

Planned Area Development
Standards and Guidelines Report for

Victoria Village

Peoria Avenue and 75th Avenue
Peoria, Arizona

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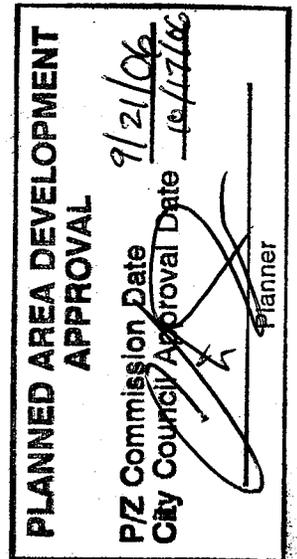


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1. Introduction

The purpose of this report is to establish and request the approval of a Planned Area Development (PAD) plan for *Victoria Village*. This PAD lays out the land use standards and characteristics for a for-sale residential townhomes community to be developed on 7.3 gross acres south and east of the southeast corner of Peoria and 75th Avenues. The plan calls for two and three-story townhomes with attached garages and open space commons area, a community clubhouse, swimming pool and spa. *Victoria Village* is comprised of privately owned land.

This PAD Standards and Guidelines Report establishes development standards for this site. The purpose of the application is to request a zoning change for the *Victoria Village* site. The existing zoning for the property is C-2. It is requested that the zoning for the property be changed to a Planned Area Development (PAD) community. While Article 14-33 of the Peoria Zoning Ordinance establishes 10 acres as the minimum site requirement for a PAD district, a number of characteristics qualify the subject property for a waiver to this requirement. Most importantly, this property is an infill parcel, which is not viable for development under the existing C-2 zoning category. Development as a for-sale townhome community, which provides a buffer between the single family residential to the east and south, is a better utilization of the property.

2. Legal Description

See Appendix M for Legal Description of the property.

3. Consistency with General Plan

This property is designated in the City's General Plan as Residential Low (2-5 du/acre). Although the proposed gross density of approximately 11.6 du/acre exceeds the 3 du/acre target density, for properties that are less than 10 acres, straight conformance to the land use designations are not required, as long as the proposed development complies with goals and policies set forth in the Peoria General Plan. Rezoning to the higher residential density as proposed for *Victoria Village* would be consistent with many of the goals, objectives and policies of several Elements within the City's General Plan, including:

Land Use Element

Goal A: Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, encourage redevelopment at appropriate locations and protect environmentally sensitive areas.

Objective A-1: Manage and control development to facilitate orderly growth and an efficient urban form.

Objective A-2: Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

Objective A-3: Create high-quality residential environments that provide for safe and convenient vehicular circulation, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

Policy A-3a: The City shall require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

Policy A-3b: The City shall ensure that high-density residential developments have direct access to arterial streets without traversing existing or property lower density residential areas.

Policy A-3c: The City shall locate housing development in areas that can be adequately served by police, fire, and ambulance services.

Policy A-3g: The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools and shopping areas.

Objective A-5: Locate multi-family residential development in suitable areas in which they will not adversely impact lower density developments.

Policy A-5a: The City shall support the development of alternate forms of housing, such as attached and detached townhouses and condominiums in appropriate locations.

Policy A-5b: The City shall prohibit target densities for residential designations of eight units/acre or greater from being exceeded unless at least four of the following conditions are met:

- (1) The site is located adjacent to an arterial roadway and/or transit corridor.
(Victoria Village is located on two arterial roads, Peoria and 75th Avenues, and both are transit corridors)
- (2) The site is within one mile of community-level commercial, service, or employment centers.
(All four corners of the intersection of 75th Avenue and Peoria Avenue are developed with community-level commercial, service and/or employment uses)
- (3) The site creates a transition between existing or approved lower residential densities and non-residential uses.
(Victoria Village will serve as a buffer between the existing single family homes to the east and south, and the commercial uses along Peoria and 75th Avenues)
- (4) Development of the site will not disrupt or negatively impact adjacent lower density land uses.
(As described above, Victoria Village will serve as a transitional buffer between the adjacent single family homes and the commercial uses along Peoria and 75th Avenues. The project's entry/exit gates on Peoria and 75th Avenues are located at the furthest points from the adjacent neighborhood. The project's driveways and recreational amenities are located within the interior of the property, minimizing potential impacts, such as lights or noise, to the residential neighborhoods on the south and east. In addition to construction of a wall between the project and the adjacent single family residential, building setbacks and landscaping will provide further protections to the single family homes from any potential impacts.
- (5) The development proposed for the site provides on-site amenities in addition to those required by the City that will improve the livability and function of the development.
(Some of the additional on-site amenities at Victoria Village will include: gated entries, garaged parking spaces for each unit and twice the total number of parking spaces than required; a community clubhouse, pool/spa and green space common areas)
- (6) The site and proposed development comply with or promote other goals, objectives and policies of the General Plan.
(Development of Victoria Village will promote numerous other goals, objections and policies of the General Plan, which are listed in this document)

Policy A-5e: The City shall promote the development of high-quality multi-family housing projects adjacent to transit routes and facilities.

Circulation Element

Policy B-1b: The City will encourage land development patterns that promote the operational efficiency of the existing and future transportation system.

Growth Areas Element

Goal F: Promote efficient development areas which support a variety of land use types, conserve natural resources, reduce automobile dependency, and exhibit a logical extension of infrastructure and service capacities.

Objective F-1: Direct attractive development into identified growth areas, creating dynamic urban pockets with diverse economic, housing, cultural and entertainment opportunities.

Policy F-1c: The City shall encourage a mix of land uses within each growth area, including varied housing types and densities, employment opportunities and businesses.

Revitalization and Development Element

Goal G: Create an attractive, vibrant and sustainable downtown community within mature areas of the city.

Objective G-2: Encourage development of vacant land in adopted revitalization or redevelopment areas.

Housing Element

Goal H: Provide for sufficient availability and variety of opportunities for safe, decent and affordable housing, cohesive neighborhoods to meet the needs of present and future residents of Peoria.

Objective H-1: Promote quality residential development through diversity in housing types.

Objective H-2: Encourage owner occupied housing units.

4. *Site Information and Existing Site Conditions*

The subject site is undeveloped property. It is an infill piece, with Peoria Avenue frontage along a portion of the site's north property line and 75th Avenue providing frontage along a portion of the west property line. (See Appendix A, Vicinity Map).

5. *Relationship to Surrounding Property and Land Uses*

See Appendix B, the Conceptual Site Plan overlay on Aerial Map, for an illustration of the relationship between the proposed development and the surrounding properties. Along the proposed *Victoria Village* south and east property boundaries is the Suntown single family subdivision, zoned R1-7. Adjacent to the west of the proposed *Victoria Village* is the RBI Retail Center, with various office and retail uses. To the west of the RBI Center, on the immediate southeast corner of Peoria and 75th Avenues, is a Walgreens store. On the immediate southwest corner of 75th and Peoria Avenues is an ARCO gas station. Also on the west side of 75th Avenue, directly across the street from the proposed *Victoria Village*, is a retail strip center containing a pizza restaurant, nail salon, water and ice store, checking cashing, insurance business and a number of vacant suites. On the northwest corner of 75th and Peoria Avenues, a Pep Boys Center, a car wash and a mini-storage facility are located. The northwest corner of the intersection is developed with a strip center containing a cocktail lounge, Chinese restaurant, insurance office, pawn shop, laundry and dry cleaners, as well as a Circle K on the immediate corner.

6. *Conceptual Development Plan*

This 7+ acre parcel will be developed with two and three story for-sale townhomes, each with direct access attached garages. (See Appendix C, Conceptual Site Plan). *Victoria Village* will offer a total of 85 homes, served with 170 garaged parking spaces and 65 open parking spaces. With a parking ratio of 2.76 spaces per unit, this development exceeds the City's 2.2 spaces per unit standard for multi-family development, per Article 14-23-3-B1. This gated community will include a swimming pool, a recreation/clubhouse and landscaped paths and green spaces. In consideration of the existing single family homes located adjacent to *Victoria Village* on the east and the south, the townhomes built along these areas will step down to two-stories.

7. Project Development Standards

a. Project Development Standards Summary

Development Standard	Proposed Standards Victoria Village PAD	RM-1 (Multi-Family) Standards Article 14-6 Peoria Zoning Code
Maximum Building Height	30' 2-story/40' 3-story	48'
Maximum Lot Coverage	27%	50%
Useable Open Space	13%	10% of net site area in two distinct activity areas
Maximum Gross Density (du/ac)	11.6 du/ac	19 du/ac
Minimum building setback from Residential zones	20' (2-story)/30' (3-story)	n/a
Street Side Setbacks	20'	15'
Interior Setback (to Commercial)	15'	As determined through Site Plan
Minimum landscape buffer (adjacent to residential)	20' (2-story)/30' (3-story)	15'
Minimum landscape buffer (adjacent to commercial)	15'	As determined through Site Plan
Parking	2.5 spaces/du	2.2 spaces/du

n/a = not applicable

Most of the development standards proposed for *Victoria Village* exceed the City's RM-1 Standards. The Applicant is proposing a reduction to the City's 30' minimum building setback from residential zones for buildings that are 30' in height. This reduction is consistent with the Planned Area Development District's (PAD) intent to "provide an alternative zoning district to the conventional zoning and development approaches and processes in the City of Peoria in order that... the following goals may be achieved." Two of these goals in particular, are supported by the proposed reductions. These are:

"To encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment, may extend to all citizens and residents of Peoria."

and

"To encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic and desirable development which may

be characterized by special features of the geography, topography, size or shape of a particular property.”

