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## 1. Introduction

This application seeks Planned Area Development (PAD) zoning on approximately 4.8 acres of land located on the southwest corner of Lake Pleasant Parkway and Mariposa Grande Road. This proposed age targeted, independent living, assisted living and skilled nursing facility is framed by the standards and guidelines for the project included within this document. This standards and guidelines report provides the necessary site information and property development standards to accomplish the development of the intended conceptual development plan. Refer to **Figure 1, Regional Context Exhibit**, to the geographic location of the subject site within the Northwest Peoria context. Refer to **Figure 2, Aerial Photography – Subject Site and Context**, for a depiction of the subject site and a relationship to the site context area.

In accordance with provisions of Section 14-33-2 of the Zoning Ordinance Planned Area Development zoning may be requested on a property less than ten (10) acres if a finding of analysis is declared that the waiver would be in the public interest. In the case of the Chateau Sous le Soleil project, this PAD declares PAD zoning is the appropriate zoning district for the subject property based on the two following factors (findings):

- The subject property is situated immediately adjacent to Lake Pleasant Parkway and is subjected to the impacts of traffic volume, speed and noise currently present as well as the future projections for increased impacts affiliated with traffic movements;
- The proposed use, Independent Living combined with Assisted Living and Skilled Nursing services represents a unique use that is not well suited to any of the existing zoning districts contained within the City of Peoria Zoning Ordinance.

## 2. Legal Description of Property

The legal description for the property is as follows:

Parcel 201-08-047H within the southeast quarter of Section 8, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 201-08-047J within the southeast quarter of Section 8, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The gross area affiliated with the property subject to this Planned Area Development is more specifically described in Appendix B.

## 3. Consistency with General Plan

The current General Plan Designation for the site is Estate Residential, which permits up to 2 dwelling units per acre. Due to the immediate proximity of the subject site to Lake Pleasant Parkway, with consideration for land use impacts affiliated with a projected traffic volume of 42,000 vehicular daily trips in the year 2028, this development proposal includes a companion request to this PAD zoning request for a Minor General Plan Amendment application. The Minor General Plan Amendment request is to modify the Land Use designation from the residential classification of Residential Estate (0-2 dwelling units per acre) to a residential classification of Residential Medium (5-8 dwelling units per acre). The proposed land use designation responds to the proposed project density affiliated with the number of residential units attributed to the conceptual development plan. The proposed zoning and development plan is consistent with this requested General Plan designation. Refer to **Figure 3, Existing and Proposed General Plan Designations**, for a depiction of the Land Use designation and the land use policy of the City of Peoria.

#### 4. **General Site Information and Existing Site Conditions**

The site is currently vacant desert land that is zoned SR-43 within the City of Peoria for the eastern portion of the subject site (APN 201-08-047H) and Rural 43 for the western portion of the subject site (APN 201-08-047J). The subject property maintains a very slight slope (.6%) with an existing elevation of 1,322 feet above MSL within the northeast corner of the property to an existing elevation of 1,318 feet above MSL within the southwest corner of the property. A single drainage corridor exists along the eastern property line as defined by an existing drainage easement to the benefit of the Flood Control District of Maricopa County. Refer to **Figure 4, Existing Site Conditions**, for the existing site conditions affiliated with the subject property.

Being located north of the Pinnacle Peak Road alignment, the subject property falls within the Desert Lands Conservation Overlay zoning district. According to Article 14-22B of the City of Peoria Zoning Ordinance, the intent of this overlay district is “to identify and protect unique and environmentally sensitive Sonoran Desert land in the City and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands”. Upon the review of Section 14-22B-2, Applicability, and the nineteen conservation features intended to be protected by the overlay zoning district, development consultant team finds the site to be devoid of such environmental features. In support of this finding, this PAD provides a **Site Context and Master Conservation Plan** within **Appendix C**. This exhibit documents the existing site conditions that are reflective of surrounding urbanization and the lack of any connectivity to the natural open space systems existent in the northwest Peoria region.

#### 5. **Surrounding Land Uses and Conditions**

The subject site is surrounded on the north by a vacant property and charter school, on the east by Lake Pleasant Parkway, on the south by vacant land in Trust with the State of Arizona, and on the west by a single family neighborhood within the jurisdiction of Maricopa County. The Agua Fria River is approximately 1.0 miles to the west of the subject property. The adjacent Maricopa County residential subdivision consumes the land area between the subject site and the river drainage way.

The typical land use pattern within the area is representative of large lot residential uses within this segment of the Lake Pleasant Parkway transportation corridor. However, the pattern of uses that are immediately adjacent to the Parkway tend to represent vacant land or institutional types of uses. The pattern of vacant land use adjacent to the Parkway is likely attributed to a perceived conflict with the land use classification (Residential Estate) and the impacts of traffic volumes (current and projected) attributed to the Parkway as a road of regional significance. Similar to the Candee Schools charter school development just north of the subject site, this PAD zoning request seeks to find a land use that promotes neighborhood compatibility while addressing the impacts of the Lake Pleasant Parkway transportation facility.

#### 6. **Preliminary Development Plan**

The proposed use for the subject site is designed to blend age targeted living for seniors. This blend will consist of an independent living component, located furthest to the west as thirty-two (32) residential units, an assisted living component consisting of thirty-five (35) resident rooms and a skilled nursing component consisting of thirty-five (35) rooms. This residential community is designed to promote a concept of “aging in place” meaning a person could move naturally through maturity which requires increasing levels of medical care all being provided within the same community (facility). A residential living unit is provided for those still needing independence but may desire the use of the common dining and recreational facilities that are integral to the community. **Figure 5, Preliminary Development Plan**, provides a depiction of the development intent for the subject site.

The community design incorporates the following living elements:

Independent Living Units:

These units provide one and two bedroom options and range from 700 to 900 square feet in area. The residential units include full kitchens, full baths and living room for the residents.

