIGERA (MEXICAN HONEYBUCKLE)
 - LANTANA SPECIES (LANTANA)
 - ROSMARINUS SPECIES (RENE ROSEMARY)
 - 6AL VIA GRECCII (AUNTUN SAGE)
- DECORATED GRANITE**
- 2" DEPTH 3/4" THICK IN SIZE
 - (SPRATED WITH A PRE-EMERGENT)
- TURF**
- MIDIRON SOD
 - INSTALL PER MANUFACTURERS SPECIFICATIONS.

SCALE: 1" = 40'-0"



CONCEPTUAL SITEPLAN FOR PARK ROSE

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

GENERAL NOTES

- ALL PLANT MATERIAL TO MEET CITY OF PEORIA MINIMUM SIZE GUIDELINES.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE CITY OF PEORIA IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES APPROVED PLANT LIST.
- ALL LANDSCAPE LOCATED WITHIN THE RIGHT-OF-WAY TO BE MAINTAINED BY THE CITY AND WILL REQUIRE A SEPARATE WATER METER.
- ALL PLANT MATERIAL SHALL BE WATERED USING A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM.
- MAXIMUM SHRUB HEIGHT IN PARKING ISLANDS SHALL BE 3'-0". ALL TREES IN PARKING ISLANDS SHALL HAVE A 6'-0" CLEAR BRANCHING HEIGHT.
- REDUCED PRESSURE BACKFLOW PREVENTION UNIT SHALL BE SCREENED AS REQUIRED.
- MINIMUM OF 50% OF THE TREES ON THE SITE SHALL BE 2 1/2" BOX OR LARGER.
- PLANT MATERIAL LOCATED WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE MAINTAINED AT ALL TIMES TO A HEIGHT NOT TO EXCEED 2'-6" OR TO A HEIGHT GREATER THAN 7'-0" (TREES). ALL PARKING SCREEN WALLS LOCATED WITHIN THE SIGHT TRIANGLE SHALL BE A MINIMUM OF 2'-6" IN HEIGHT. ALL OTHER PARKING SCREEN WALLS SHALL BE 3'-0" IN HEIGHT.
- ADAPTABLE CLEARANCE SHALL BE PROVIDED FOR ADA COMPLIANCE. ALL SINGLE BOXES SHALL BE 3'-0" HIGH. ALL DOUBLE BOXES SHALL BE 3'-0" HIGH. ALL SINGLE PARKING ISLANDS REQUIRE A MINIMUM OF ONE TREE AND THREE SHRUBS.
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA DESIGN REVIEW MANUAL.
- NO TURF SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY.
- THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- A 3 FOOT CLEAR SPACE IS REQUIRED AROUND ALL TREE SUPPORTS.
- ALL PLANTING NO PLANTS MAY BE INSTALLED THAT WILL ENDOURCH WHEN MATURE.

PLANTING DATA

LANDSCAPE AREA	REQUIRED	PROVIDED
A. ON-SITE LANDSCAPE AREA (RESIDENTIAL DETACHED - 1% GROSS SITE)	16,898 SQ. FT.	1034 SQ. FT.
B. RIGHT OF WAY LANDSCAPING	5,179 SQ. FT.	22,293 SQ. FT.
LANDSCAPE PLANTINGS		
RIGHT-OF-WAY LANDSCAPE		
F. TREES (1 PER 30 LN. FT. OF STREET FRONTAGE)	106	21
G. SHRUBS (5 PER 25 LN. FT. OF STREET FRONTAGE)	3,451 SQ. FT.	175
H. GROUNDCOVER AREA (60% OF RIGHT-OF-WAY)	1,521 SQ. FT.	1521 SQ. FT.
I. ON-SITE LANDSCAPE (1 TREE, 5 SHRUBS PER 400 SQ. FT. EXCLUSIVE OF ROAD PLANTING)	11	175
J. SHRUBS	291	291
K. TREES	11	21
L. SHRUBS	291	291
TOTALS		
TOTAL LANDSCAPE AREA	22,078 SQ. FT.	22,078 SQ. FT.
TOTAL TREES	117	117
TOTAL SHRUBS	3,742	3,742
TOTAL 2 1/2" BOX TREES (60% OF TOTAL)	69	69
TOTAL SHRUBS	2,973	2,973