While the property is currently zoned C-2, under the PAD this property will be developed as townhomes and sold as condominium air space.

b. Permitted Principal, Conditional and Accessory Uses

The PAD proposes multi-family residential as the only permitted use.

c. Density

The density proposed for *Victoria Village* is just under 11.6 dwelling units per acre, which is significantly below the RM-1 standard of 19 dwelling units per acre (18 du/ac plus the 1 du/ac above the target allowed by the General Plan for projects in the Infill Incentive District and less than 10 acres).

d. Parking

The proposed development will exceed the standards for parking as set forth in Article 14-23-3-B1 of the City of Peoria Code. The code requires a minimum of 2.2 parking spaces per dwelling unit. As calculated, there are 2.0 parking spaces provided within each garage plus additional open parking spaces for each unit, with a total of 2.5 parking spaces per dwelling unit. As required by City code, 5 of these spaces will be handicapped.

e. Project Phasing

Development will begin as soon as entitlements and plan approvals are obtained. Building permits will be obtained on a building by building basis. The project will be built in one phase.

f. Existing Drainage Easements

There are none.

g. On-site Improvements

The on-site improvements will be submitted to the City of Peoria Engineering Department for their review for approval and shall meet applicable City of Peoria codes and standards.

h. Off-site Improvements

The Developer will work with City Engineering Department to insure proper connections to existing off-site services. Applicant understands that he will be responsible for the south half-street improvements of Peoria Avenue, including sidewalks, streetlights, pavement, curb, and gutter as required by the City. Developer further understands he will be responsible for the east half-street improvements of 75th Avenue, including sidewalks, streetlights, pavement, curb, and gutter as required by the City and the Traffic Assessment report. In addition, according to the Traffic Assessment, a deceleration lane on 75th Avenue will not be required.

i. Lighting

All site lighting shall comply with the requirements of the City of Peoria Dark Sky Ordinance and the City of Peoria Zoning Ordinance, and other Standards and Guidelines for private drives. The lighting will be owned and maintained by the HOA.

j. Signage

The community name will be placed within a project sign wall, as an extension of the project theme wall. The signage standards will be in accordance with the Peoria Zoning Ordinance and will be subject to the City's Design Review Standards. All signage shall be subject to the City's sign permit review process.

k. Screenwall

Parking areas shall be screened per Section 14-23-3.A.14 of the Zoning Ordinance. A six foot high masonry wall will be built along the eastern and southern boundaries

of the site to replace the existing fences. If adjacent property owners are not agreeable to replacement of existing fences, then the new wall will be built and a cap will be provided to eliminate any dead areas. The design and theme of the wall plan are illustrated in Appendix D, Architectural Renderings, Themes and Details. The screenwall standards will be in accordance with the Peoria Zoning Ordinance and will be subject to the City's Design Review Process.

l. Useable Open Space

The total useable and other open space for *Victoria Village*, which includes all required landscaping adjacent to the streets and buffer areas adjacent to existing single family development, is approximately 119,270 square feet or 58% of the site. (See the Landscape Open Space Exhibit, Appendix F and the Open Space Table, Appendix G). The preliminary plan includes approximately 28,000 square feet of useable open space, which is about 13% of the project site.

Amenities in the useable open space will include a commons area, picnic area, benches, turf areas, BBQ, and a fenced swimming pool exclusively for homeowners to use. A homeowners association (HOA) will be established to maintain the landscaped areas and the community amenities. The HOA governing documents will include CC&R's to insure permanent retention of the Useable Open Space resulting from the application of the PAD regulations.

m. Enhanced Design Review Standards

The development will feature two and three story townhouse style floor plans ranging from 1,050 to 1,250 square feet in floor area. The development will offer a unique "alley loaded" design. The dominant architectural style will be a Spanish "Mission" design utilizing arched soffits, unique deep recesses, sloped tile roofs, various column designs, and distinctive fascia lines.

The proposed character is intended to compliment and reinforce the dominant historical structures of Downtown Peoria and is consistent with the urban flavor and medium residential density the City is seeking for this area. The reduced front and side yard setbacks will increase the opportunities for activity closer to the street, contributing to the City's goal of a pedestrian-oriented urban environment for this

infill property. The *Victoria Village* PAD shall be subject to the City's Design Review Process.

n. Fire Safety Design

Per the City of Peoria Fire Department, the developer will be installing fire sprinklers in all the homes, as such the Fire Department has approved fire hydrant spacing of 300' for the development as shown in the conceptual site plan. See Site Utility Plan.

8. Project Landscaping Standards

Development of *Victoria Village* will be in compliance with Article 14-35 Landscaping Standards of the Peoria Zoning Ordinance, except as amended in the Project Development Standards table contained herein. (See Appendix E, Conceptual Landscape Plan).

The overall design of the community connects open spaces, providing a sense of neighborhood while establishing an aesthetically pleasing environment for living. All parts of the development are linked by the central landscape spine that contains an enclosed pool area with seating areas, ramadas and barbecues.

Much of the retention areas will be turfed and will allow for non-structured recreational activities. The total useable and other open space for the development, which includes all required landscaping adjacent to arterial, collector, and private local roads, is approximately 58% of the site, as detailed in Appendix F.

Useable Open Space

Private Recreation Areas when improved with any combination of the following:
Active Play Areas, including, but not limited to, walkways, barbecue areas, ramadas and bench seating areas.

Other Open Space

Other common area landscaping not improved with Useable Open Space Amenities.

The provided useable open space is spread throughout the site and includes areas for storm water retention. Amenities in the useable open space include meandering

pedestrian walks, benches, BBQ, ramada(s), and a fenced swimming facility for homeowners to use. A homeowner's association (HOA) will be established to maintain the landscape and the community amenities. The HOA governing documents will include CC&R's to insure permanent retention of the Useable Open Space resulting from the application of the PAD regulations.

The retention basins will comply with the one hundred (100) year, two (2) hour storm that meet the landscape requirements of Article 14 -3 5 shall be counted as Useable Open Space when improved with picnic areas, or other passive and active recreation improvements.

9. *Slope Analysis*

This is not applicable as the site is not within the Hillside Overlay District and the property is not located within a hillside area.

10. *Preliminary Traffic Impact/Roadway Analysis*

a. Roadway Standards

Access to the site will be possible via two existing driveways intersecting with Peoria Avenue (about 575 feet east of the 75th Avenue centerline) and 75th Avenue (about 380 feet south of the Peoria Avenue centerline). The current right-of-way dedication on Peoria and 75th Avenues along the site frontage is 65 feet. The shared driveways will provide access to three internal gated entry/exits for the site (two off of the 75th Avenue driveway and one off of the Peoria Avenue driveway). The roadways within the project are proposed to be 26 feet from face-of-curb to face-of-curb with parking limited to defined spaces, both public and reserved. The interior roadways are to be private streets owned and maintained by the HOA with all internal access to and from the units occurring from the private streets. A thirty-five foot driveway easement is in place for the 75th Avenue driveway.

b. Required roadway infrastructure for the project

The Developer shall construct any additional extensions or modifications to the existing driveways so as to provide adequate access to the proposed gated entry/exits associated with the proposed site. The Developer will work with City Engineering Department to insure proper connections to existing off-site services. Applicant understands that he will be responsible for the south half-street improvements of Peoria Avenue, including sidewalks, streetlights, pavement, curb, and gutter as required by the City. Developer further understands he will be responsible for the east half-street improvements of 75th Avenue, including sidewalks, streetlights, pavement, curb, and gutter as required by the City and the Traffic Assessment report. In addition, according to the Traffic Assessment, a deceleration lane on 75th Avenue will not be required.

c. Existing legal access to and through the project site

The site has frontages of approximately 195 feet and 310 feet on Peoria Avenue and 75th Avenue, respectively. Access to the site is via existing driveways and driveway easements. Copies of the driveway easements are attached as Appendix N.

d. Existing studies or planned capital improvement projects

The City of Peoria has included the widening of the 75th/Peoria Avenues intersection in the Capital Improvements budget for Fiscal Year 2015.

e. Existing adjacent ROW

Sixty-five-foot rights-of-way are present on the south and east sides of Peoria Avenue and 75th Avenue.

f. Planned ROW dedications and improvements

Developer has submitted a Traffic Assessment along with this report (see Appendix L) and has met with the Engineering Department to discuss right of way dedications.

Developer will dedicate 65' feet of street right of way along Peoria Avenue and establish an 8' public utility easement inside the landscape setback, but outside of the street right of way. Developer will dedicate 75' of street right of way for a distance of approximately 125 feet along 75th Avenue in order to accommodate future roadway/intersection improvements by the City. An 8' public utility easement will be established inside the landscape setback, but outside the street right of way. Additional right-of-way to accommodate a right turn deceleration lane at the 75th Avenue driveway is not needed per the conclusions of the Traffic Assessment.

11. *Preliminary Water and Sewer Analysis*

a. Existing water and sewer infrastructure to service the project

There is an existing 12" water main in both 75th Avenue and Peoria Avenue. The existing commercial development centered on the north side of the site has previously constructed an 8" water main loop through their site, fed from the existing 12" water main in Peoria Avenue. This 8" loop included an 8" stub-out for future connection near the southeast corner of the commercial site. Due to the proposed site layout in relationship to this existing stub-out, connection at that point is not anticipated, but connection will instead be made at a point north of the existing stub-out, on the commercial site's 8" water main. A second connection point will be made to the existing 12" main in 75th Avenue, forming a loop through the proposed *Victoria Village* development.

There is an existing 10" sewer main in 75th Avenue, as well as an 8" sewer main in Peoria Avenue. The existing Walgreen's located at the northwest corner of the site previously constructed a minor 8" sewer extension perpendicular from, and draining to, the 75th Avenue sewer main. The on-site sewer system for *Victoria Village* is anticipated to all ultimately drain to the 75th Avenue main. The detailed design phase will analyze the existing Walgreen's 8" sewer for possible connection at that point.

b. Addendum to the City Water and Sewer Master Plan

The project is not expected to adversely affect the City's Water and Sewer Master Plans.

c. Planned capital improvement projects in vicinity

Two planned capital improvement projects are known to be in the vicinity of the project.

1. 75th Ave & Peoria Ave. Intersection Widening - FY15
2. 16" Water Main - 75th Ave; Olive to Cholla

City staff has indicated that the 16" Water Main project is currently out to bid. Depending on the timing and availability of that system, the *Victoria Village* site could potentially tap into this new main rather than the existing 12" main in *Victoria Village*. The points of connection, and timing of improvements, will be coordinated with the City of Peoria prior to final design.

d. Assurance of 100-year water supply

The nature of this project is infill, connecting to the existing City of Peoria facilities. The previously recorded "Replat of Lot 2, Alro Plat" (MCR Bk 619, Pg 38) which defined the underlying lots that form *Victoria Village*, indicates "This development is located within the City of Peoria water service area and has been designated as having an assured water supply."

e. Planned offsite infrastructure improvements needed for site

Existing infrastructure is anticipated as being adequate for the project and surrounding community. Minor roadway improvements may be required along the project frontage, but no other offsite infrastructure improvements are anticipated.