Assisted Living Rooms:

These living facilities will include a bedroom, full bathrooms and small living room within 300 to 400 square feet. Residents are provided access to common dining and common activity spaces within the building for daily living.

Skilled Nursing Rooms:

These living facilities will include a private and semi-private bedrooms, full bathrooms and small living room within 250 to 350 square feet. Residents are provided access to common dining and common activity spaces within the building for daily living but also are provided catering (in-room) dining and personalized nursing services.

Common amenities provided within the community will include some or all of the following:

- Common Dining
- Common Recreation Hall (indoor)
- Common Recreation Patio / Lawn (Outdoor)
- Professional Common Kitchen
- Reception Parlor
- Reading Parlor
- Administrative Offices
- Nursing and Convalescence Station(s)
- Conference / General Purpose Room
- Swimming Pool
- Utility Room
- Common Laundry
- Maintenance and Service

The project entry will provide access to the site from Mariposa Grande Road at the north end of the community. This local street has direct access to Lake Pleasant Parkway. The main entry will be designed to include an entry monuments and a community identification sign integrated with a Sonoran Desert plant pallet along the street frontage for Mariposa Grande Road. Residents and guests are greeted by a porte cochere as a means of clearly designating the community greeting area. **Figure 6, Illustrative Perspective of Development Character**, provides a depiction of the design and development intent of the community with a depiction of the various development components described herein. The image vantage point is from the northeast corner of the subject site with a perspective view to the southwest.

The building components of the development plan include the main facilities building, the independent living building and detached individual resident garages. These development plan components are further described below:

Main Facilities Building:

The Main Facilities Building is located on the eastern portion of the subject property and will include the administrative services facilities and greeting functions of this community. Additionally the building will include all the Assisted Living and Skilled Nursing rooms, common dining hall, common recreation hall, community maintenance facilities and all other common amenities. This building will be staffed with professional care service providers in support of the “age in place” lining concept. The building square footage is contained within one and two story elements that are configured to form intimate outdoor patio and garden spaces.

Independent Living Building:

The Independent Living Building is located within the western portion of the subject property and is planned to include 32 units within a two story structure. The building includes private outdoor spaces (balconies) for each unit. An open space and amenity area is framed within the space between the Main Facilities Building and the Independent Living Building.

Individual Garages:

Additional single story structures have been planned within the western portion of the subject site to promote the provision of a single private automobile garage for each independent living unit. Garage doors are independently operated by the residents. Accessibility considerations are incorporated into the design.

**Figure 7, Building Elevations**, provides a depiction of the building components, building scale, use of materials and designated desert tone color palette inclusive of the elements defined above.

**7. Permitted Principal, Conditional and Accessory Uses**

- A. The permitted Principal Uses shall be as follows:
  - 1. Skilled Nursing and Assisted Living Services and associated Independent Living Units.
- B. The Conditional Uses shall be as follows:
  - 1. None
- C. The permitted Accessory Uses shall be as follows or as determined to be analogous by the City of Peoria Planning Manager:
  - 1. Private Garages
  - 2. Dining Hall
  - 3. Recreation Hall
  - 4. Swimming Pool
  - 5. Administrative Offices
  - 6. Common Laundry
  - 7. Other ancillary services and amenities for residents of the facility

**8. Project Development Standards**

Each applicable development standard is explained in detail in the subsections below.

**Table 1A – Planned Area Development – Development Standards Summary**

<b>Development Standard</b>	<b>Project Standard</b>
Maximum Lot Coverage <sup>1</sup>	50%
Lake Pleasant Parkway Building Setback	60 Feet
Mariposa Grande Road Building Setback	40 Feet
West Property Line Building Setback	40 Feet
South Property Line Building Setback	20 Feet
Minimum Lot Size	Not Applicable
Maximum Building Height	30 Feet
Common Usable Open Space	
Skilled Nursing / Assisted Living	100 Sq. Ft. per Bedroom
Independent Living	200 Sq. Ft. per Unit
Private Open Space	
Independent Living	50 Sq. Ft. per Unit

1. Lot coverage shall be calculated for the PAD as a whole, not on an individual lot basis.

**Table 1B** – Planned Area Development – Development Standards for Accessory Structures

<b>Development Standard</b>	<b>Project Standard</b>
Lake Pleasant Parkway Building Setback	60 Feet
Mariposa Grande Road Building Setback	40 Feet
West Property Line Building Setback	30 Feet
South Property Line Building Setback	20 Feet
Maximum Building Height	20 Feet

a. Lot Coverage

The lot coverage for the property shall be a maximum of 50%. Development lot coverage shall be calculated for the PAD as a whole, not on an individual lot basis. The calculation is as follows: Gross Area of PAD, less rights-of-way (arterial and local streets) and perimeter landscape tracts equals Net PAD area. Net PAD area multiplied by the lot coverage percentage equals the total square feet allowed for coverage within the PAD.

b. Building Setbacks (Project Perimeter)

Minimum building setback shall be as follows: sixty (60) feet adjacent to the Lake Pleasant Parkway right-of-way; forty (40) feet adjacent to the dedicated half street right-of-way for Mariposa Grande Road (a local street section); forty (40) feet adjacent to the west property line (PAD boundary); and twenty (20) feet adjacent to the south property line (PAD Boundary).

c. Minimum Lot Size

There shall be no minimum lot size affiliated with this PAD.

d. Building Heights

The project may include both one and two-story structures with buildings up to 30' in height.

e. Accessory Use Standards

Accessory uses shall conform to the standards set forth in Table 1B above.

f. Open Space Requirements

**Common Open Space:** The minimum quantity of usable open space required shall be two hundred (200) square feet per Independent Living Unit plus one hundred (100) square feet per Assisted Living / Skilled Nursing bedroom. Exterior open space amenities will be complemented by indoor common recreation amenities.

