

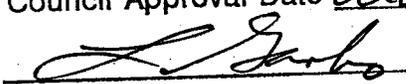
# Grand Manor

## Planned Area Development Single-Family Residential

17.9-Acre Parcel

Southwest Corner  
88<sup>th</sup> Drive and Grand Avenue

Zoning Case #: Z05-05

<b>PLANNED AREA DEVELOPMENT APPROVAL</b>	
P/Z Commission Date	<i>Sept 15 '05</i>
City Council Approval Date	<i>Oct 04 '05</i>
	
Planner	

*Revised August 29, 2005*



# Development Team

---

*Property Owner:*

**Stardust Development, Inc.**

6730 N. Scottsdale Road, Suite 230  
Scottsdale, Arizona 85253  
(480-607-5800)

*Developer:*

**Grand Homes, L.L.C.**

4414 N. Civic Center Parkway  
Scottsdale, Arizona 85257  
(480-947-8500)

*Engineer:*

**Rick Engineering Company**

6150 N. 16<sup>th</sup> Street  
Phoenix, Arizona 85016  
(602-957-3350)

*Landscape Architect:*

**Nash & Associates**

6220 E Thomas Road, Suite 205  
Scottsdale, Arizona 85251  
(480-949-0344)

*Attorney:*

**Earl, Curley & Lagarde**

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

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# **Grand Manor PAD Narrative**

## **Introduction**

This is a request to rezone 17.9-acres from C-2 (Intermediate Commercial) to Planned Area Development (PAD) for an 86 lot single-family residential development. The undeveloped property is located on the northwest corner of 88<sup>th</sup> Drive and Grand Avenue (see Vicinity Map, Exhibit A). The proposed PAD conceptual plan is supported by the residential neighbors. The property abuts existing R1-6 zoned single-family homes to the southwest, developed C-4 zoned hotel and RV Park property to the northwest, and developed C-2 zoned retail businesses across 88<sup>th</sup> Drive to the southeast. The northeast portion of the site fronts along Grand Avenue.

## **Legal Description**

The subject site is 15.9 acres (see Legal Description, Exhibit B).

## **Consistency with General Plan and Revitalization Plan**

The PAD application is consistent with the recently amended Central Peoria Revitalization Plan, a Specific Area Plan to the Peoria General Plan which designates this parcel as Medium Density Residential/Support Business (see General Plan / Revitalization Plan, Exhibit C). This land use category allows a density range from 5 to 10 units per acre. The proposed PAD will allow approximately 5.4 units per net acre, which is at the low end of the density range. The proposed density is lower than the target density of 6 units per acre.

### Conformance with the Central Peoria Revitalization Plan

The land use designation north of the property across Grand Avenue is designated as Medium Density Residential/Support Services and has been developed as a residential subdivision. The recently amended Plan provides a designation on this site that provides a logical extension of the existing designations. This proposed PAD request is consistent with the Medium Density Residential designation north of Grand Avenue and provides a logical transition/buffer for the single-family dwellings developed under the 'Low Density Residential' south of the site.

The Central Peoria Revitalization Plan identifies "Twelve Principles for Revitalization" as the basis for decision-making on land uses in the four square mile area that is included in the Plan. Two of the twelve principles are Density/Intensity and A Good Place to Live. Both principles seem to support the proposed PAD zoning.

The principle of Density/Intensity refers to several reasons why additional residential development is desirable in the revitalization area. The first three major points listed under this principle are: 1) increased customers, 2) diversity in economics, and 3) diversity in housing. The proposed PAD zoning addresses all three of these major points.

1. The proposed PAD zoning will bring an additional 15.9-acres of medium-high density owner-occupied housing that will add between 199 and 318<sup>1</sup> more customers in the revitalization area. The increase in the customer base will add more expendable income, which is needed to support local businesses in the revitalization area. As population in the revitalization area increases, the demand for commercial services will increase.
2. The PAD zoning will bring new residents into the revitalization area, which increases demand for services. The increase in the demand for services leads to diversity in economics. It creates new demand for retail businesses, entertainment, personal services, education, and a variety of governmental services. Increased demand for these services creates new jobs, new payroll, and spending increases in the city tax base.
3. The PAD zoning housing density will help create diversity in the revitalization area housing stock. Different household types (i.e. couple with young children, empty nesters, single-person) demand different types of housing based on their needs for interior and exterior housing space. The diversity in housing is needed in the revitalization area to create population stability. The need for different types of housing changes over time as households change. A variety of housing in the revitalization area allows households to change housing without having to leave the area. The variety of housing stock allows residents to remain in the area over time even as their housing needs change. This creates long-term loyalty and stability in the area, because residents have a personal and financial stake in the area.

The principle of A Good Place to Live refers to the offering of urban densities and quality residential environments in the revitalization area. This principle identifies three major points that are addressed by the General Plan amendment. These points are: 4) promote development of new urban housing, 5) encourage in-fill housing, and 6) provide landscape amenities.

4. The PAD zoning promotes the development of new owner-occupied attached or detached single-family urban housing in the revitalization area. These homes will be patio homes, town homes, courtyard homes or equivalent units that are compatible with the existing adjacent single-family homes to the west and the existing adjacent Hotel / RV Park to the north.

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<sup>1</sup> Assuming between 5 and 8 units per gross acre with 2.5 persons per household.

5. The PAD zoning will allow in-fill residential development on a 15.9-acre vacant parcel that has little potential to be developed with non-residential uses. The proposed housing will finish off the existing residential neighborhood to the west and bring a transitional density between the existing homes and Grand Avenue.
6. The proposed residential development will bring landscape treatments along Grand Avenue and 88<sup>th</sup> Drive. The proposed development will include open space landscape tracts and amenities. The landscape treatment and amenities on the site will finish off the perimeter of the site, which will substantially improve the Grand Avenue entry into the existing neighborhood. These improvements will positively change the ambiance and character of the site and adjacent surrounding properties.

### Conformance with the General Plan

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."
- Land Use Element Policy A-3b. "The City shall locate housing developments in areas that can be adequately served by police, fire, and ambulance services."

The proposed residential development will have access to a myriad of existing retail businesses developed at the intersection of 83<sup>rd</sup> Avenue, Peoria and Grand Avenues. It will also have access to 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 5-8 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, specifically the amended Central Peoria Revitalization Plan Specific Area Plan.