12. *Infrastructure and Utilities*

a. Electric Power

Electric power service to be provided by Salt River Project (SRP). All electric utility lines less than 69kV shall be installed underground.

b. Natural Gas

Natural gas service to be provided by Southwest Gas.

c. Telephone Service

Due to deregulation, a number of telephone service providers are available. Qwest is a common provider in the area.

d. Public Utility Easement

No Public Utility Easements are anticipated along the site's right-of-way frontage. Per City of Peoria requirements, a 20' easement is planned for the public water main loop through the site.

13. *Conceptual Drainage Report*

The 6.6± acre site is currently undeveloped. Generally the site drains from north to south at approximately 0.5% natural slope, with no major drainage features (washes, canals, etc.). The site is surrounded by previously-constructed developments. To the north of the site (from west to east) there is an existing Walgreen's store, a small commercial development, and site frontage on Peoria Avenue. To the south and east is the Suntown Unit Two residential development. West of the site is 75th Avenue. The existing roadways and previously-constructed developments intercept any offsite runoff that would potentially flow to the site. Per requirements, the half-

street runoff from the frontage along 75th Avenue and Peoria Avenue will be intercepted and retained on-site as the only off-site flow.

The Maricopa County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) map number 04013C1630H, dated September 30, 2005, indicates that the site falls within Shaded Zone X (see Appendix H, for the FIRM map). Shaded Zone X is defined by FEMA as:

Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone X is outside any delineated 100-year floodplain. Flood insurance is available, but not required by the Federal Insurance Administration, for buildings concerned with a federally insured loan. Flood insurance is optional at the discretion of the owner or lending institution.

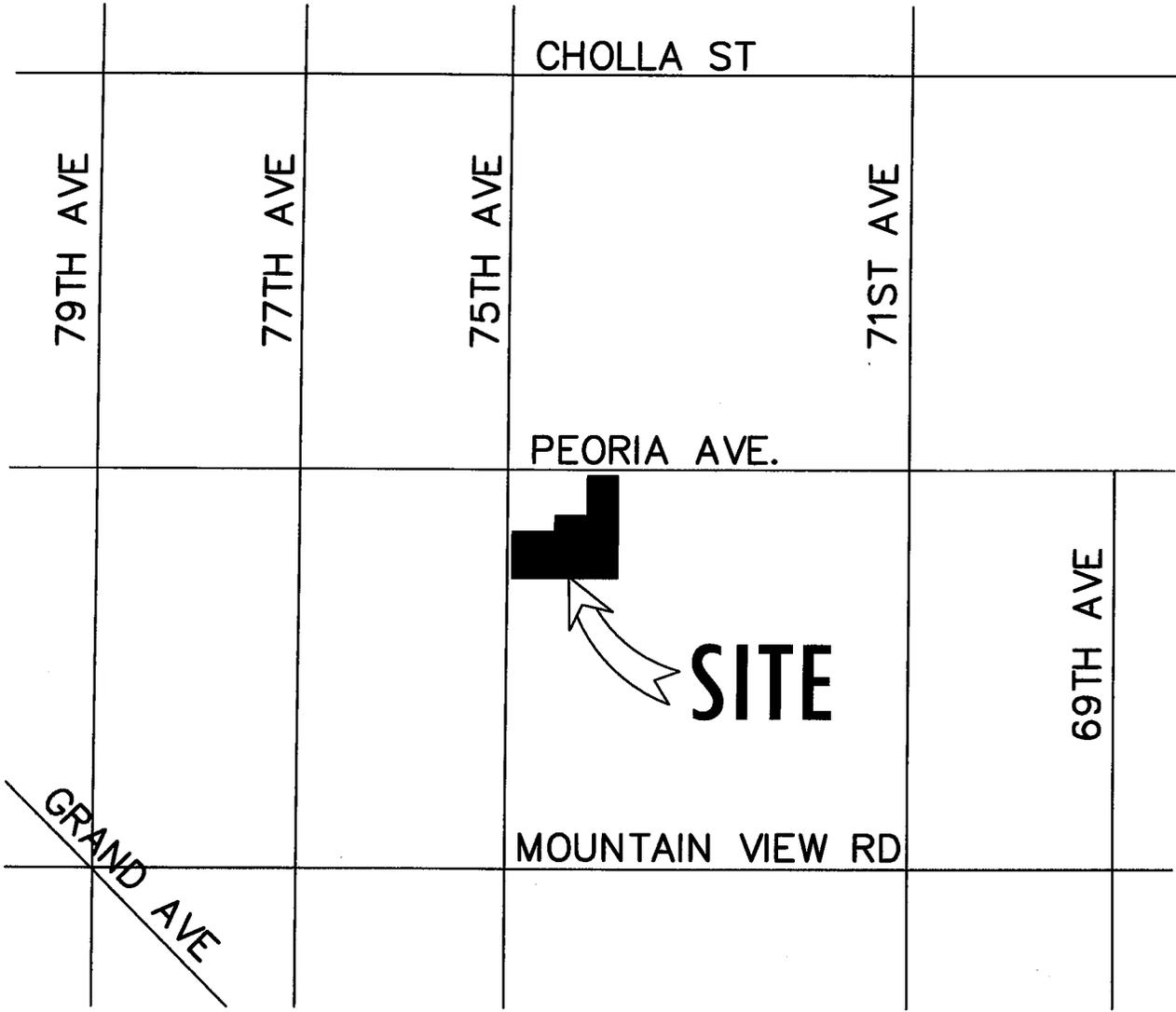
There are no known existing drainage studies in the area that affect the project site. On-site flow from the project will be retained on-site in retention basins, currently planned as narrow linear basins around the perimeter of the site. Per local requirements, retention will be provided to hold runoff from the 100-year, 2 hour storm event.

The proposed development project will not have an adverse drainage impact on the subject site or the areas surrounding the development. The development of the subject site will improve the drainage conditions by the construction of permanent retention basins for both the on-site and off-site drainage areas.

Appendix

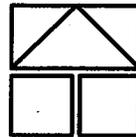
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- F - Conceptual Landscape Open Space Exhibit*
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Appendix A
Vicinity Map