**Private Open Space:** The minimum quantity of private open space (residential unit outdoor space) required shall be defined in response to a ratio of fifty (50) square feet per Independent Living Unit.

*Note: The targeted age of the population within this community values short walking distances. Open space should be provided with consideration given to maintaining compact building form and limiting walking distances to on-site services.*

g. Lighting

Lighting within the project shall conform to section 14-3-2F of the Peoria Zoning Ordinance, governing exterior lighting. The development shall be considered residential for the purposes of exterior lighting standards.

h. Screening, Fencing and Walls

Screening shall conform to the standards set forth in Section 14-3-4 of the Peoria Zoning Ordinance. The standards for fencing and walls shall be as presented in Section 14-3-5 of the Peoria Zoning Ordinance.

i. Roadway Standards

Local street standards will apply to the dedication of right-of-way and the construction of the south half street for Mariposa Grande Road. Development depicted on the Preliminary Development Plan assumes the half street paving and construction of curb and gutter for this local street. This roadway development proposal will comply with City of Peoria standards unless otherwise waived by the appropriate process.

j. Parking

Parking requirements for the project shall conform to the parking standards contained within Article 14-23 of the Peoria Zoning Ordinance with the following exception to Section B.1, Off-Street Parking Requirements:

**Table 2 – Revised Parking Standards**

Use	Parking Spaces Required
Skilled Nursing / Assisted Living	1.0 Spaces per Three (3) Beds
Independent Living Units	1.0 Spaces per Unit

k. Enhanced Design Review Standards

The Chateau Sous de Soleil development plan review shall be subject to the standards defined by Chapter 4 of the City of Peoria Design Review Manual. However, this PAD represents a unique land use and has been designed to be responsive to the essential development and operation characteristics of this planned senior citizen community while being particularly considerate and responsive to the surrounding neighboring properties. The site design and architectural style presented by this PAD, as expressed by the graphic exhibits and renderings represent an explicit effort to blend architectural style and building scale with the residential community to the immediate west. Design elements specifically intended for the development of this site include:

- Four sided architecture to ensure the theme and style is responsive to all surrounding properties inclusive of the services areas affiliated with the south elevations;
- A grand site and building entrance that is highly identifiable and responsive to the arrival experience to this community;
- The incorporation of a pitched roof form with concrete roof tile in response to design character and form within the context area;
- Interesting combinations of open spaces between buildings to promote the development of community courtyards;
- Incorporation of accent building materials such as stone veneers, awnings, divided light windows and eve cornices.
- Building mounted architectural lighting fixtures to accent building entrances and private garage units with an avoidance of any site mounted parking lot lighting fixtures;

These enhanced design standards will be incorporated into the site development and building construction documents presented to the City of Peoria affiliated with the standard procedures necessary to obtain site development and building permits.

**9. Project Signage Standards**

Project signage shall conform to the standards contained within Section 14-34 of the Peoria Zoning Ordinance.

**10. Project Landscaping Standards**

Project landscaping shall conform to the requirements set forth in Article 14-35 of the Peoria Zoning Ordinance except as modified below:

### General Landscape Requirements

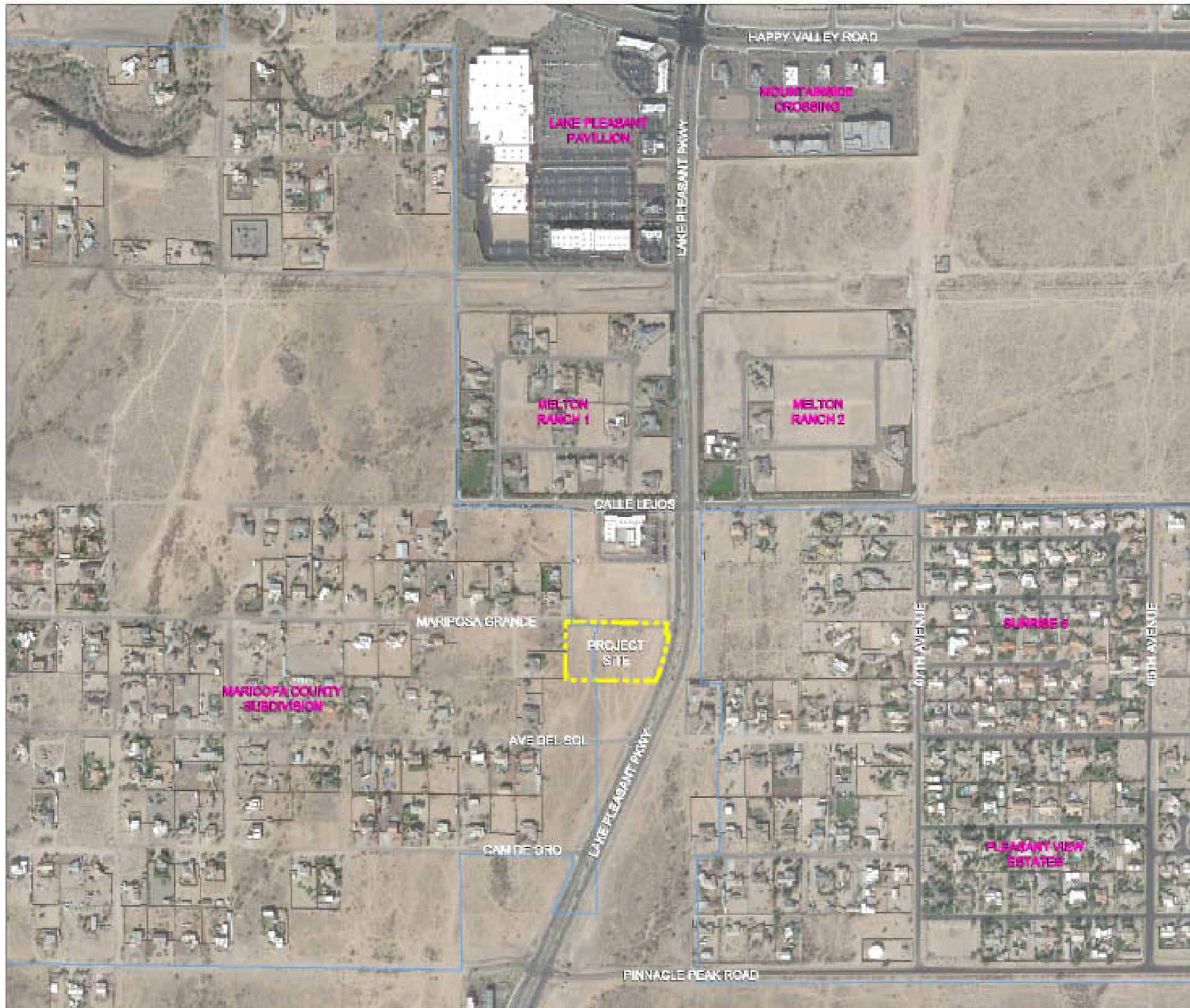
Street Frontage Area: Mariposa Grande Road landscaped setback shall be ten (10) feet. In addition, landscaping and irrigation facilities shall be provided between the back of street curb and the property line following right-of-way dedication. The Mariposa Grande roadway frontage will be improved with landscape plant materials that exceed Section 14-35-4.A2 of the Zoning Ordinance and A3 as follows:

- a. Mariposa Grande Street Frontage: The installation of street trees, shrubs, and vegetative ground cover shall be required for the Mariposa Grande frontage in an amount equal to or greater than one (1) tree and eight (8) shrubs for every twenty-five (25) feet of street frontage, and vegetative ground cover. The shrubs and ground cover shall occupy a minimum of seventy percent (70%) of the total street frontage landscaped area at maturity.
- b. Landscape Buffers: A minimum ten (10) foot landscape buffer shall be required along the south and west property lines of the subject site with landscape planting being provided as follows:
  - A minimum of one (1) twenty-four inch (24") box screening tree spaced every twenty (20) foot interval and a minimum of five (5) shrubs per tree.

## **11. Desert Lands Conservation Overlay Applicability and Compliance**

The subject site, being north of the Pinnacle Peak Road alignment, is within the Desert Lands Conservation Overlay District. The subject property appears to be devoid of any of the eighteen (18) conservation features defined by the Overlay District (See Appendix C).





**FIGURE 2**  
**AERIAL PHOTOGRAPHY -**  
**SUBJECT SITE AND CONTEXT**

**LEGEND**

-  SUBJECT SITE
-  CITY OF PEORIA CORPORATE LIMITS

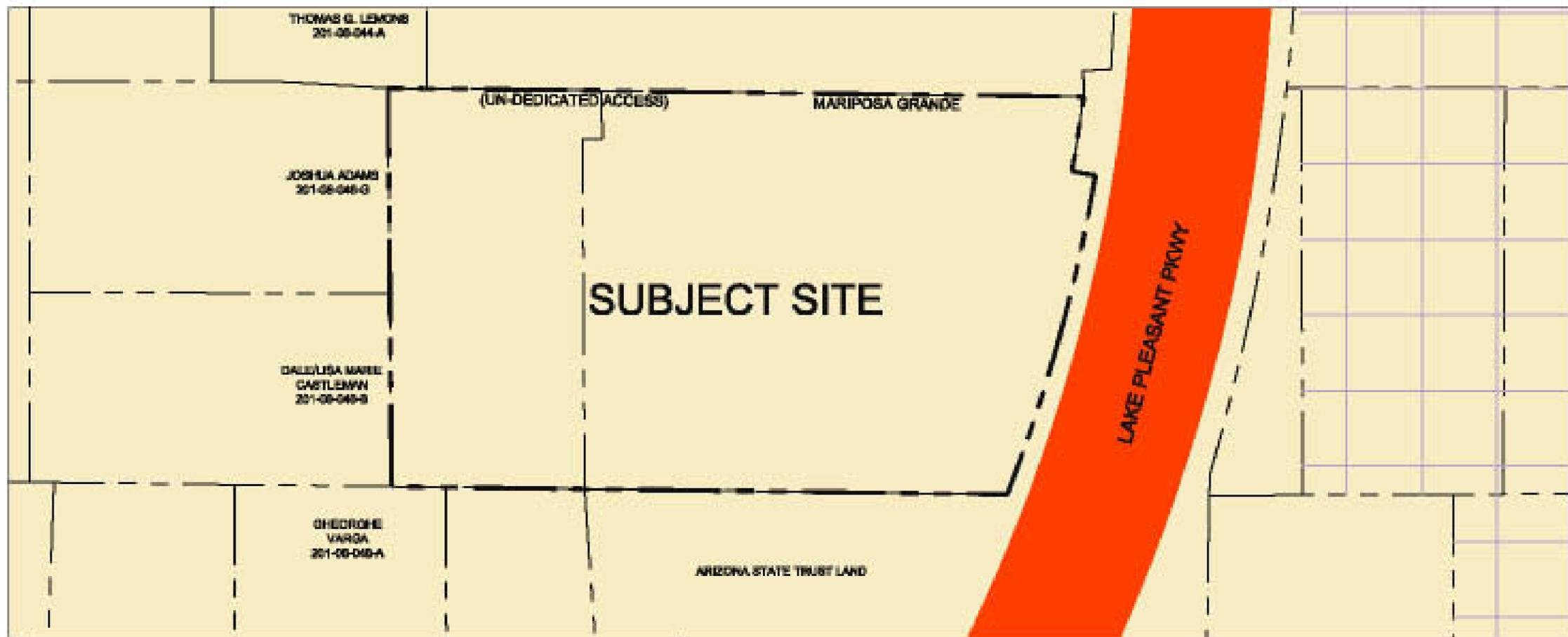
NOT TO SCALE

  
 NORTH

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT ©VA URBAN DESIGN STUDIO, L.L.C.  
 Date: 07/23/11      Project No. 1110