## General Site Information

The site is 17.9 gross acres and 15.9 net acres. The PAD proposes lot sizes to be a minimum of 4,725 square feet (45 x 105-feet) for 86 detached single-family homes at a density of 5.4 units per net acre. The site is identified for single-family residential development in amended Specific Area Plan within the density range of 5-8 units per acre. The site is currently vacant and undeveloped with C-2 zoning. The site is relatively flat,

with public street access only allowed onto 88<sup>th</sup> Drive with fire emergency access allowed to the northwest.

## Surrounding Land Uses

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

- |        |  |
|--------|--|
| North: | Single-Family subdivision and elementary school across Grand Avenue in R1-8 zoning.      |
| East:  | Developed with restaurant and retail stores across 88 <sup>th</sup> Drive in C-2 zoning. |
| South: | West: Single-family subdivision with R1-6 zoning.  |
| West:  | Developed with hotel and RV Park in C-4 zoning.  |

## Preliminary Development Plan

The PAD preliminary plan illustrates one single-family residential lot size and interior open space within a loop street circulation system. The preliminary plan includes a main entrance off of 88<sup>th</sup> Drive in alignment with the entrance to the retail center across the street. A fire emergency entrance is planned with a fire access gate on the opposite end of the loop road from the main entrance. The street configuration design options are limited to a single loop street with lots backing to Grand Avenue, 88<sup>th</sup> Drive, the RV Park, and the single-family subdivision with useable open space on the inside of the widest portion of the loop (see Preliminary Plan, Exhibit D).

The PAD includes one lot size. The lots are designed to accommodate detached house products with two car garages (see Typical Lot Layouts, Exhibit D). The lots are a minimum of 4,725 square feet with minimum dimensions of 45-feet wide and 105-feet deep, although some lots are larger than the minimums. There are 16 lots that back to 13 existing lots on the adjacent subdivision to the south. This is the only area where the Grand Manor is adjacent to single-family residential development.

The main entrance at 88<sup>th</sup> Drive includes landscape tracts on each side of with an entry monument sign that matches the design of the theme wall, located on the south side of the main entrance (see Walls & Entry Monument, Exhibit E & F). All common open spaces, landscape tracts, theme walls and entry monument will be owned and maintained by a Home Owners Association.

The proposed permitted land uses are consistent with the single-family residential zoning district; however, the development standards for the smaller lots are unique to accommodate the infill nature of the site and the 5-8 density range General Plan designation. The purpose of the PAD district is to allow traditional single-family homes on

# Grand Manor

smaller lots to meet the lifestyle needs of some residents. One and two story homes are proposed. A minimum of four different house products, each having a minimum of two elevations, are proposed. Rear covered patios are standard on all homes. Architectural enhancements shall be provided on all four elevations and with special attention to window openings. Windows on garage doors and stone accents will be provided as options. The proposed preliminary plan along with its enhancements justify the PAD zoning district.

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.

## Permitted Uses

The site shall be developed with permitted, conditional and accessory uses consistent with the single-family residential zoning 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 infill site. 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	Rear		
Lots	4,725 sf	45'	105'	10'* 18'***	5'	10'	15'	30'	50%

\* To living areas or side loaded garages.

\*\* To front loaded garages.

\*\*\* Corner lots abutting local streets shall provide an 8-foot wide landscape tract in conformance with the Peoria Zoning Ordinance.

## **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. House design features such as decorative window frames, pop-outs, or recesses shall be incorporated to fenestrations on all sides of the buildings to avoid an unfinished appearance.

## **Signage**

The project shall include one monument sign at the entrance located on the northwest corner of the entrance street at 88<sup>th</sup> Drive as illustrated in Exhibit F. The illustration is conceptual only, all signage shall be subject to the sign permit review process. All other signage shall be in accordance with Article 14-34 of the Zoning Ordinance and subject to separate permitting process.

## **Landscaping/Open Space, Lighting, Screening and Parking Standards**

The Grand Manor PAD shall be landscaped in accordance with Article 14-35 of the Zoning Ordinance including the required landscape tracts along Grand Avenue to buffer homes from Grand Avenue, landscape tracts along 88<sup>th</sup> Drive to buffer from existing commercial development, landscape tracts along both sides of the main entrance to enhance the subdivision entrance, and a landscape retention area at the southwest corner of the site. The preliminary plan identifies 2.23-acres or 14-percent of the site in common open space. As designed, the proposed development plan exceeds the open spaces provision (Ord. No. 96-99) which requires 11% open space for single-family lots less than 10,000 square feet. The site provides a 1.04-acre active open space inside the loop street. The large open space is in the middle of the site with high visibility to adjacent streets. This large open space will be improved with landscaping, Ramada, table, BBQ and tot-lot amenities. The conceptual site plan will provide pedestrian walkway leading into the pocket park from adjacent streets (see Landscape Plan, Exhibit E). A 20-foot wide landscape/retention area is planned along Grand Avenue and 88<sup>th</sup> Drive to buffer the homes from Grand Avenue and the existing commercial development and to provide an enhancement to both the streetscape and the project.

A masonry noise attenuation wall will be constructed along Grand Avenue. The height of the wall shall be determined by a sound study in accordance with ADOT's standards.

Additionally, the walls along Grand Avenue and 88<sup>th</sup> Drive wall will also be designed as a theme wall consistent with exhibit E. 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. A 6-feet high block wall exists along the southern boundary. Additional wall height may be needed to accommodate the changes in adjacent grades which are created by the high sewer lines in the area. The developer seeks to add height to the existing wall provided the property owners agree and the wall can structurally support the addition. All walls shall be subject to the City's Design Review approval process.

All lighting within the Grand Manor development shall be in accordance with the Dark Sky Ordinance (Ord. No. 98-114) set forth in the City Code, Chapter 20, Section 20-60 through 20-67, and all amendment thereof.

All parking shall comply with Article 14-23, except all standard front-entry garage entrances shall be setback a minimum of 18-feet from the street right-of-way.

**Grading and Drainage**

The PAD site has limited slopes, but some fill dirt may need to be added to the site to properly accommodate on-site drainage and retention. 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



**EXHIBIT A**

to Z05-05

**EXHIBIT "A"**

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 second 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, 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 of 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

**EXHIBIT B**

to Z05-05

ORD. NO.