SITE DATA

GROSS AREA (TO 0).....16,868 ACRES
 NET AREA (TO NEW R/W).....16,047 ACRES
 OPEN SPACE.....1.8 AC
 EXISTING ZONING.....C-2
 PROPOSED ZONING.....P.A.D.
 EXISTING USE.....VACANT
 TOTAL NUMBER OF LOTS.....84
 TAX ASSESSORS PARCEL NO.....200-78-017-D.Y&Z
 DENSITY (GROSS).....4,980 D.U./ACRE
 DENSITY (NET).....5,235 D.U./ACRE

venue Arizona

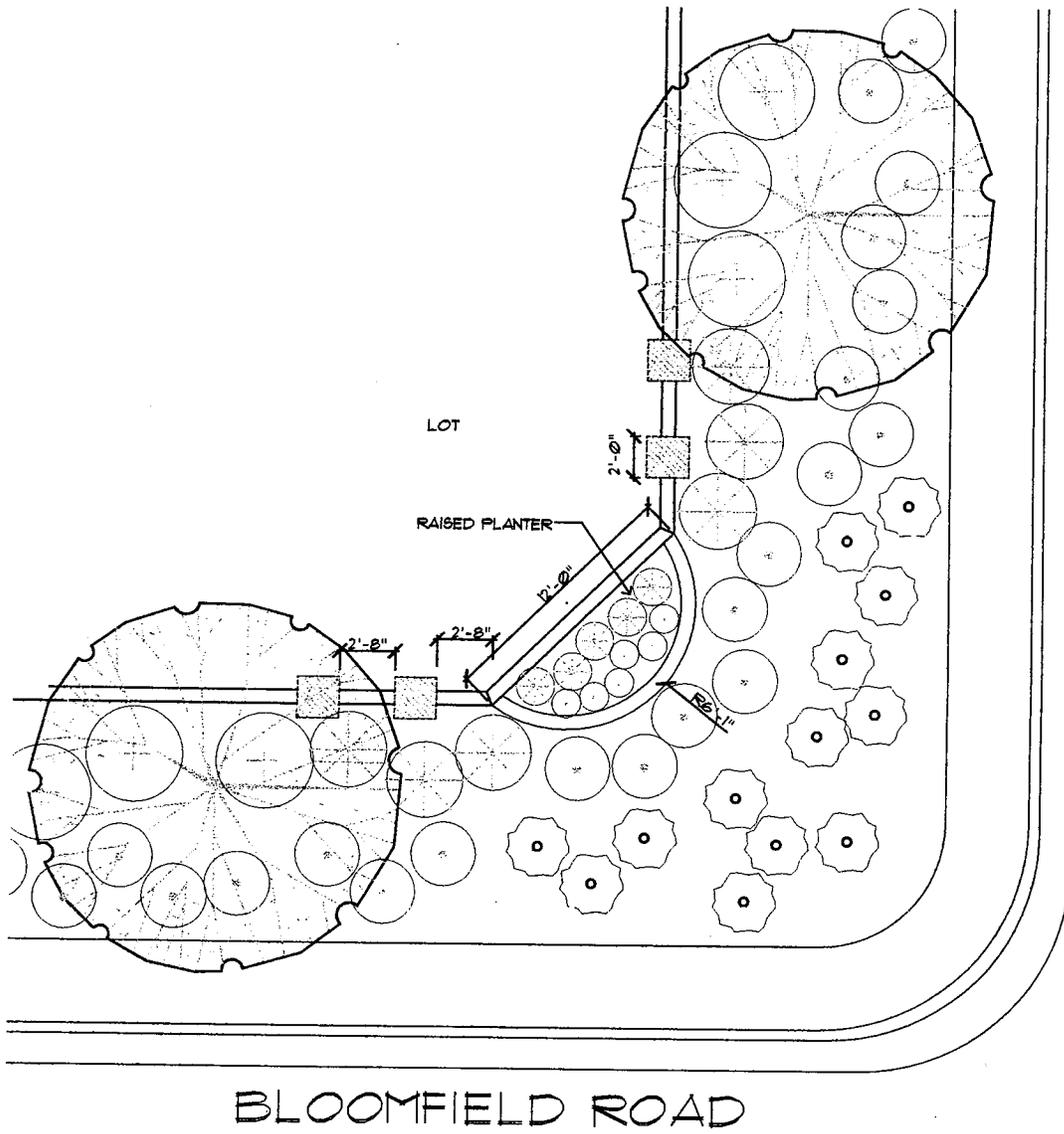
75th AVE.