VICINITY MAP

NOT TO SCALE



Appendix B
Conceptual Site Plan Overlay
on Aerial Map

Appendix C
Conceptual Site Plan

Appendix D
Conceptual Residential Elevations

Appendix E
Conceptual Landscape Plan

Appendix F
Conceptual Landscape Open Space Exhibit

Appendix G
Open Space Table

VICTORIA VILLAGE CALCULATIONS

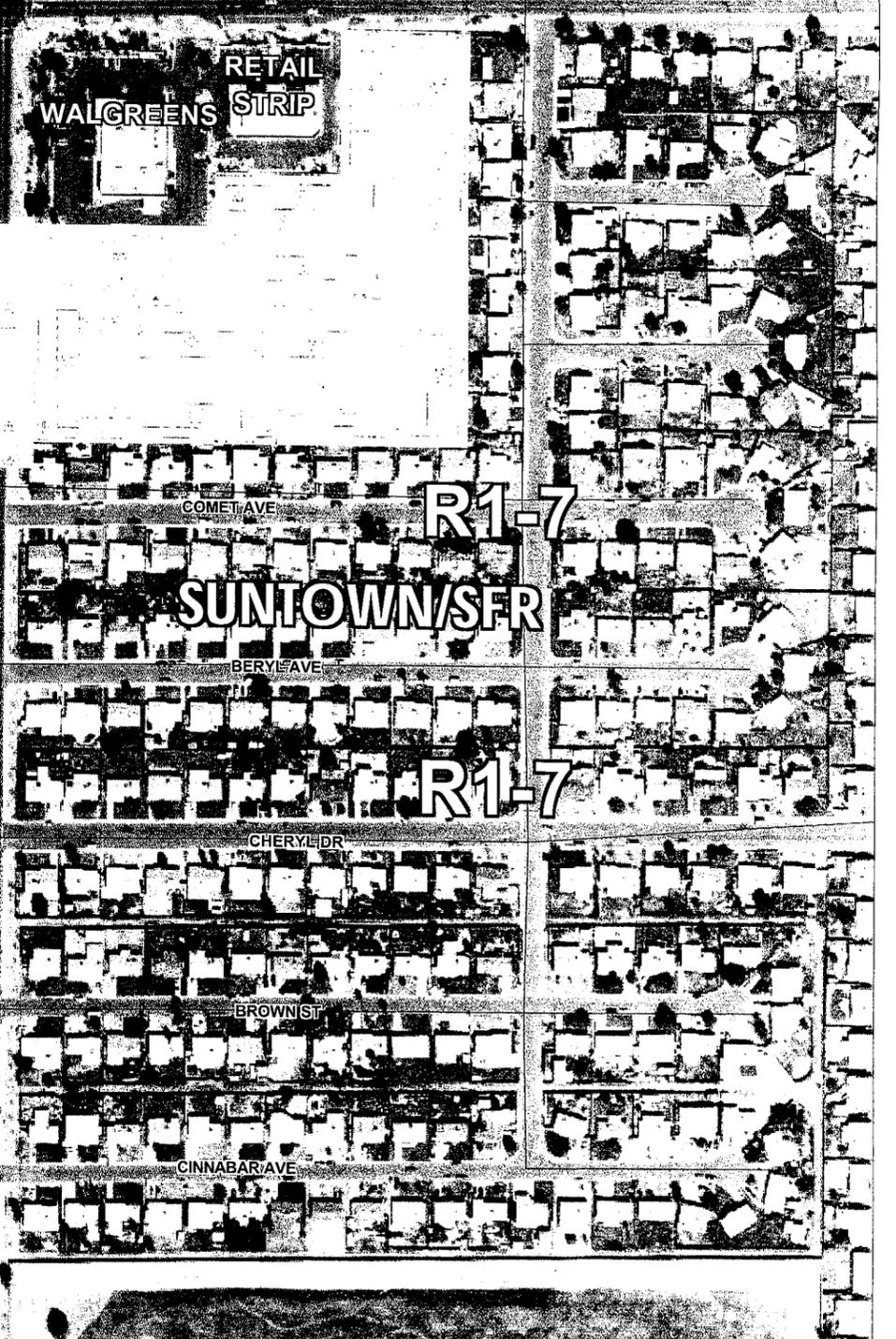
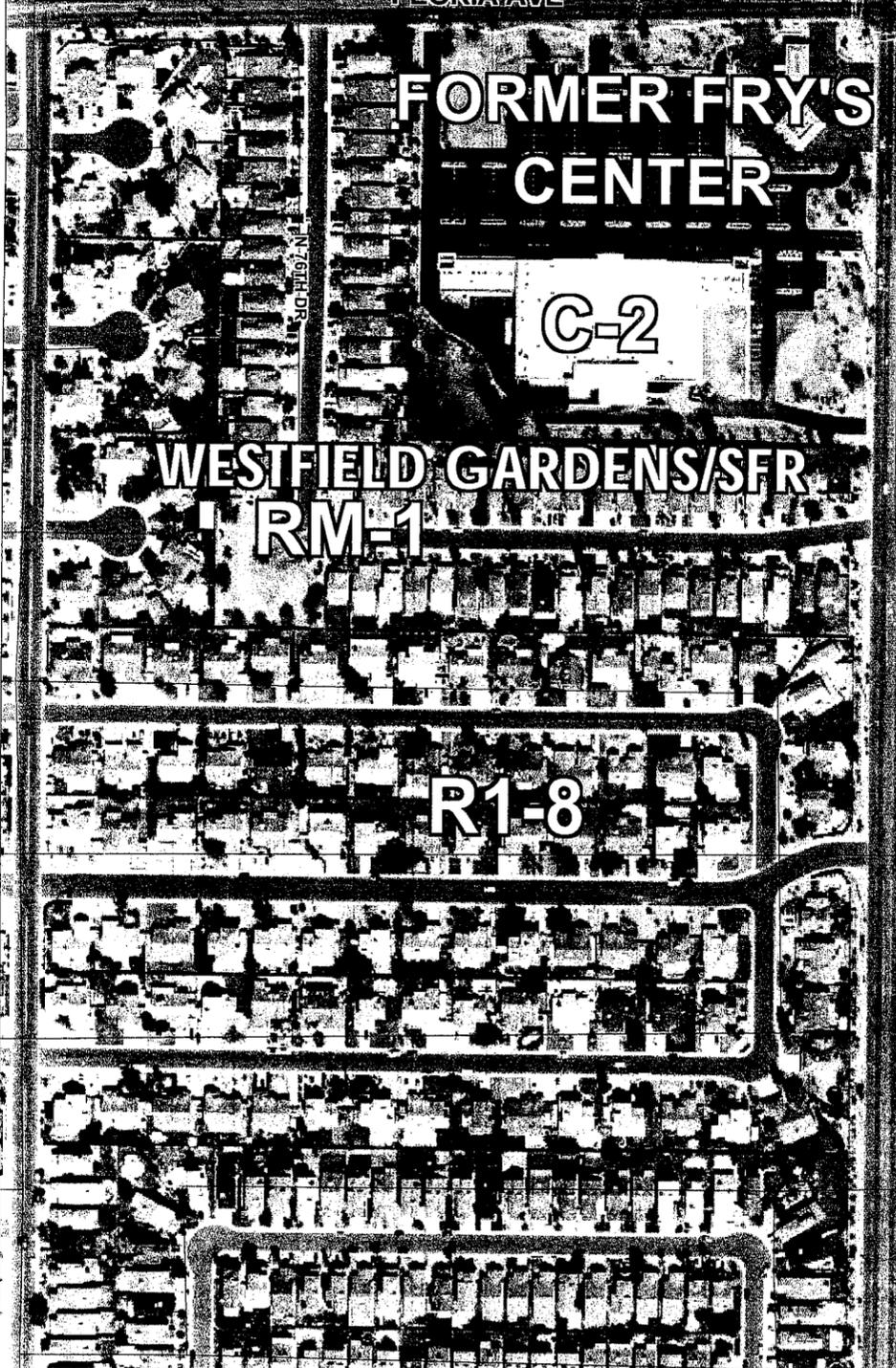
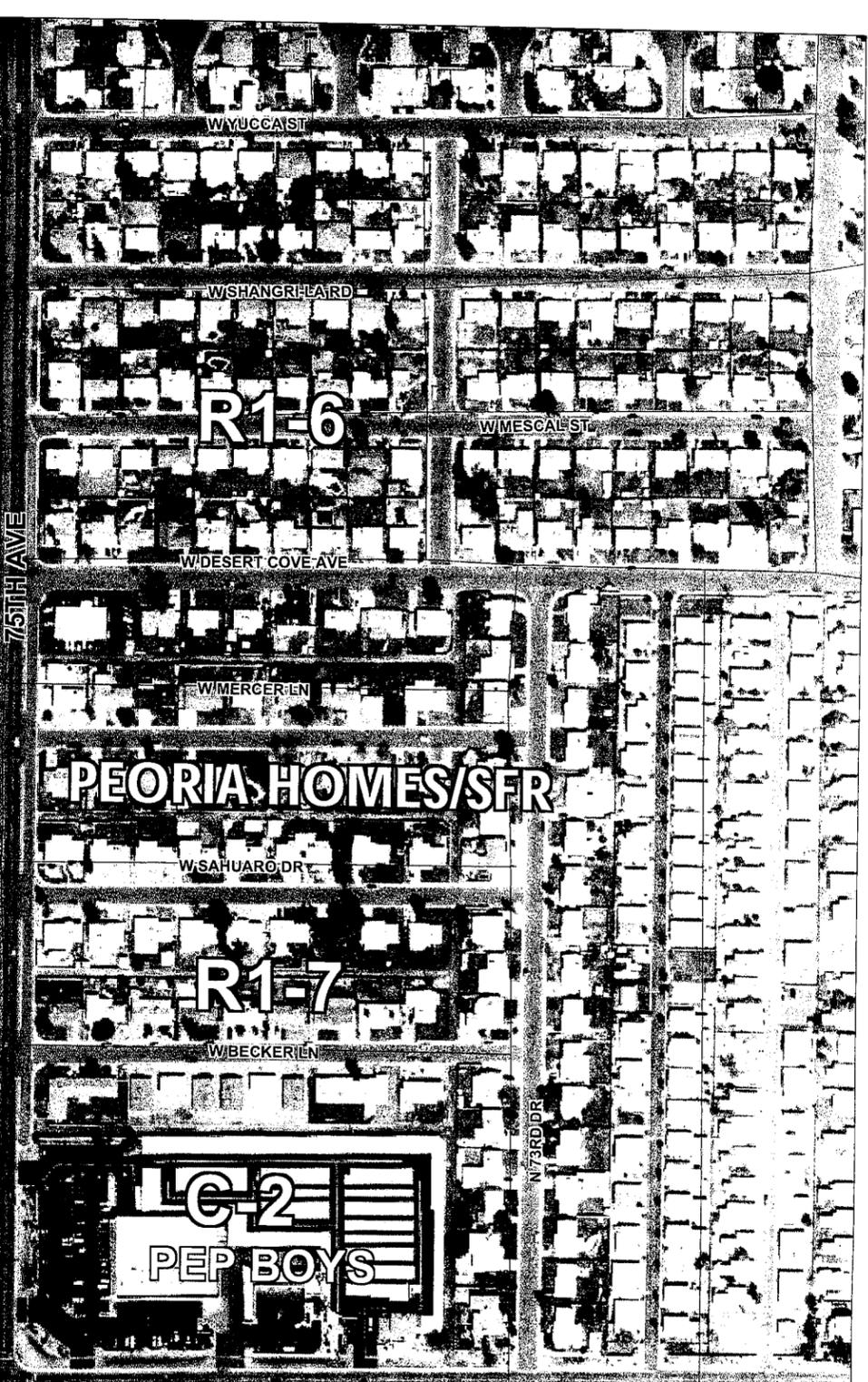
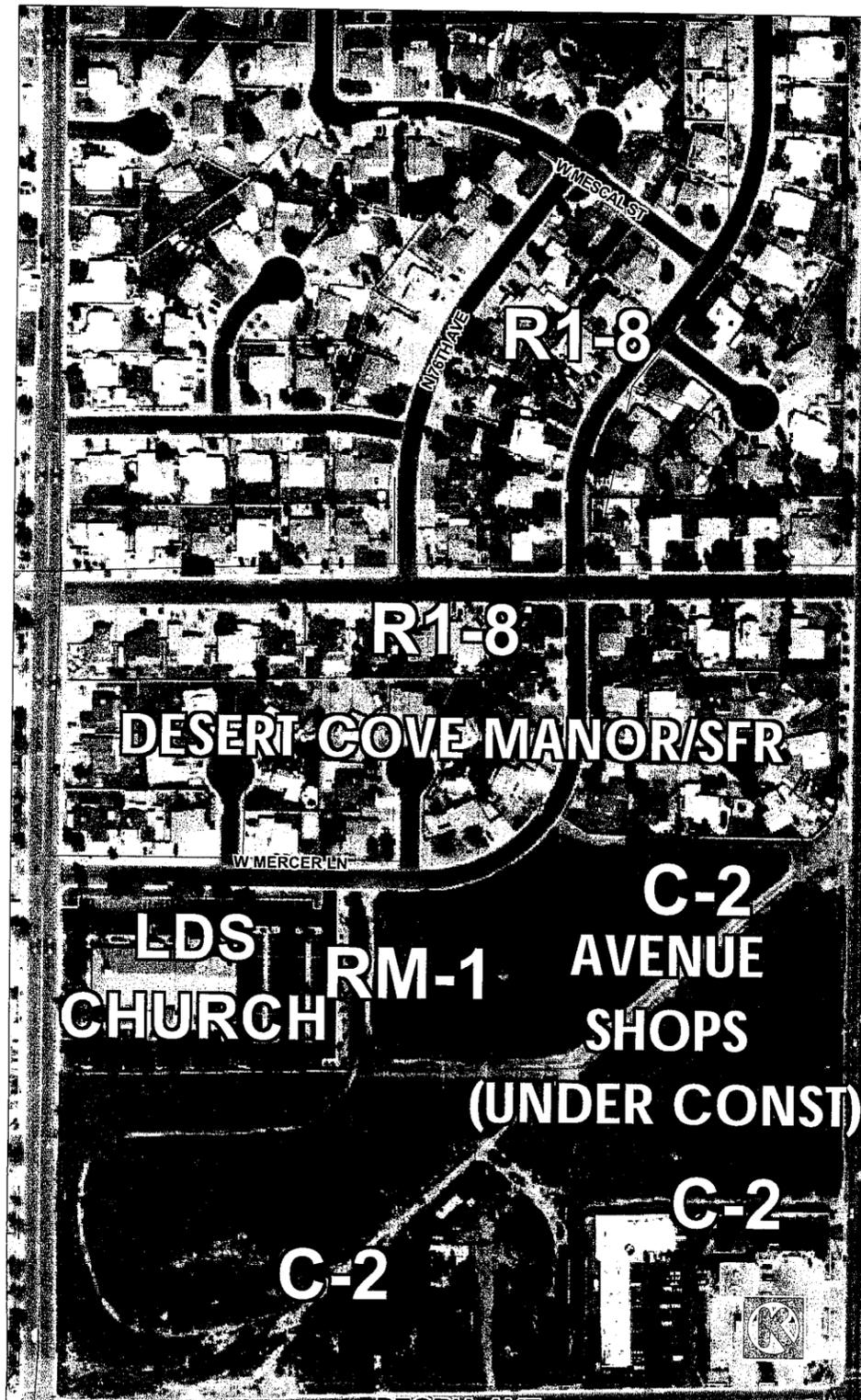
1.) USABLE OPEN SPACE TABLE