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, 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, Page 47, records of Maricopa County;

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";

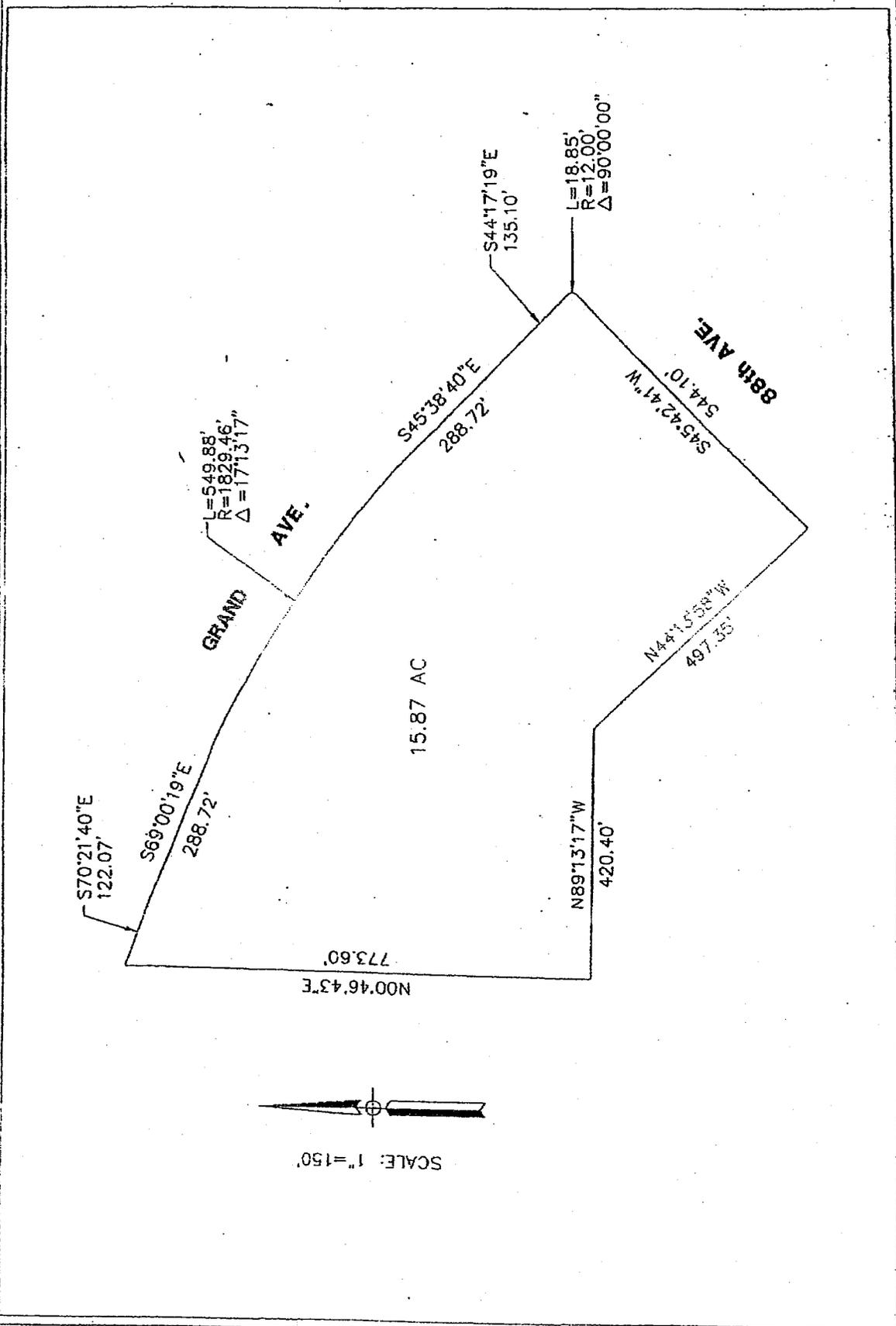
thence North 89 degrees 13 minutes 17 seconds West along the North line of said "Crystal Cove" a distance of 420.40 feet to the TRUE POINT OF BEGINNING.