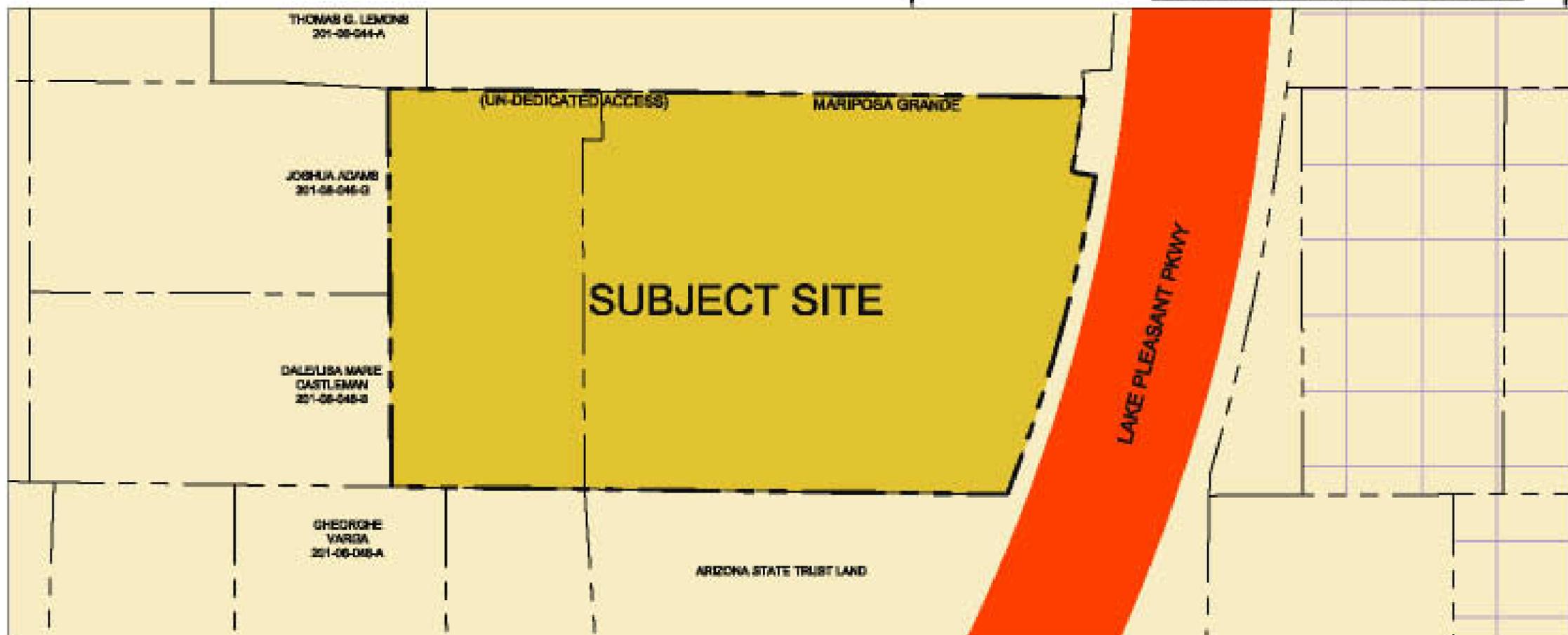
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EXISTING GENERAL PLAN LAND USE

PROPOSED GENERAL PLAN LAND USE



### FIGURE 3

#### EXISTING AND PROPOSED GENERAL PLAN DESIGNATION

##### LEGEND

--- SUBJECT SITE

CITY OF PEORIA  
RESIDENTIAL/ESTATE (0-2.0 DU/AC)

RESIDENTIAL/MEDIUM (5.0-8.0 DU/AC)

COUNTY ISLAND

ARTERIAL

NOT TO SCALE

NORTH



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# Chateau Sous Le Soleil

PLANNED AREA DEVELOPMENT

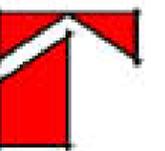


## FIGURE 6

ILLUSTRATIVE PERSPECTIVE OF  
DEVELOPMENT CHARACTER

NOT TO SCALE

NORTH



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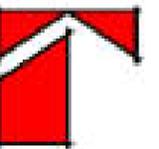


*Chateau*  
*Sous Le Soleil*  
 PLANNED AREA DEVELOPMENT

**FIGURE 7**  
**BUILDING ELEVATIONS**

NOT TO SCALE

NORTH



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## 12. Infrastructure/Utilities

### a. Grading/Drainage/Retention

#### Grading and Drainage

On-site retention and drainage will comply with the City of Peoria requirements. Additional drainage concerns will be addressed during Site Plan Review.

### b. Water/Wastewater

#### Water

Water to support the proposed community was addressed with the Lake Pleasant Parkway construction. Lake Pleasant Parkway is a major corridor for the conveyance of a potable water supply within the north tier of Peoria. Currently, a 16-inch potable water line resides along the western right of way for Lake Pleasant Road in tandem with a 30-inch main following along the eastern right-of-way.

Service to the proposed site is provided by an 8-inch potable line, located along the centerline of Maricopa Grande Road. This service lateral is stubbed and available at the western right-of-way, as described above. All construction shall abide by the Arizona Department of Environmental Quality (ADEQ) Engineering Bulletin 10 and according to conversations with the City of Peoria Fire Department provide a looped system. Future reports will provide data from a pressure test and all calculations to support the required fire and potable demand. As the subject line is a boundary node with Maricopa County, no additional extension of this line (other than what is required for this project) is anticipated.