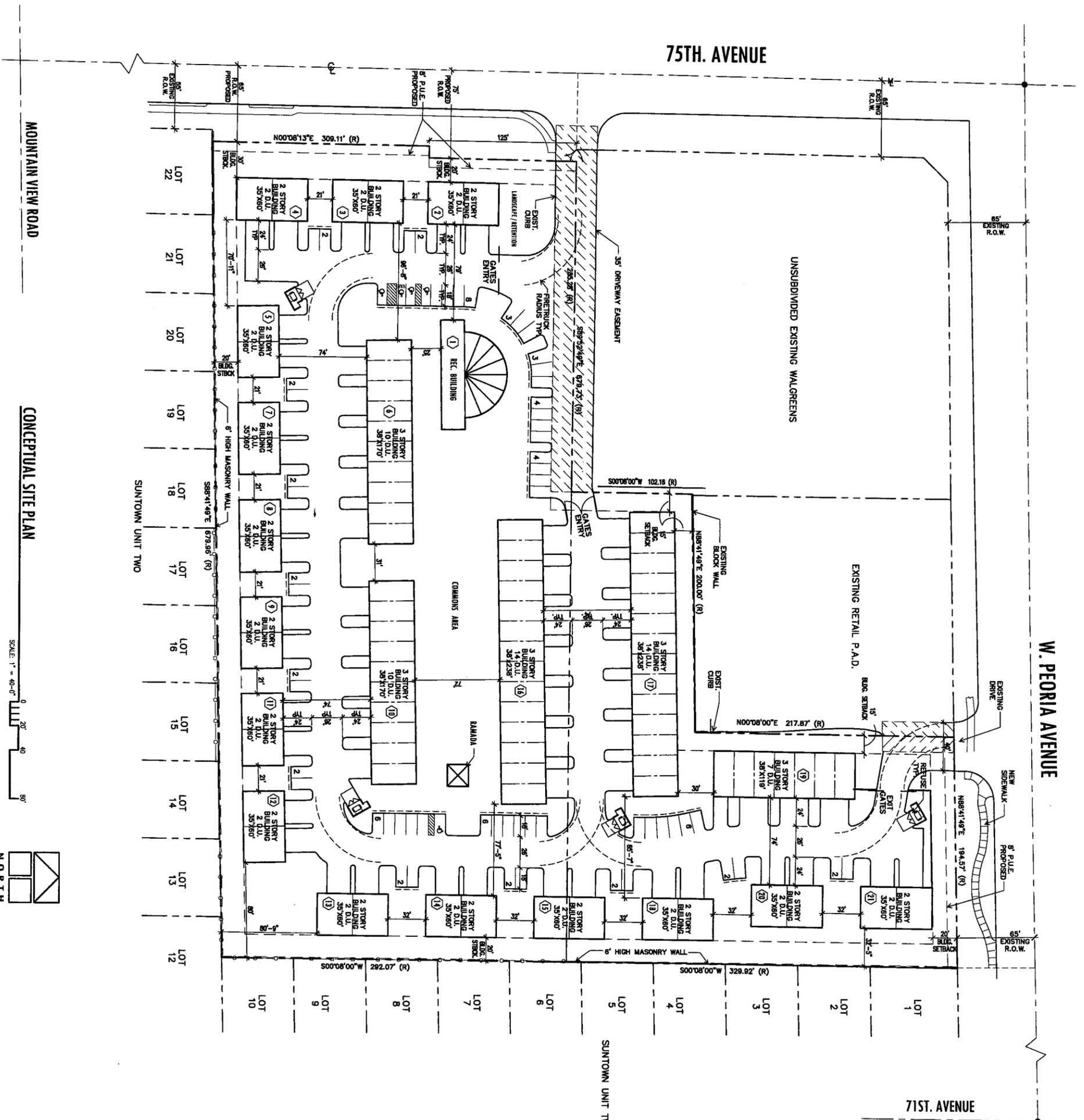
<u>Space Area</u>	<u>S.F.</u>	<u>A.C.</u>	<u>% of Gross</u>
	28,000	.64	13%

2.) Landscapable Area Table

<u>Space Area</u>	<u>S.F.</u>	<u>A.C.</u>	<u>% of Gross</u>
	119,270	2.73	58%

3.) Project Gross Area 204,688 4.69





W. PEORIA AVENUE

75TH. AVENUE

71ST AVENUE

MOUNTAIN VIEW ROAD

CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"



DEVELOPMENT DATA

SITE AREA: 7.342 ACRES (319,798 S.F.)
 GROSS: 6.99 ACRES (297,080 S.F.)
 NET: 6.99 ACRES (297,080 S.F.)

ZONING: C2
 DISTRICT: R-1
 PROPOSED PROPERTIES: R-1

UNIT MIX:
 TWO BEDROOM (3 STORY) 55 (#1,250 S.F.)
 THREE BEDROOM (2 STORY) 30 (#1,500 S.F.)
 TOTAL 85

UNIT DENSITY:
 ALLOWED: UNITS/GROSS AREA 18
 PROPOSED: UNITS/GROSS AREA (85/7,342) = 11.6

Architect

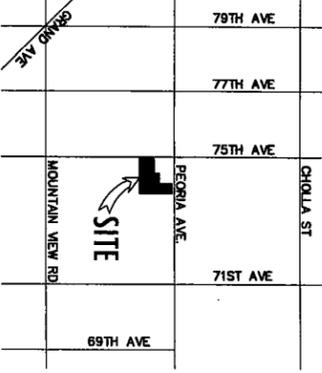
ORB ARCHITECTURE, LLC
 6017 North Thirty-Eighth Place
 Peoria Valley, Arizona 85253
 Tel: 602.440.2915
 Fax: 602.440.2915
 Contact: Rob Kocher
 email: ORBphx@earthlink.net

THE BLOCK COMPANIES

3841 North 40th Street
 Phoenix, Arizona 85018
 Tel: 602.440.7000
 Fax: 602.440.7000
 Contact: Juan C. Astizcan
 email: juan@block.com

Legal Counsel

LAZARUS & ASSOCIATES
 428 West Roosevelt Street
 Phoenix, Arizona 85003
 Tel: 602.340.8800
 Fax: 602.340.8800
 Contact: Merida Rosenberg
 email: mrosenberg@vandalaw.com



VICINITY MAP
 NOT TO SCALE

ORB
 Architecture, LLC
 6017 North Thirty-Eighth Place
 Peoria Valley, Arizona 85253
 602.440.2915 / 602.440.2915
 ORBphx@earthlink.net

THE BLOCK COMPANIES
 ARCHITECTS PLANNERS BUILDERS
 3841 North 40th Street
 Phoenix, Arizona 85018
 602.440.7000 / 602.440.7000
 juan@block.com

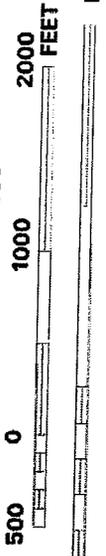
VICTORIA VILLAGE TOWNHOMES
 S.E.C. OF 75TH AVENUE & PEORIA AVENUE
 PEORIA, ARIZONA

DATE: AUGUST 16, 2006 PROJ. NO. 0523
A1.10
 P.A.D. SUBMITTAL

Appendix H
FIRM Map



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1630H

FIRM
FLOOD INSURANCE RATE MAP
MARICOPA COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 1630 OF 4350

SEE MAP INDEX FOR FIRM PANEL LOCATION

CONTAINS:

COMMUNITY	NUMBER	PANEL SUFFIX
SCOTTSDALE CITY OF	040046	4030
MARICOPA COUNTY	040037	5030
PHOENIX CITY OF	040050	1030

Notice to User: The Map Numbers shown below should be used when placing map orders. The Community Number shown above should be used on insurance rate orders for the subject community.