**EXHIBIT B**

to Z05-05

ORD. NO. \_\_\_\_\_

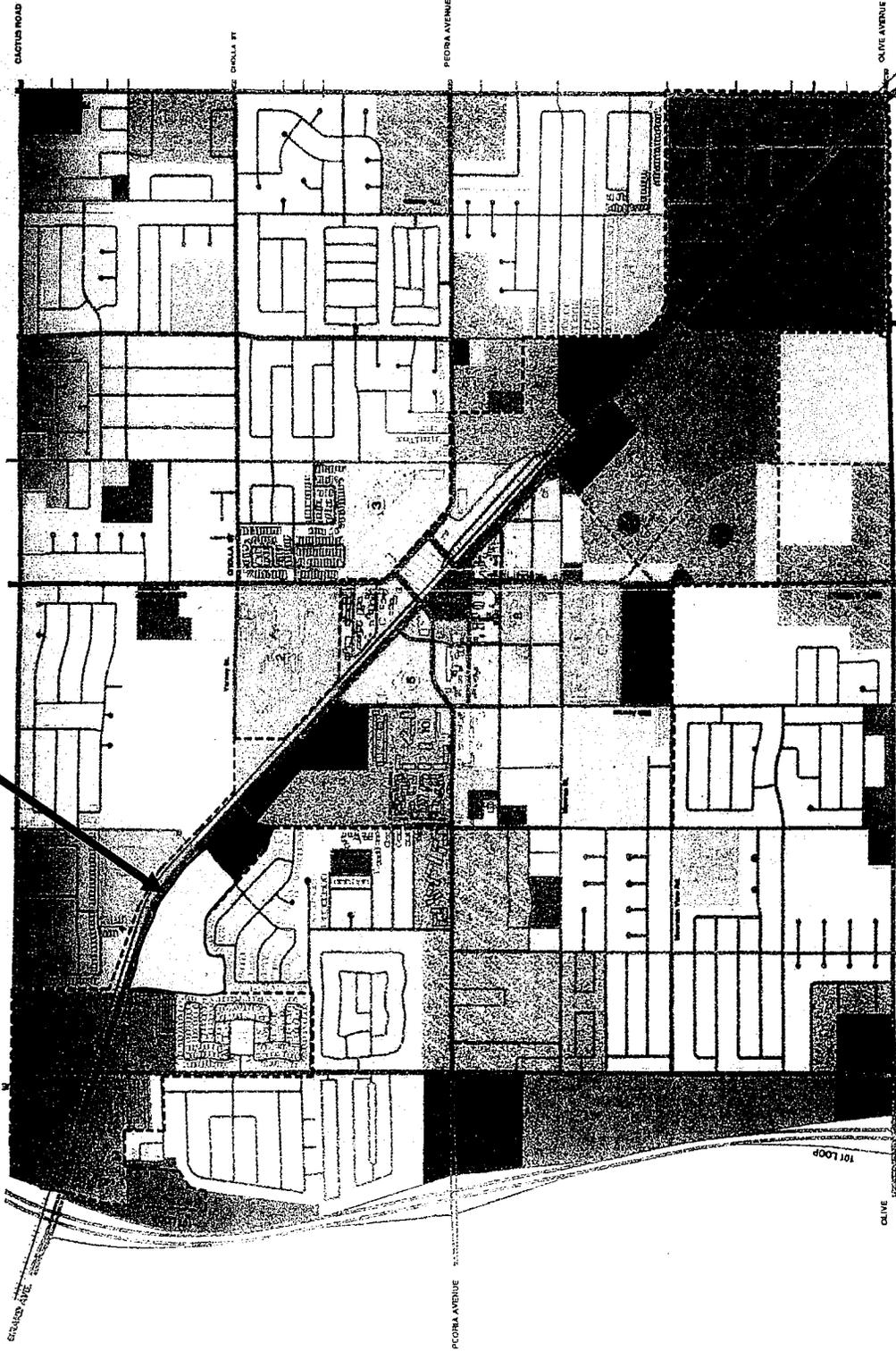
DATE: 05/89	PROJECT: 14th STREET, QUINCY 150	DAVID EYAKS AND ASSOCIATES, INC.	EXHIBIT FOR COMMERCIAL PARCEL 88TH AVE. & GRAND AVE.
CHECKED BY:	DATE:	SCALE: 1"=150'	SECTION: 32
			TOWNSHIP: 3 N
			RANGE: 1 E
			SHEET: 1
			OF 1
			PLAN NO. 57/AR003



**EXHIBIT B**

to Z05-05  
ORD. NO.

# SITE



## LAND USE PLAN CENTRAL PEORIA REVITALIZATION PLAN

- PEORIA, ARIZONA
- CORE PEDESTRIAN-ORIENTED MIXED USE RESIDENTIAL
  - CORE RESIDENTIAL MIXED USE
  - CORRIDOR-ORIENTED MIXED USE
  - HIGH DENSITY RESIDENTIAL / COMMERCIAL
  - SUPPORT BUSINESS RESIDENTIAL / MEDIUM DENSITY RESIDENTIAL
  - SUPPORT BUSINESS RESIDENTIAL / LOW DENSITY RESIDENTIAL
  - PARK / OPEN SPACE
  - COMMUNITY FACILITY
  - SERVICE / TRANSIT CENTER
  - BUSINESS / SERVICE CENTER
  - COMMERCE PARK
  - BUSINESS PARK
  - PROPOSED ROADS
  - STUDY AREA
- 1 CITY HALL
  - 2 PEORIA TR
  - 3 HOTEL
  - 4 HOTEL
  - 5 HOTEL
  - 6 VACANT LOTS
  - 7 R. MART
  - 8 GRAND TRAIL HOTEL
  - 9 PEORIA HISTORIC SOCIETY
  - 10 PEORIA HISTORIC PARK
  - 11 POST OFFICE