BLOOMFIELD ROAD

TRACT "B"

TRACT "M"

TRACT "G"



C PROJECT SIGN WALL
 PLAN VIEW

SCALE: 1/4"=1'-0"

Park Rose



PRELIMINARY LANDSCAPE PLAN

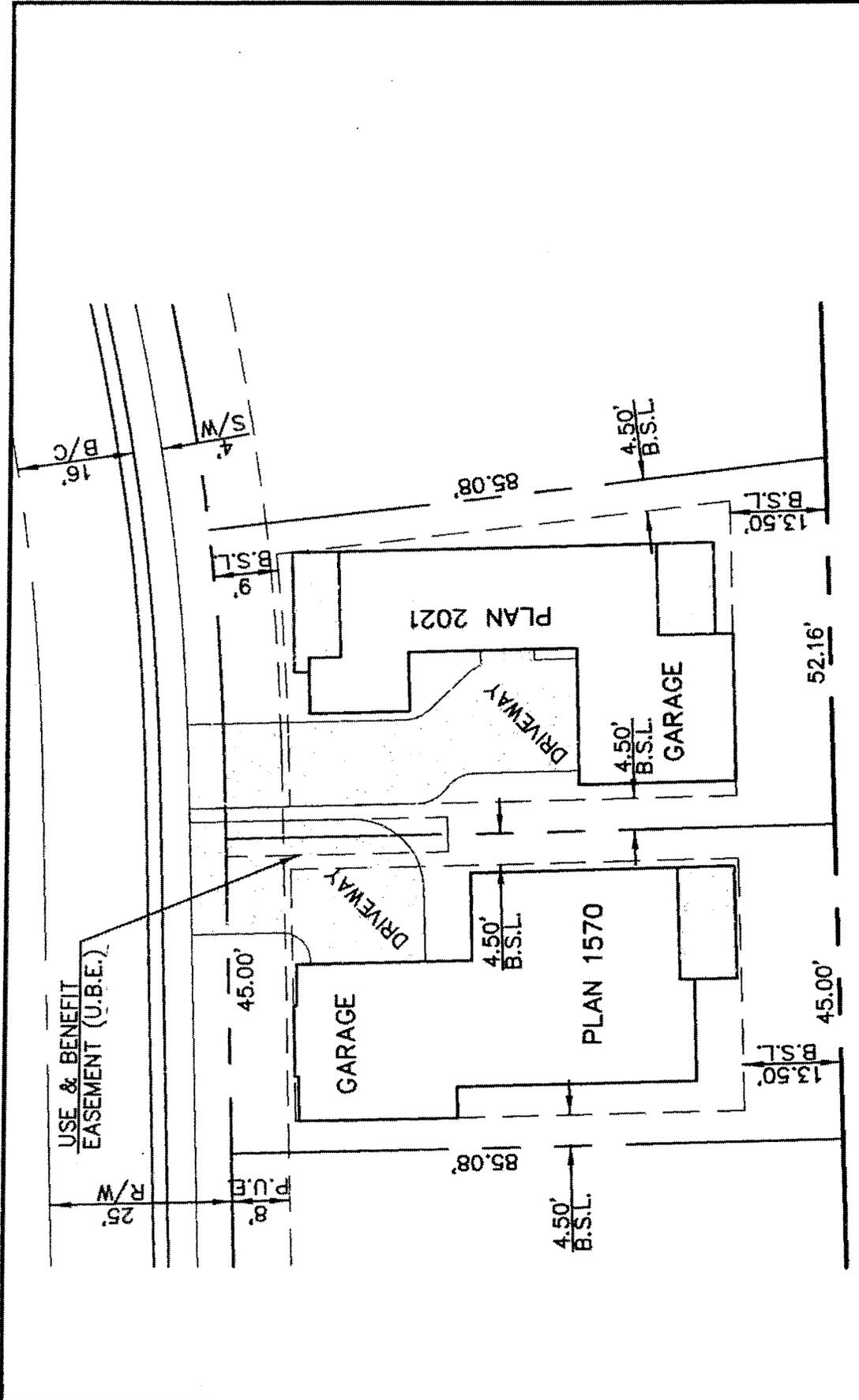
Peoria

N.W.C. Cactus Road and 75th Avenue

September 15, 2004

PREPARED FOR:

L2



SHEET 1 OF 1	CLIENT/PROJECT	PARK ROSE			
	TITLE	LOT EXHIBIT			
DESIGNED BY	CHK DATE	APP	REVISIONS	DESCRIPTION	
CHECKED BY	DATE				
DATE	03/27/04				
SCALE	1"=20'				
PROJECT	040402				
FILE NAME	P10-Station				

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 E-Mail: dmengineering@qwest.net