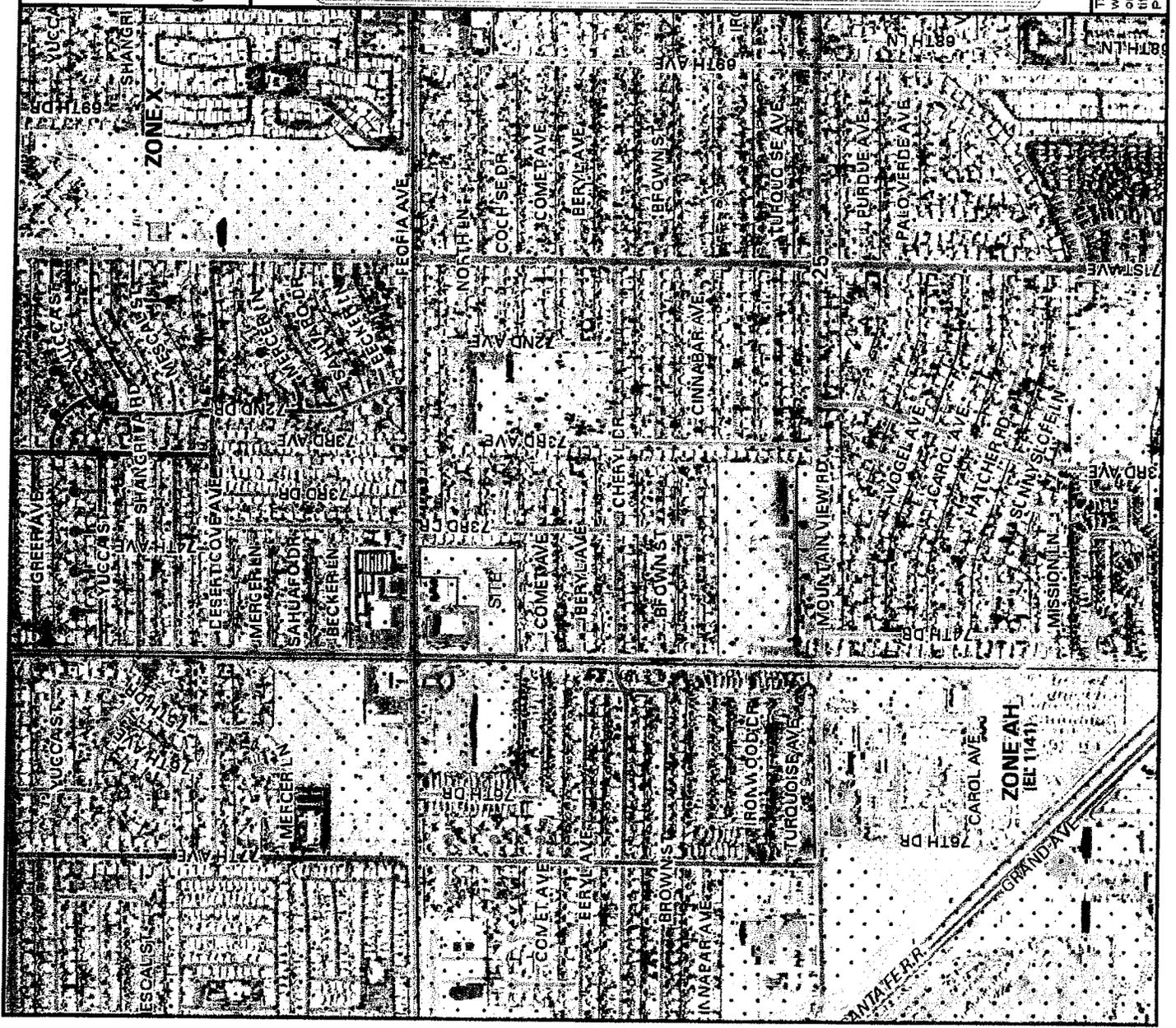
MAP NUMBER
04013C1630H

MAP REVISED

SEPTEMBER 30, 2005

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



LEGEND



SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction, no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.



FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood: areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.



OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

Appendix I
Conceptual Utility Exhibits
(Drainage/Retention, Private Sewer,
and Water)

W. PEORIA AVENUE

75TH AVENUE

RETENTION VOLUME CALCULATION

DRAINAGE AREA = 7.39 AC

(INCLUDES ADJACENT HALF-STREETS)

C = 0.88

P = 2.6 IN.

$V = C * (P/12) * A$

= $0.88 * (2.6/12) * 7.39$

= 1.41 AC.FT.

= 61,400 CU.FT.

APPROX. REQUIRED RETENTION VOLUME

EXISTING COMMERCIAL (NOT A PART)

EXISTING WALGREEN'S (NOT A PART)

PLANNED RETENTION AREA

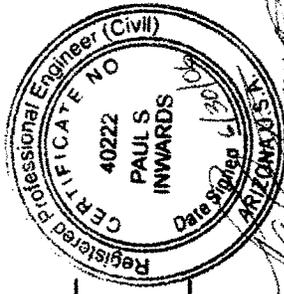
DRAINAGE AREA BOUNDARY

DRAINAGE AREA BOUNDARY

POSSIBLE RETENTION IN SETBACK AREAS (TYP.)

POSSIBLE RETENTION AREA

POSSIBLE RETENTION IN SETBACK AREAS (TYP.)



NOTE: CALCULATIONS ARE APPROXIMATE AND CONCEPTUAL ONLY. DETAILED CALCULATIONS WILL BE PERFORMED DURING THE ACTUAL DESIGN PROCESS.

VICTORIA VILLAGE - CONCEPTUAL DRAINAGE/RETENTION EXHIBIT

W. PEORIA AVENUE

75TH. AVENUE

SEWER SVC. (TYP.)

PROPOSED 8" S

EXISTING COMMERCIAL
(NOT A PART)

PROPOSED 8" S

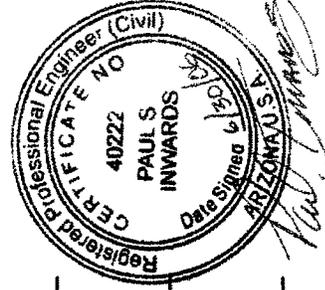
EXISTING WALGREEN'S
(NOT A PART)

EX. 10" S

PROPOSED 8" S

PROPOSED 8" S

SEWER SVC. (TYP.)



VICTORIA VILLAGE - CONCEPTUAL PRIVATE SEWER EXHIBIT

SCALE: 1"=100' DATE: 06-30-06

W. PEORIA AVENUE

75TH AVENUE

NOTE: FIRE HYDRANT LOCATIONS ARE APPROXIMATE AND CONCEPTUAL ONLY. FINAL LOCATIONS WILL BE DETERMINED DURING THE ACTUAL DESIGN PROCESS.

EXISTING WALGREEN'S (NOT A PART)

EXISTING COMMERCIAL (NOT A PART)

FIRE SVC LINE (TYP.)

DOMESTIC W SVC. (TYP.)

20' WATER EASEMENT (TYP.)

EX. 8"W

CONNECT TO EXISTING W

PROPOSED 8"W

CONNECT TO EXISTING W

PROPOSED 8"W

FIRE SVC LINE (TYP.)

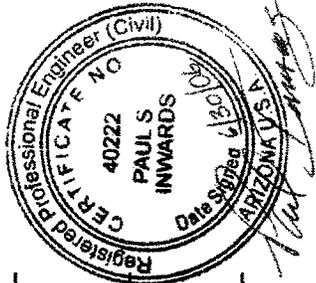
20' WATER EASEMENT (TYP.)

PROPOSED 8"W

FIRE SVC LINE (TYP.)

DOMESTIC W SVC. (TYP.)

PROPOSED 8"W



VICTORIA VILLAGE - CONCEPTUAL WATER EXHIBIT

Appendix J
Water and Wastewater Systems Analysis Reports

Site Consultants, Inc.

Engineers · Surveyors · Consultants

113 South Rockford Drive · Tempe, AZ 85281

Tel (480) 894-2820 · Fax (480) 894-2847

Design Report

June 30, 2006

Project No. 1648

Conceptual Water Design Report

Victoria Village Townhomes – SEC Peoria Avenue & 75th Avenue
Peoria, AZ

PROJECT INFORMATION:

- A total of 85 dwelling units are currently planned, with a Recreation Building and common areas that are estimated to be the equivalent of 3 dwelling units, for a total of 88 dwelling units for utility design purposes.
- The proposed project is a 7-acre condominium (multi-family) development near the southeast corner of the intersection of Peoria Avenue and 75th Avenue in Peoria, Arizona.
 - A portion of the NW ¼ of Section 25, Township 3 North, Range 1 East.
 - Assessor's Parcel Numbers (APN) 143-48-228 and 143-48-229.
 - Lots 1A and 2A of "Replat of Lot 2, Alro Plat", M.C.R. Bk 619 Pg 38, Jan. 10, 2003.
- Zoning is currently C-2, under application to convert zoning to PAD to allow the proposed development.

DOMESTIC (RESIDENTIAL) WATER DEMAND CALCULATIONS:

- Average Daily Demand per Dwelling Unit = 622 gpd/du per City Standards
- Maximum Daily Demand per Dwelling Unit = 1120 gpd/du per City Standards
- Peak Hour Demand per Dwelling Unit = 1.32 gpm/du per City Standards

Total Maximum (Peak) Hour Demand = 1.32 gpm/du x 88 du = 116 gpm

SUMMARY:

The proposed water system will be designed in accordance with the City of Peoria Engineering & Design Standards to provide the above calculated flow, in addition to fire flow demands. See "Victoria Village – Conceptual Water Exhibit" for a conceptual layout of the water system.

Respectfully Submitted

Paul Inwards, P.E.



Site Consultants, Inc.

Engineers · Surveyors · Consultants

113 South Rockford Drive · Tempe, AZ 85281

Tel (480) 894-2820 · Fax (480) 894-2847

Design Report

June 30, 2006

Project No. 1648

Conceptual Wastewater Design Report

Victoria Village Townhomes – SEC Peoria Avenue & 75th Avenue
Peoria, AZ

PROJECT INFORMATION:

- A total of 85 dwelling units are currently planned, with a Recreation Building and common areas that are estimated to be the equivalent of 3 dwelling units, for a total of 85 dwelling units for utility design purposes.
- The proposed project is a 7-acre condominium (multi-family) development near the southeast corner of the intersection of Peoria Avenue and 75th Avenue in Peoria, Arizona.
 - A portion of the NW ¼ of Section 25, Township 3 North, Range 1 East.
 - Assessor's Parcel Numbers (APN) 143-48-228 and 143-48-229.
 - Lots 1A and 2A of "Replat of Lot 2, Alro Plat", M.C.R. Bk 619 Pg 38, Jan. 10, 2003.
- Zoning is currently C-2, under application to convert zoning to PAD to allow the proposed development.