CITY OF PEORIA COMMUNITY  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

DESIGN WORKSHOP  
R. S. Y. KENNETH LEVINTHAL  
DOUGLAS ARCHITECTURE AND PLANNING  
CONIE MADONSON  
LINA S. ASSOCIATES



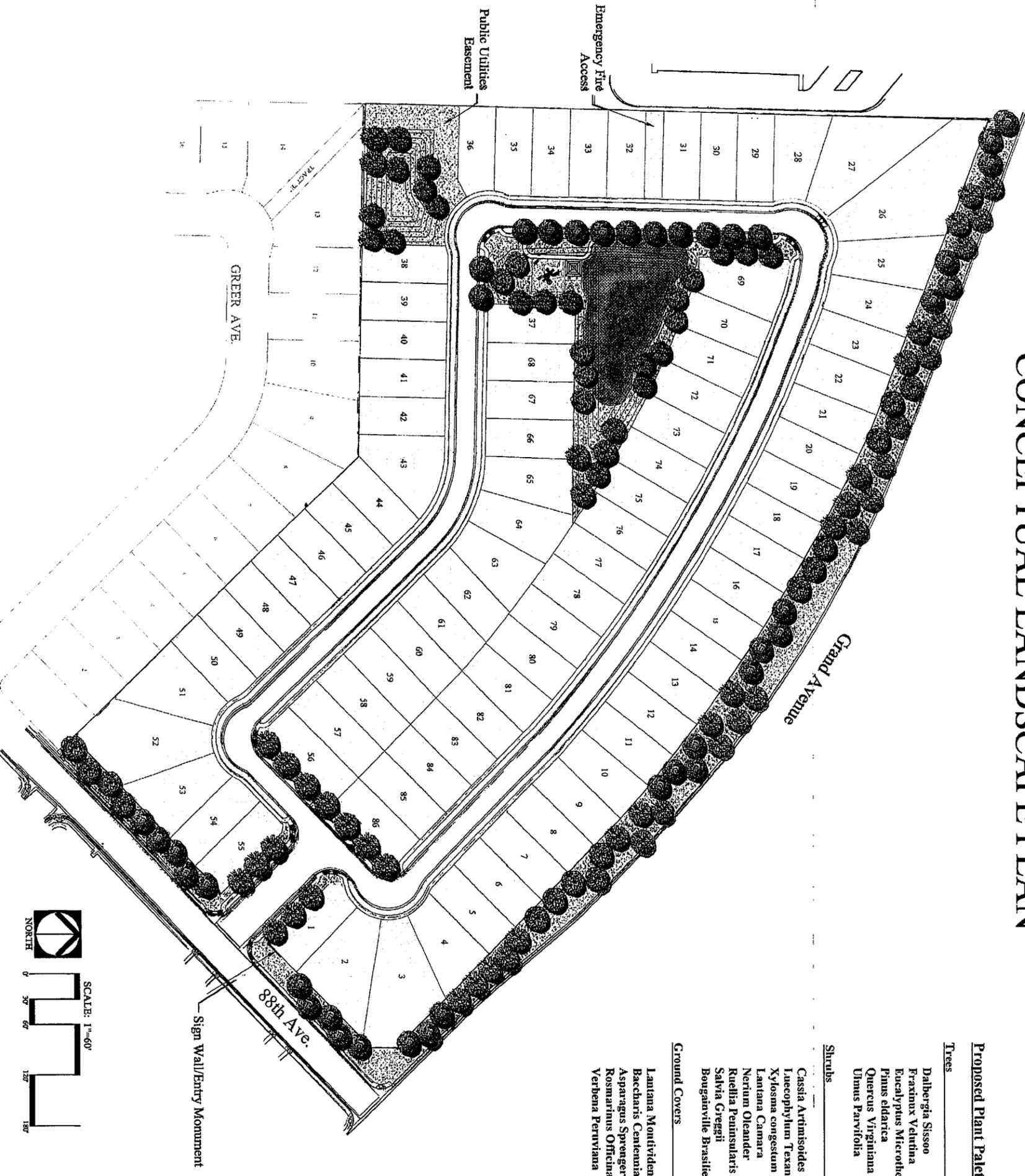
0 500 1000  
north  
E.S.P. 1000

NOVEMBER 4, 1966

# GENERAL PLAN / REVITALIZATION PLAN



# GRAND MANOR CONCEPTUAL LANDSCAPE PLAN



### Proposed Plant Palette

#### Trees

- |                       |                   |
|-----------------------|-------------------|
| Dalbergia Sissoo      | Sissoo Tree       |
| Fraxinus Velutina     | Arizona Ash       |
| Eucalyptus Microtheca | Coolibah Tree     |
| Pinus edlarica        | Alghan Pine       |
| Quercus Virginiana    | Southern Live Oak |
| Ulmus Parvifolia      | Evergreen Elm     |

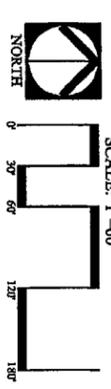
#### Shrubs

- |                           |                 |
|---------------------------|-----------------|
| Cassia Arbinisoides       | Feathery Cassia |
| Luecophyllum Texanum      | Texas Sage      |
| Xylosma congestum         | Xylosma         |
| Lantana Camara            | Lantana         |
| Nerium Oleander           | Petite Pink     |
| Ruellia Pennsularis       | Baja Ruellia    |
| Salvia Greggii            | Autumn Sage     |
| Bougainville Brasiliensis | Bougainville    |

#### Ground Covers

- |                        |                   |
|------------------------|-------------------|
| Lantana Montividenis   | Trailing Lantana  |
| Baccharis Centennial   | Coyote Bush       |
| Asparagus Sprengeri    | Asparagus Fern    |
| Rosmarinus Officinalis | Trailing Rosemary |
| Verbena Peruviana      | Gooding Verena    |

SCALE: 1"=60'



Sign Wall/Entry Monument

GREER AVE.

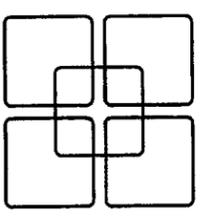
Grand Avenue

88th Ave.

**BLIND STAKE**  
Call before you Dig  
602-263-1100  
Outside Maricopa County  
call 1-800-STAKE-IT  
0722-5348



**NASH & ASSOCIATES, INC.**  
6220 E. Thomas Rd., Suite 205  
Scottsdale, Arizona 85251  
OFFICE (480) 949-0344  
MOBILE (602) 959-8360  
FAX (480) 949-9823