#### Wastewater

Sewer to support the proposed development of the community was addressed along with construction documents for the Lake Pleasant Parkway construction. Lake Pleasant Parkway is a major regional corridor for sewage from the northern limits of Peoria. Adjacent to the proposed site; the sewer is located along the eastern right-of-way and is shown as a 24-inch sewer pipe on record quarter section maps obtained from the City of Peoria.

Quarter Section maps also depict an 8-inch sewer lateral located roughly 200 feet (+/-) south of the intersection of Lake Pleasant Parkway and Mariposa Grande Road, along the western right-of-way (of Lake Pleasant Parkway). As the subject is a boundary node to the City of Peoria infrastructure and located in an area that is not conducive to extension, extension of this utility is not anticipated. Connection to the City's wastewater system is discussed in the City of Peoria City Code, Section 25-85.

Preliminary calculations, run off the base development numbers, have shown that the existing 8-inch stub will provide more than adequate service for the proposed site.

### c. Electric Power/Natural Gas/Telephone Service

#### Electric Power

Electricity for the community will be furnished by Arizona Public Service (APS). Power, within the project area, is readily available. Once the develop process commences, and the project team has determined the precise power needs, the developer or his assigned agent should plan on meeting with an APS service representative. In meeting with a service agent the overall power needs report can be initiated, and along with a deposit and a copy of the final plans, the power design can be started.

**Natural Gas**

For natural gas, the Southwest Gas Company was contacted as the provider for this area. Conversations with Southwest Gas Company have shown that although gas is available, it will be necessary to construct a service main down from Calle Lejos (to the north) to the project site. Should the developer look to this service, there is a payback from other that may connect to the main over a 5-year period.

**Telephone Service**

As a part of the discussions with vendors to provide services for the community, both Cox Communications and Qwest (soon to be Centurylink) have been contacted.

Conversations with both firms show that services are available in the project vicinity and both firms offer telephone, cable internet access and television services.

## Appendices

- a. Legal Description of Gross Land Area and Exhibit
- b. ALTA Survey
- c. Site Context and Master Conservation Plan

## Appendix A – Legal Description of Gross Land Area and Exhibit

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE EAST QUARTER CORNER BEARS NORTH 00 DEGREES 15 MINUTES 48 SECONDS WEST, A DISTANCE OF 2639.63 FEET.

THENCE NORTH 00 DEGREES 15 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER SAID SECTION 8, A DISTANCE OF 1649.77 FEET;

THENCE NORTH 89 DEGREES 17 MINUTES 36 SECONDS WEST, A DISTANCE OF 90.59 FEET TO A POINT ON THE CENTERLINE OF LAKE PLEASANT PARKWAY SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 17 MINUTES 36 SECONDS WEST, A DISTANCE OF 592.24 FEET;

THENCE NORTH 00 DEGREES 31 MINUTES 54 SECONDS WEST, A DISTANCE OF 330.03 FEET;

THENCE SOUTH 89 DEGREES 17 MINUTES 22 SECONDS EAST, A DISTANCE OF 673.93 FEET TO A POINT ON A CURVE OF THE CENTERLINE OF LAKE PLEASANT PARKWAY, SAID CURVE HAVING A RADUIS 1432.39 FEET AND A RADIAL BEARING OF NORTH 83 DEGREES 20 MINUTES 23 SECONDS WEST;

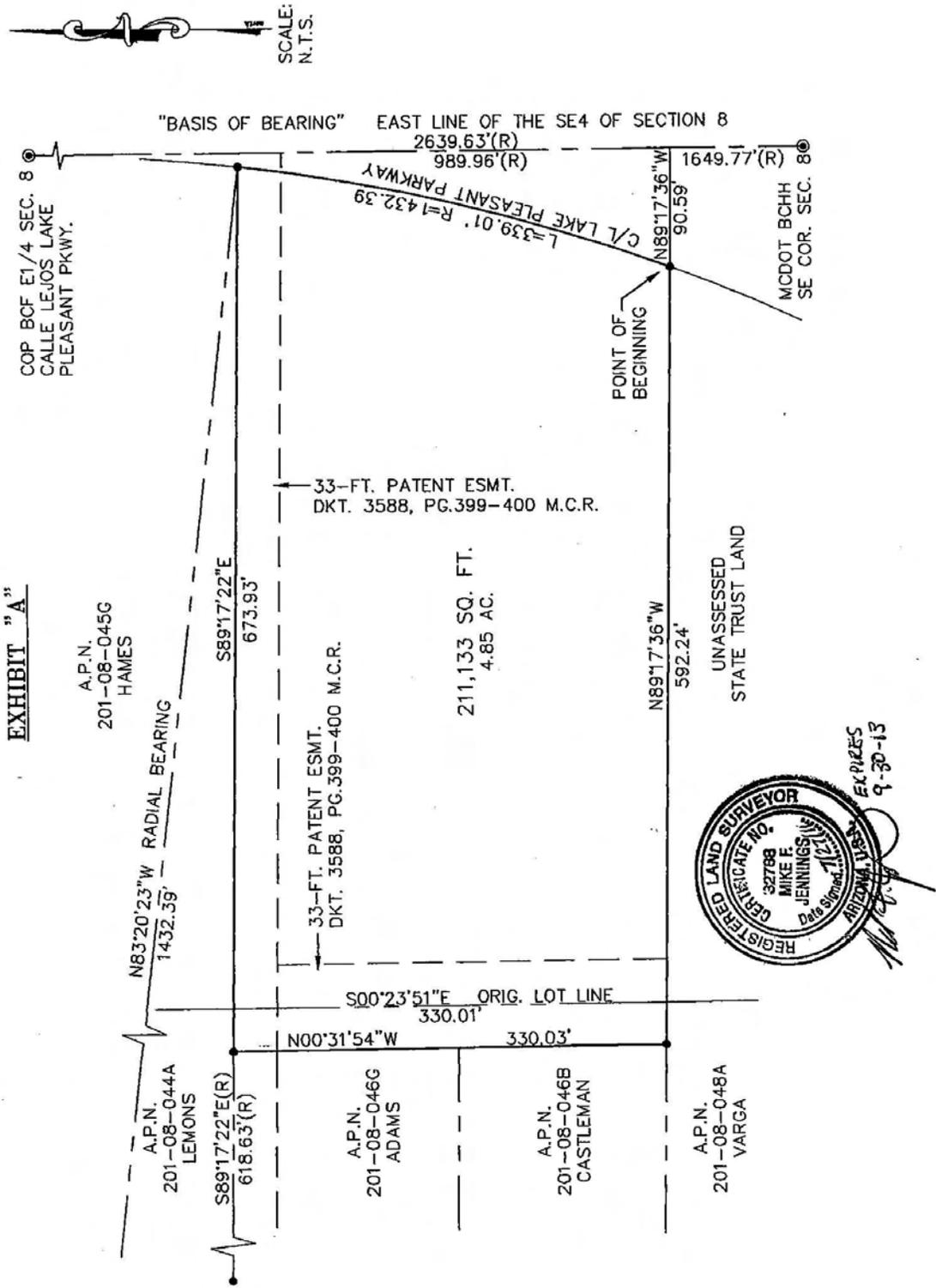
THENCE SOUTHEASTERLY ALONG THE CENTERLINE LINE LAKE PLEASANT PARKWAY ON AN ARC DISTANCE OF 339.01 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 33 MINUTES 38 SECONDS FEET TO A POINT ON A CURVE OF THE CENTERLINE OF LAKE PLEASANT PARKWAY, SAID POINT ALSO BEING THE POINT OF BEGINNING.