DOMESTIC (RESIDENTIAL) WASTEWATER FLOW CALCULATIONS:

- Average Daily Flow per Dwelling Unit = 280 gpd/du per City Standards
- Maximum Daily Flow per Dwelling Unit = 1120 gpd/du per City Standards

Total Maximum Daily Flow = 1120 gpd/du x 88 du = 98,600 gpd

SUMMARY:

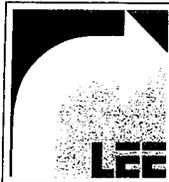
The proposed sewer system will be designed in accordance with the City of Peoria Engineering & Design Standards to provide capacity for the above calculated flow. See "Victoria Village – Conceptual Private Sewer Exhibit" for a conceptual layout of the wastewater system.

Respectfully Submitted

Paul Inwards, P.E.



Appendix L
Traffic Assessment Report



3033 N. 44TH STREET
 SUITE 375
 PHOENIX, ARIZONA 85018
 602/955-7206 FAX 602/955-7349

LEE ENGINEERING

June 21, 2006

City of Peoria
 8401 W. Monroe Street
 Peoria, Arizona 85345

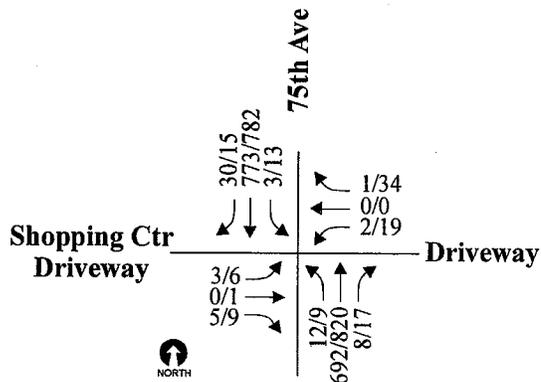
Subject: **Traffic Assessment for SEC 75th Avenue & Peoria Avenue (Victoria Village)**

Dear City Staff:

Based on instruction received from City staff at the pre-application meeting for the above referenced site, the primary focus of this traffic assessment is to ascertain whether the proposed development will generate the need for right turn deceleration lanes at its two access points. The City has indicated that the assessment concerning deceleration lane needs shall be based on existing traffic conditions and projected site-generated traffic with the resulting combined volume projections being applied against the City deceleration lane warrant criteria.

The proposed site is located on the southeast quadrant at the intersection of Peoria and 75th Avenues. A site plan is enclosed with this letter report. The site will surround existing retail/commercial parcels already developed that front onto Peoria and 75th Avenues. These parcels are serviced by three access drives: one on 75th Avenue about 375 feet south of the Peoria Avenue centerline, and two on Peoria Avenue about 305 and 550 feet east of the 75th Avenue centerline. The 75th Avenue drive and the easternmost drive on Peoria Avenue would provide access to the proposed site and function as shared access drives. The drive onto 75th Avenue is the only drive assessed against right turn deceleration lane warrant criteria because there is presently a right turn deceleration lane associated with the easternmost drive on Peoria Avenue (and the proposed site access adjacent to that drive is intended for exiting traffic only) and the other drive on Peoria Avenue would not be considered an access for the proposed site (nor would a deceleration lane be permitted given its proximity to the 75th Avenue intersection).

Turning movement data was collected at the 75th Avenue driveway for the AM and PM peak periods on December 6, 2005 (Tuesday - AM peak period) and December 14, 2005 (Wednesday - PM peak period). Road work at the intersection of Peoria and 75th Avenues starting in afternoon of December 6 and continuing for about a week accounts for the separation of data collection times. The calculated peak hours within the peak periods are 7 to 8 AM and 4:30 to 5:30 PM. Figure 1 shows the peak hour volumes at the 75th Avenue driveway.



XX/XX AM/PM Peak Hour Volume

Figure 1. Existing Traffic Volumes

The land use proposed on-site is residential condominiums with 85 units planned for development. The Institute of Transportation Engineer's (ITE) *Trip Generation* (7th Ed.) was referenced in order to determine the average peak hour (according to the adjacent roadway traffic) and daily trip generation rates. The proposed land use was associated with an ITE land use category of the same name—Residential Condominiums/Townhomes. The trip generation estimate is presented in Table 1.

The existing traffic data on Peoria and 75th Avenues was referenced in order to determine the likely distribution and driveway usage by the site traffic (only inbound site traffic was considered since this volume would pertain to meeting right turn deceleration lane warrant criteria). For the AM peak period, existing traffic in the area of the site were distributed as follows: 22% from the north, 20% from the south, 22% from the east, and 36% from the west. In the PM peak period, the distribution shifts according to typical commuter traffic patterns with: 22% from the north, 23% from the south, 36% from the east, and 19% from the west.

Table 1. Trip Generation Estimate

Description	Land Use	Multi-Family Residential
	ITE Land Use Code	230
	ITE Land Use Title	Residential Condo/TH
	Land Use Variable	Dwelling Units
	Variable Amount	85
Trip Rates	Weekday	5.86
	AM Peak Hour	0.44
	PM Peak Hour	0.52
Inbound %	Weekday	50%
	AM Peak Hour	17%
	PM Peak Hour	67%
Trips	Weekday	498
	AM Peak Hour Inbound	6
	AM Peak Hour Outbound	31
	PM Peak Hour Inbound	30
	PM Peak Hour Outbound	14

Source: Trip Generation Manual, 7th Ed, ITE, 2003.

When applying the corresponding existing traffic distribution to the inbound site traffic estimates (6 vehicles in the AM peak hour and 30 in the PM peak hour), it results in a projection of 1 vehicle ($6 * 0.20$) turning right at the 75th Avenue driveway in the AM peak hour and 7 vehicles ($30 * 0.23$) turning right into the driveway in the PM peak hour. Therefore, when considering the existing volumes from Figure 1, the total projected traffic volume for northbound to eastbound right turns at the 75th Avenue driveway is 9 vehicles in the AM peak hour and 24 vehicles in the PM peak hour.

The purpose of deceleration lanes is to separate slow moving turning traffic from the fast moving through traffic, thus reducing vehicle delays and conflicts. The City of Peoria has specific criteria to identify when right turn decelerations lanes are required, which are shown and discussed below:

Deceleration Lane Requirement Criteria:

- A. Deceleration lanes (right-turn lanes) are required at all street intersections of Parkways and Major Arterials. Deceleration lanes may be required on Minor Arterial and Collector streets, when determined by the City Engineer.
- B. In conjunction with driveways on Parkways and Major Arterials, deceleration lanes for driveways may be required on Minor Arterial and Collector streets, which may require additional right-of-way. To determine the need for a deceleration lane on streets classified as Minor Arterial or Collector, the site Traffic Engineer shall analyze, for City of Peoria review and approval, the site to see if the proposed site conditions meet a minimum of three of the following criteria:
 - 1. At least 5,000 vehicles per day are using or are expected in the near future (five years after the development is built-out) to be using the adjacent street.
 - 2. The 85th percentile speed limit is greater than 35 mph or the posted speed limit is 35 mph or greater.
 - 3. At least 1,000 vehicles per day are using or are expected to use the driveway(s) for the development or adjacent development(s) (existing or future).
 - 4. At least 30 vehicles are expected to make right-turns into the driveway(s) for a one-hour period for the development or adjacent developments (existing or future).
- C. Commercial and Industrial sites: Through the approved Traffic Analysis, if it was determined that such a deceleration lane is not warranted (per criteria 1B above), a minimum of one driveway shall be designated as truck delivery access drives and shall meet the minimum turning path for a WB-67 design vehicle, without requiring maneuvering into more than one traffic lane within the public roadway. Additional driveways may be required to meet this criteria when determined by the City Traffic Engineer based on local conditions.
- D. Storage facilities: Through the approved Traffic Analysis, if it was determined that such a deceleration lane is not warranted (per criteria 1B above), the main access driveway shall meet the minimum turning path for a MH/B design vehicle.
- E. At the discretion of the City Engineer or their designee, a deceleration lane may be required regardless of the minimum criteria, if site specific conditions warrant the addition of such a lane.

Although an interpretation of Criterion A may imply that because the subject driveway intersects with 75th Avenue, a major arterial roadway, a deceleration lane is automatically necessary. However, if this were true, then a deceleration lane would have likely been installed when the driveway was constructed initially. More refined parameters are presented in Criterion B, and thus will be used as the basis for determining the need for a right turn deceleration lane in this assessment. The criterion states that three of its four listed sub-criteria must be met for a right turn deceleration lane to be installed. Reviewing each sub-criterion separately yields the following conclusions:

Sub-criterion B1 - The existing daily traffic volume (two-way) on 75th Avenue south of Peoria Avenue is about 15,000 vehicles. Therefore, this sub-criterion is met.

Sub-criterion B2 - The existing speed limit on 75th Avenue is 40 mph. Therefore, this sub-criterion is met.

Sub-criterion B3 - The daily trip generation estimate for the proposed site is only 498 vehicles with possibly 65% likely to use the 75th Avenue driveway (since site access at Peoria Avenue is for exiting traffic only). Therefore, about 700 existing vehicles would have to be using the subject driveway for this sub-criterion to be met. Although existing daily driveway volumes were not collected as part of this study, the existing drugstore (with its associated traffic being the primary users of the subject driveway) is not likely to generate more than 1200 daily trips (based on ITE trip rates), with about half of these trips probably occurring at the Peoria Avenue driveway. Based on these conclusions, this sub-criterion is not likely to be met.

Sub-criterion B4 - The projected right turn demand at the subject driveway is based on the discussion presented previously. The projected right turn volume of 24 vehicles is not great enough to meet this sub-criterion.