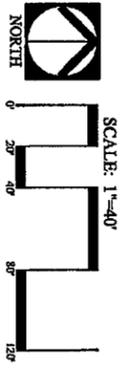
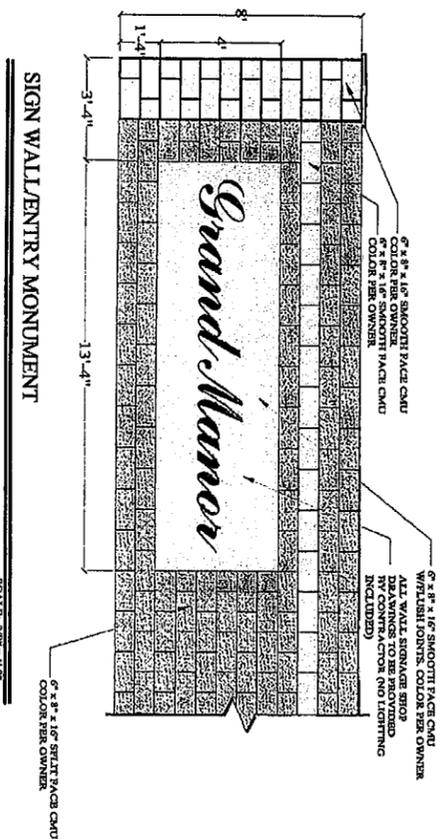
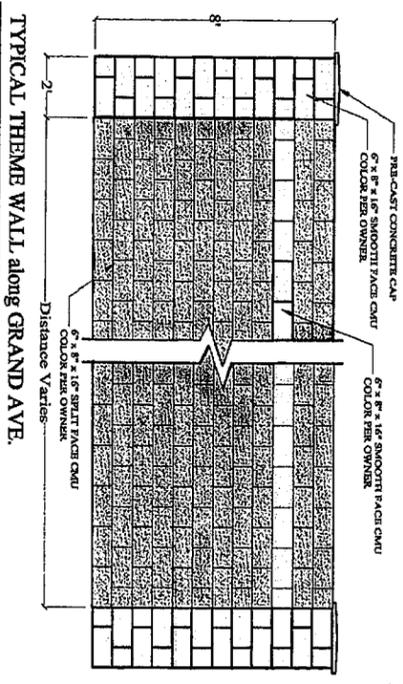
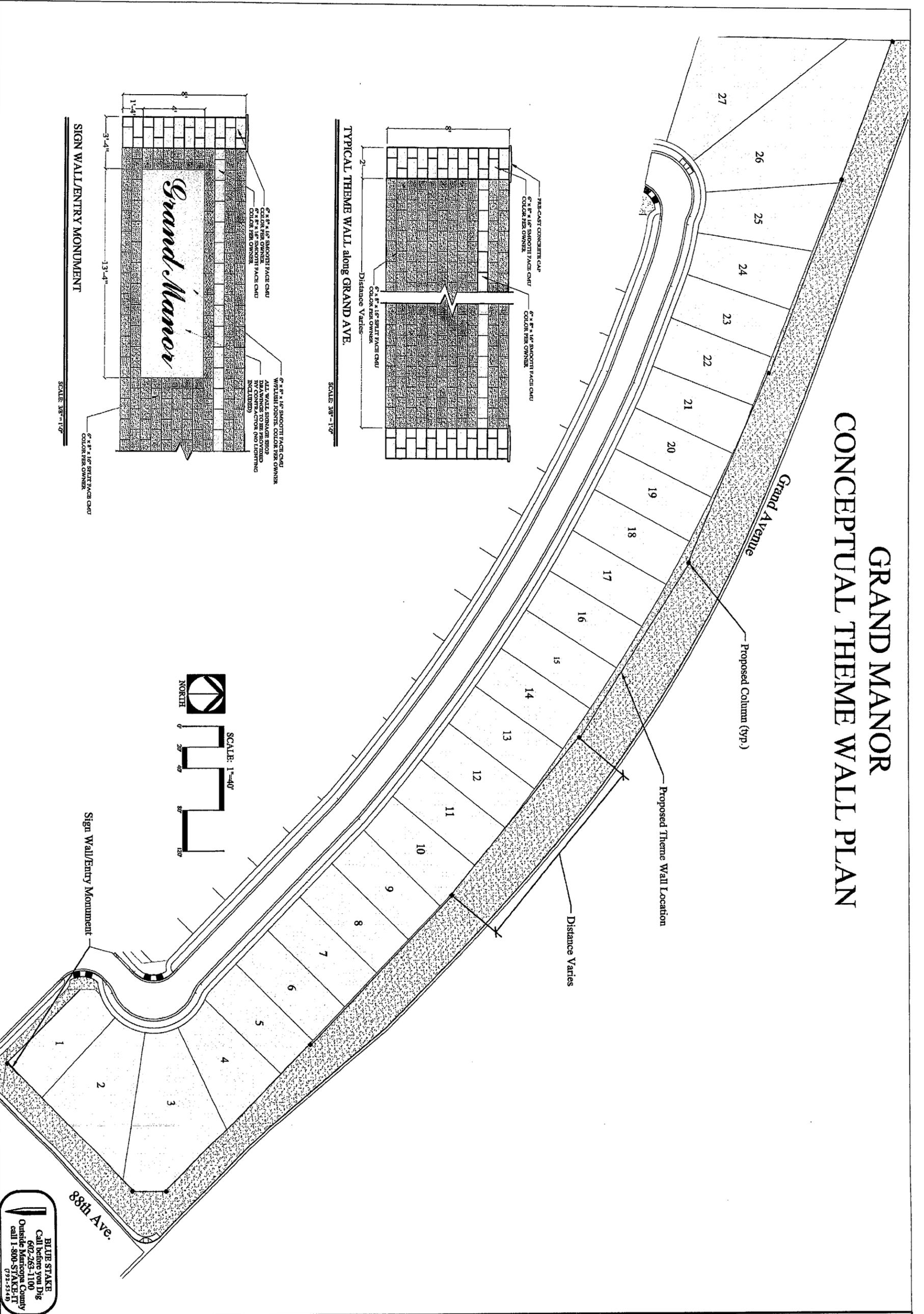


Checked by: JPN  
Drawn By: RAB  
Date: 1-25-05  
Issued For: Review  
Revision:  
▲ 5-24-05 City comments  
▲  
▲

**Grand Manor**  
NW Corner of 88th & Grande Ave.  
Glendale, Arizona  
**Bell Weiss L.L.C.**  
16611 N. 91st Street Suite 105  
Scottsdale, Arizona 85260

Sheet 1 of 2 SHS.

# GRAND MANOR CONCEPTUAL THEME WALL PLAN



**BLADE STAKE**  
Call before you Dig  
602-263-1100  
Outside Maricopa County  
call 1-800-STAKE-IT  
022-53149

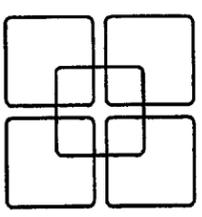
Grand Manor  
NW Corner of 88th & Grande Ave.  
Glendale, Arizona  
Bell Weiss L.L.C.  
16611 N. 91st Street Suite 105  
Scottsdale, Arizona 85260

Revision:  
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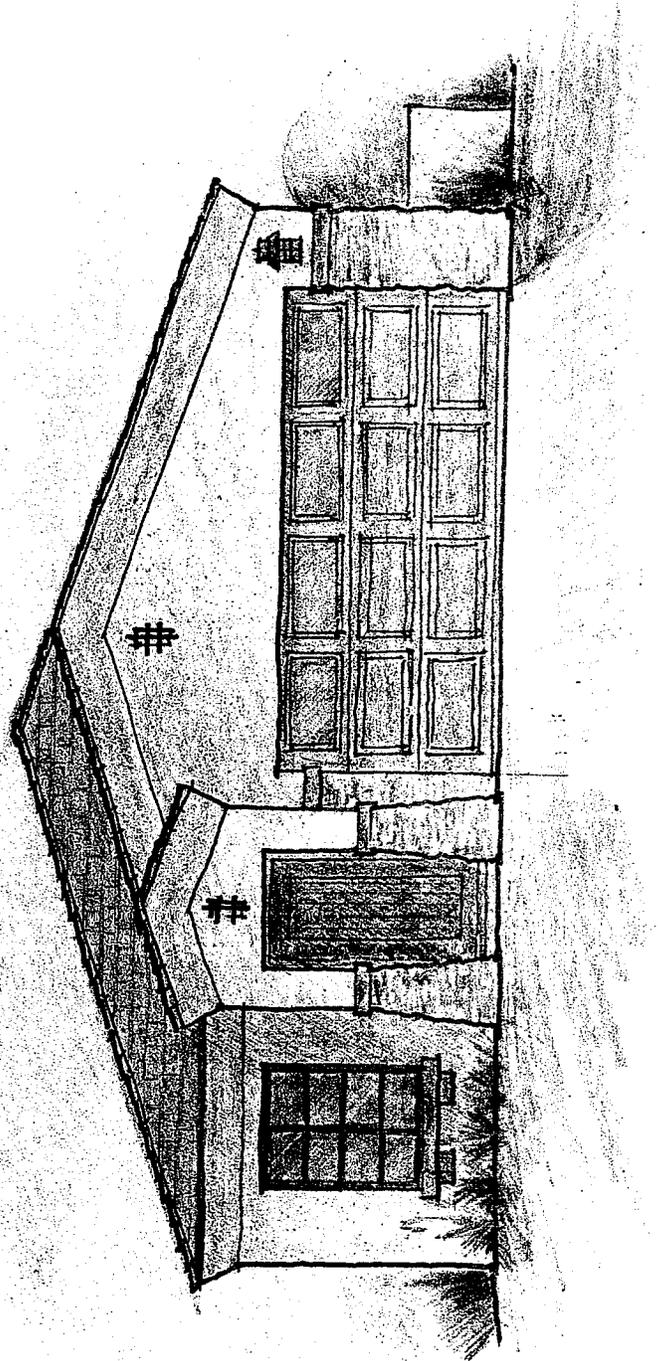
Drawn By: RAB