TOGETHER WITH ANY PATENT EASEMENTS AS RECORDED IN DOCKET 3588, PAGE S 399-400 MARICOPA COUJNTY RECORDS, MARICOPA COUNTY ARIZONA

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN PATENT.

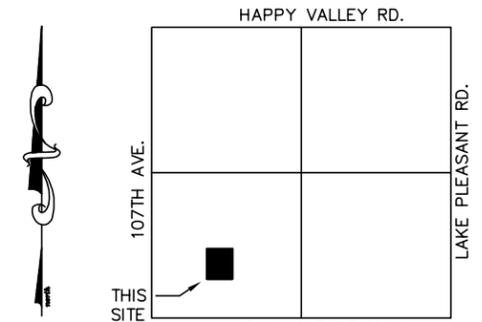
SAID PARCEL COMPRISING AN AREA OF 211,133 SQ. FT. OR 4.85 ACRES.





## Appendix B – ALTA Survey

**A.L.T.A./A.C.S.M. LAND TITLE SURVEY**  
 PARCEL "D" AND PARCEL "E"  
 AS RECORDED IN BOOK 850 OF MAPS, PAGE 25 M.C.R.  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8 T4N.,  
 R1E. G.&S.R.B.&M. MARICOPA COUNTY, ARIZONA



**SEC. 8 T4N., R1E.  
VICINITY MAP  
N.T.S.**

**LEGAL DESCRIPTION**  
EXHIBIT "A"

PARCEL 1  
 THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE EAST QUARTER CORNER BEARS NORTH 00 DEGREES 15 MINUTES 48 SECONDS WEST, 2639.63 FEET.  
 THENCE NORTH 00 DEGREES 15 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 1649.77 FEET;  
 THENCE NORTH 89 DEGREES 17 MINUTES 36 SECONDS WEST, A DISTANCE OF 682.83 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 00 DEGREES 31 MINUTES 54 SECONDS WEST, A DISTANCE OF 330.03 FEET;  
 THENCE SOUTH 89 DEGREES 17 MINUTES 22 SECONDS EAST, A DISTANCE OF 177.90 FEET;  
 THENCE SOUTH 00 DEGREES 23 MINUTES 51 SECONDS EAST, A DISTANCE OF 40.00 FEET;  
 THENCE NORTH 89 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF 16.68 FEET;  
 THENCE SOUTH 00 DEGREES 23 MINUTES 51 SECONDS EAST, A DISTANCE OF 290.00 FEET;  
 THENCE NORTH 89 DEGREES 17 MINUTES 36 SECONDS WEST, A DISTANCE OF 160.44 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN PATENT.  
 PARCEL 2  
 THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE EAST QUARTER CORNER BEARS NORTH 00 DEGREES 15 MINUTES 48 SECONDS WEST, 2639.63 FEET;  
 THENCE NORTH 00 DEGREES 15 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 1649.77 FEET;  
 THENCE NORTH 89 DEGREES 17 MINUTES 36 SECONDS WEST, A DISTANCE OF 170.32 FEET TO THE WESTERLY 75 FOOT RIGHT OF WAY LINE OF LAKE PLEASANT ROAD DESCRIBED IN MARICOPA COUNTY RECORDS DOCUMENT NO. 2005-0435930 AND THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING NORTH 89 DEGREES 17 MINUTES 36 SECONDS WEST, A DISTANCE OF 352.07 FEET;  
 THENCE NORTH 00 DEGREES 23 MINUTES 51 SECONDS WEST A DISTANCE OF 290.00 FEET;  
 THENCE SOUTH 89 DEGREES 17 MINUTES 22 SECONDS EAST, A DISTANCE OF 16.68 FEET;  
 THENCE NORTH 00 DEGREES 23 MINUTES 51 SECONDS WEST, A DISTANCE OF 40.00 FEET;  
 THENCE SOUTH 89 DEGREES 17 MINUTES 22 SECONDS EAST, A DISTANCE OF 400.52 FEET TO A NON-TANGENT CURVE AND THE WESTERLY RIGHT OF WAY LINE OF LAKE PLEASANT ROAD DESCRIBED IN MARICOPA COUNTY RECORDS DOCUMENT NO. 2005-0435930, CONCAVE NORTHWESTERLY WITH AN INTERIOR ANGLE OF 02 DEGREES 40 MINUTES 47 SECONDS AND WHOSE RADIUS POINT BEARS NORTH 82 DEGREES 14 MINUTES 54 SECONDS WEST, 1337.39 FEET;  
 THENCE ALONG SAID CURVE 62.55 FEET;  
 THENCE SOUTH 80 DEGREES 14 MINUTES 54 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WITH AN INTERIOR ANGLE OF 11 DEGREES 34 MINUTES 55 SECONDS AND WHOSE RADIUS POINT BEARS NORTH 80 DEGREES 14 MINUTES 54 SECONDS WEST, 1357.39 FEET;  
 THENCE ALONG SAID CURVE BEING THE WESTERLY RIGHT OF WAY LINE OF LAKE PLEASANT ROAD, A DISTANCE OF 274.39 FEET TO THE TRUE POINT OF BEGINNING.