Based on the above discussion and the projection of the traffic conditions at the 75th Avenue driveway, only two of the four sub-criteria for Criterion B are met. Therefore it does not appear that a right-turn deceleration lane will be required by the City in conjunction with the development of the proposed site.

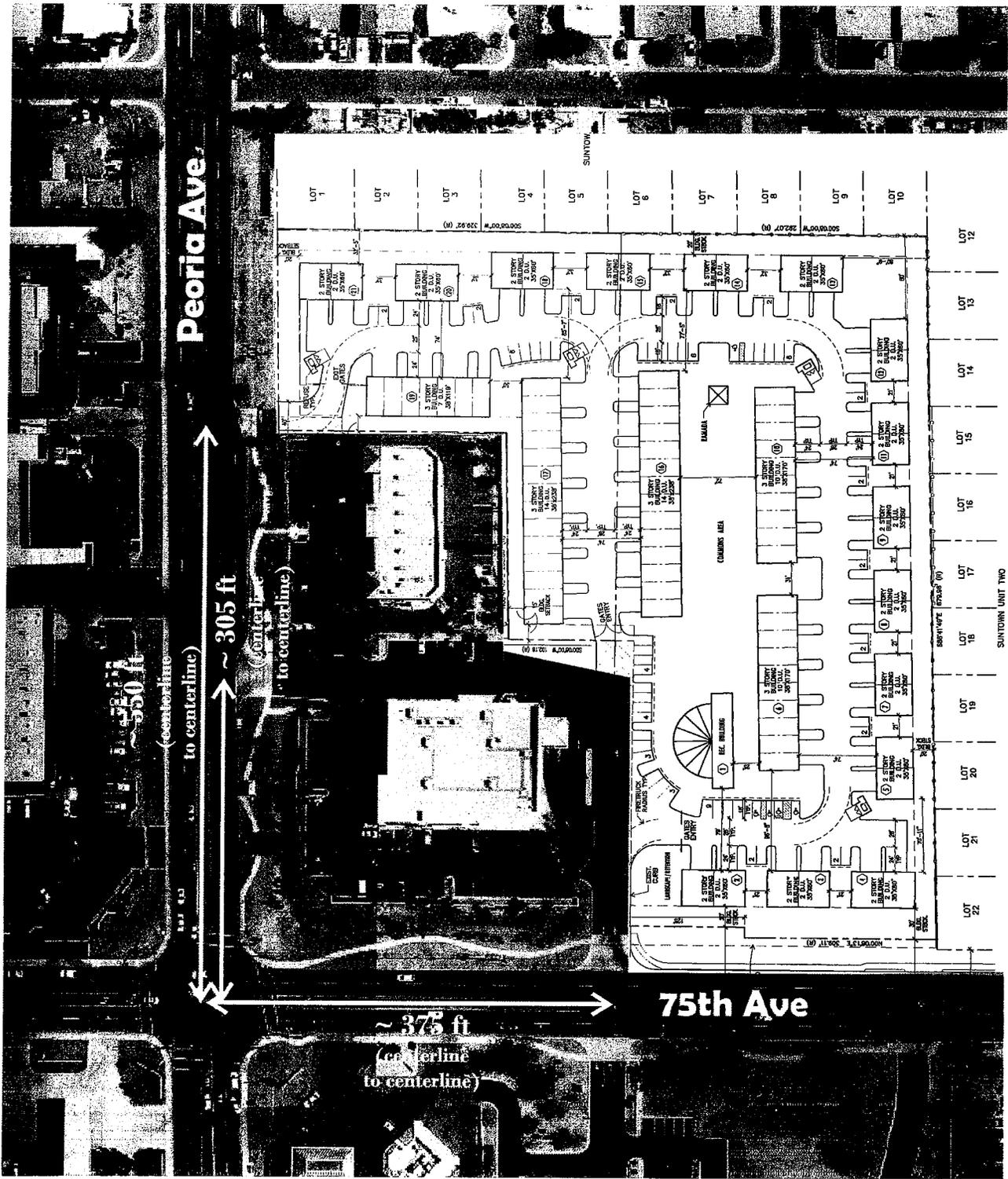
Sincerely,



Brennan D. Kidd, P.E.
Project Manager
Lee Engineering, LLC



Encl.



Victoria Village Townhomes
 Enclosure with
 June 21, 2006 Letter
 to City of Peoria

Site Layout

Not to scale

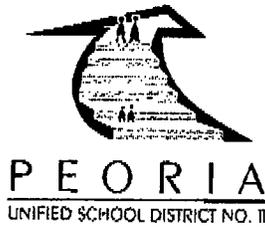


Appendix M
Legal Description

Legal Description

Lots 1A and 2A, Replat of Lot 2, Alro Plat, a subdivision in Book 619 of Maps, page 38,
Records of Maricopa County, Arizona

Appendix N
Letter of Support,
Peoria Unified School Dist. No. 11



Mr. Rob Gubser, Planner
City of Peoria
8401 West Monroe Street
Peoria, AZ 85345

June 29, 2006

RE: Victoria Village Townhomes; Z06-13

Dear Mr. Gubser,

The Peoria Unified School District would like to update the City on our position regarding the Victoria Village residential development generally located at the SEC of 75th and Peoria Avenues. We would also like to assert our support of the rezoning for this development.

The District was recently contacted by Marci Rosenberg of Lazarus & Associates, P.C., the developer's representative. Ms. Rosenberg has communicated to us that her client is willing to enter into a Developer Assistance Agreement to help offset some of the costs associated with new residential development in our boundaries. As you may know, such partnerships are extremely important to the District as we continue to work on providing quality education to both new and existing residents.

Although a formal agreement has yet to be executed, we are confident of collaboration and will be working with Lazarus & Associates to have an agreement executed within the next few weeks. We sincerely wish to thank the developer for this assistance and commend them for their commitment to quality public education.

Sincerely,

A handwritten signature in black ink that reads "Caroline L. Ruiz". The signature is written in a cursive, flowing style.

Caroline L. Ruiz
Office of Research, Planning, and Assessment

6330 W. Thunderbird Road · Glendale, AZ, 85306
P.O. Box 39 · Peoria, Arizona 85380-0039
623.486.6000 · www.peoriaud.k12.az.us

Appendix O
Citizen Participation Plan,
Open House Invitation Letter
and Citizen Participation Report

2. All persons listed on the contact list will be contacted by mail. The letter will include a description of the project, estimated project schedule, site plans, and invitation to any neighborhood meeting that will be held to discuss the project.
3. Project representative contact information will be stated on the above mailing. Interested parties may contact this representative at any time.
4. A neighborhood meeting will be held at a location near the site at which time neighbors may express in person any concern they may have regarding the impact of the project. The meeting may take place at the Peoria Community Center.

Schedule:

Pre-application meeting:	October 25, 2005
Initial mailing to interested parties:	two weeks before meeting
Neighborhood meeting:	June 1, 2006
Application 1 st submittal:	April 26, 2005 ⁶
Submittal of Citizen Participation Report and Notification material:	April 26, 2006
Planning and Zoning Commission Hearing:	??????, 2006
City Council Hearing:	??????, 2006

Attachments:

- Copy of the Invitation for Open House Neighborhood Meeting, which was mailed two weeks prior to the event
- Citizen Participation Report (a summary of the Open House Neighborhood Meeting)

May 18, 2006

Re: Invitation to Open House Regarding Proposal for Development of *Victoria Village Townhomes*

Dear Property Owner,

We represent the owner of the 7+ acre vacant property located south and east of the southeast corner of 75th and Peoria Avenues. The property is currently zoned for commercial uses. Recently, we filed an application with the City of Peoria to change the zoning to allow for development of townhomes (Case #Z06-13).

We invite you to attend an informal Open House on Thursday, June 1st at the Peoria Community Center, 8335 W. Jefferson (two blocks south of Peoria Avenue). The Open House is scheduled to take place between 6:30 p.m. and 8:00 p.m.

The following is a brief description of the project. However, at the Open House you will see the proposed site plan which illustrates the building locations, the parking areas, driveways, amenities and landscaping. *Victoria Village* will offer a mix of two and three bedroom, for-sale townhomes varying in height from two to three stories. Each townhome will have direct access attached garages with two parking spaces plus an additional 70 open parking spaces. This gated community will include a swimming pool, a recreation/clubhouse and landscaped paths as well as green spaces. A total of 83 townhomes will be developed in the Spanish Mission architectural style.

While it is our hope that all interested neighbors can attend this meeting, we understand the demands on everyone's time. For those who are not able to attend this meeting, we will be available to discuss this proposal over the telephone; our number is 602-340-0900.

Thank you in advance for your interest in this matter. We look forward to meeting you!

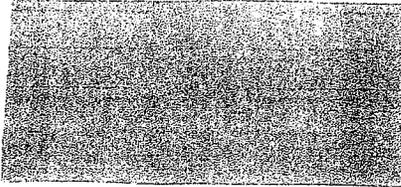
Very truly yours,

Larry S. Lazarus
Attorney
Lazarus & Associates, P.C.

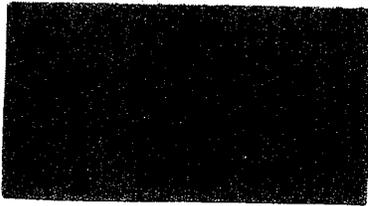
Marci Z. Rosenberg
Land Use Planner
Lazarus & Associates, P.C.

DUNN EDWARDS - "ASH GREY"
DEC 751 - LRV 44

SMOOTH STUCCO FINISH
DUNN EDWARDS - "BISON BEIGE"
DEC 750 - LRV 27



SMOOTH STUCCO FINISH / RAILING COLOR
DUNN EDWARDS - "STOCKHORSE"
DE 6126 - LRV 14



CONCRETE ROOF TILE
EAGLE ROOFING - CONCORD BLEND
4602



ORB

Architecture, LLC

6017 North Thirty Eighth Place
Paradise Valley, Arizona 85253
O:602-840-2852 F:602-840-3215
ORBphx@earthlink.net

THE BLOCH COMPANIES



ARCHITECTS

PLANNERS

BUILDERS

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PEORIA, ARIZONA

DATE: JUNE 29, 2006 PRJ# 0503

COLOR SAMPLE SHEET