Checked by: JPN



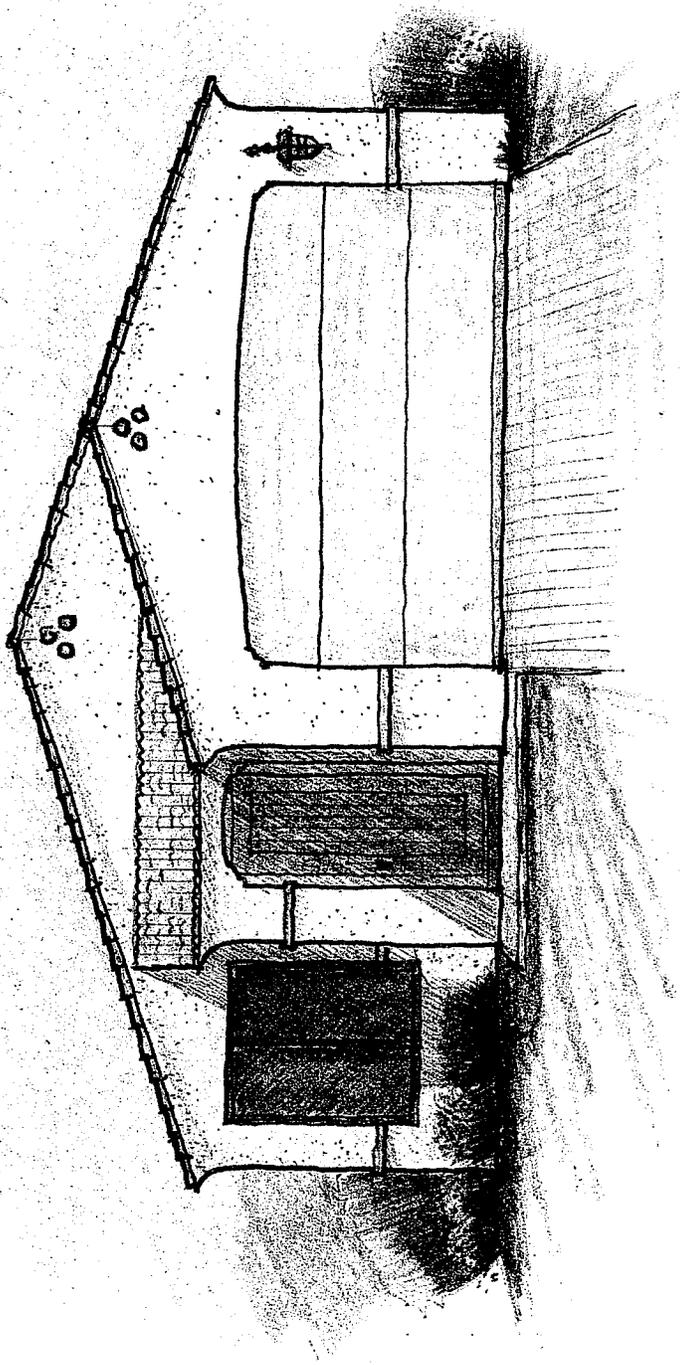
**NASH & ASSOCIATES, INC.**  
 6220 E. Thomas Rd., Suite 205  
 Scottsdale, Arizona 85251  
 OFFICE (602) 949-0344  
 MOBILE (602) 599-8397  
 FAX (480) 949-9823

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Shts.			



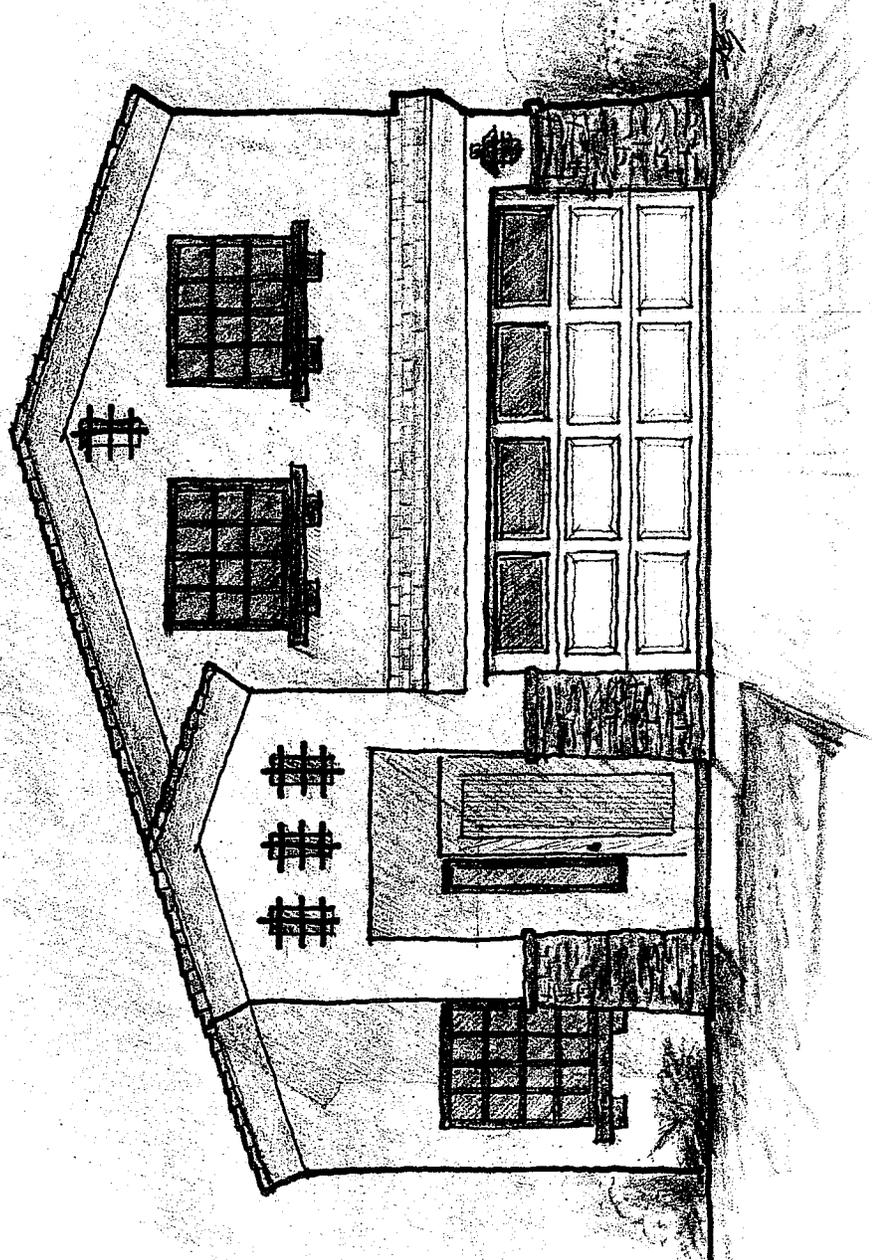
*Grand Manor*  
*Plan 2, Elevation 'A'*

Designed & Presented by:  
Yurkovic Design, Inc  
Phoenix, Arizona  
ph. 602.347.5864



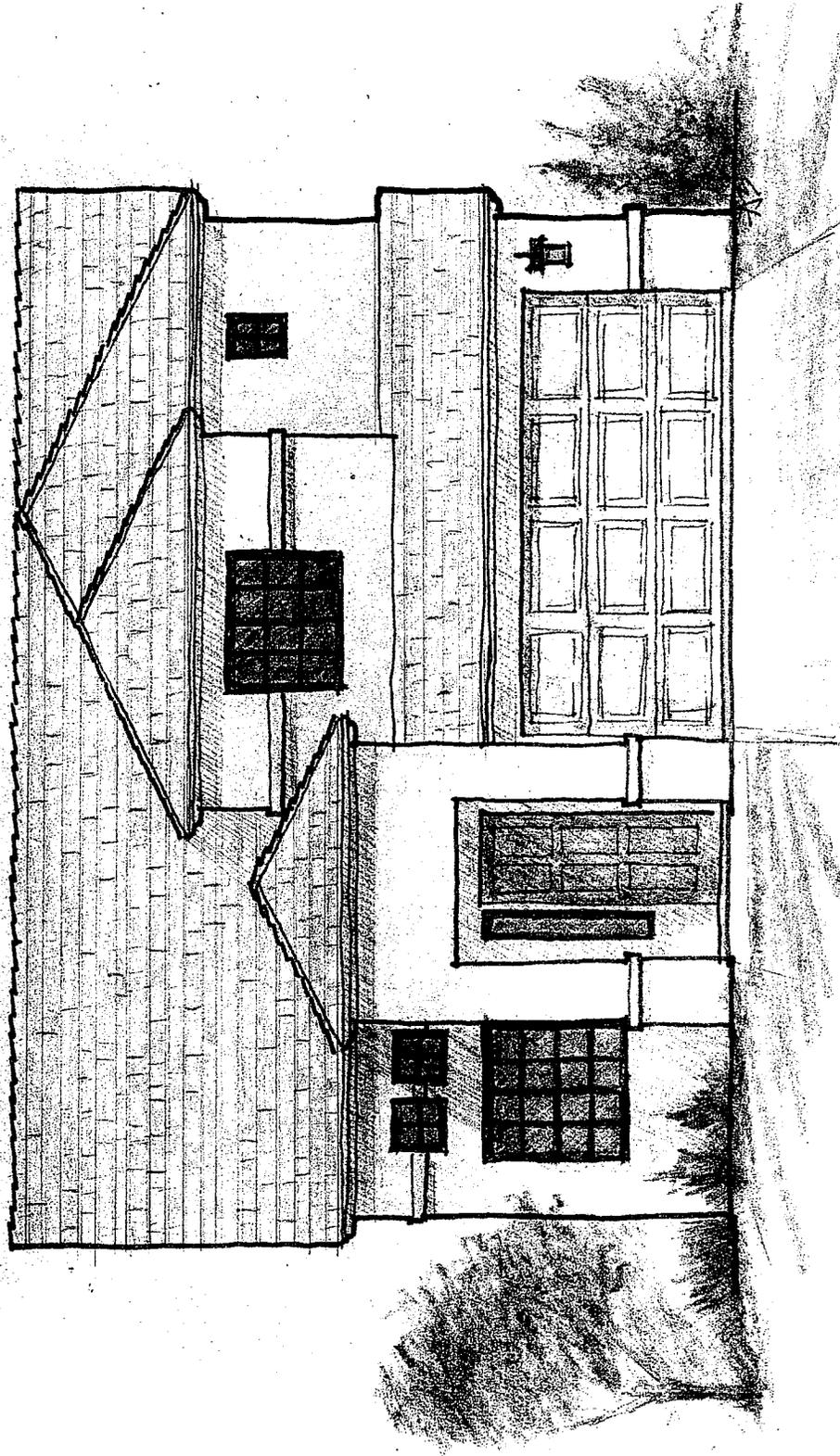
*Grand Manor*  
*Plan 1, Elevation 'B'*

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*Grand Manor*  
*Plan 3, Elevation 'A'*

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ph. 602.347.5864



*Grand Manor*  
*Plan 4, Elevation 'C'*

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