**SCHEDULE B**  
PART TWO:

- TAXES FOR THE FULL YEAR OF 2011. (THE FIRST HALF IS DUE OCTOBER 1, 2011 AND IS DELINQUENT NOVEMBER 1, 2011. THE SECOND HALF IS DUE MARCH 1, 2012 AND IS DELINQUENT MAY 1, 2012.)
- THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND.
- COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS 2006-667034, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. (AFFECTS PARCEL NO. 1)
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS BOOK 498 OF MAPS, PAGE 46.
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS BOOK 662 OF MAPS, PAGE 37 AND CERTIFICATE OF CORRECTION RECORDED AS 2004-306665, OF OFFICIAL RECORDS.
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS BOOK 850 OF MAPS, PAGE 25. (AFFECTS PARCEL NO. 2)
- ALL MATTERS AS SET FORTH IN RESOLUTION FCD 2001R012 GLENDALE/PEORIA AREA DRAINAGE MASTER PLAN UPDATE IMPROVEMENT PROJECTS, RECORDED AS 2002-541312, OF OFFICIAL RECORDS.
- ALL MATTERS AS SET FORTH IN RESOLUTION NO. 03-96 LAKE PLEASANT PARKWAY, RECORDED AS 2003-975494 OF OFFICIAL RECORDS.
- ALL MATTERS AS SET FORTH IN RESOLUTION NO. 04-229 LAKE PLEASANT PARKWAY, RECORDED AS 2004-1134567, OF OFFICIAL RECORDS.
- ALL MATTERS AS SET FORTH IN REPAYMENT ZONE MAP - LAKE PLEASANT PARKWAY SHOWING PROPERTY WILL BE SUBJECT TO AN ASSESSMENT, RECORDED AS 2005-424779, OF OFFICIAL RECORDS.
- AN EASEMENT FOR DRAINAGE, SLOPES OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 2005-435929, OF OFFICIAL RECORDS.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

**PERTINENT DOCUMENTS**

- THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND DKT. 3588, PG. 399-400 M.C.R..
- COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS 2006-667034, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. (AFFECTS PARCEL NO. 1)
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- ALL MATTERS AS SET FORTH IN RESOLUTION NO. 04-229 LAKE PLEASANT PARKWAY, RECORDED AS 2004-1134567, OF OFFICIAL RECORDS.
- ALL MATTERS AS SET FORTH IN REPAYMENT ZONE MAP - LAKE PLEASANT PARKWAY SHOWING PROPERTY WILL BE SUBJECT TO AN ASSESSMENT, RECORDED AS 2005-424779, OF OFFICIAL RECORDS.
- AN EASEMENT FOR DRAINAGE, SLOPES OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 2005-435929, OF OFFICIAL RECORDS.

**CERTIFICATION**

TO: FIRST AMERICAN TITLE INSURANCE COMPANY'

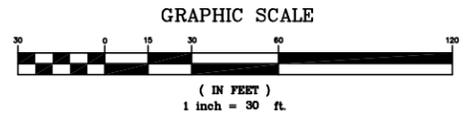
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11(b), 14, 16, 17, AND 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 18, 2011.

DATE OF PLAT OR MAP: JULY 20, 2011

MIKE F. JENNINGS, R.L.S. NO. 32788

**LEGEND**

- BRASS CAP
- PROPERTY CORNER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SEWER CLEANOUT
- WM WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- EM ELECTRIC METER
- CTV CABLE TV BOX
- GAS MARKER
- E.J.B. ELECTRICAL JUNCTION BOX
- TSB TRAFFIC SIGNAL BOX
- ▶ TRAFFIC SIGNAL
- ST STREET LIGHT
- ★ LIGHT POLE
- ICB IRRIGATION CONTROL BOX
- ☒ TELEPHONE BOX
- P.P. POWER POLE
- ← GUY WIRE
- ┆ TRAFFIC SIGN
- ➔ DRIVEWAY ENTRANCE/EXIT
- █ MASONRY WALL
- SAFETY CURB
- █ CONCRETE
- ENCR. ENCROACHMENT
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- BC BRASS CAP
- - - - - EDGE OF PAVEMENT
- — — — CENTERLINE OF LAKE PLEASANT PARKWAY
- - - - SECTION LINE
- ▬ LOT LINE
- - - - EASEMENT LINE



**BENCHMARK**

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF LAKE PLEASANT PARKWAY AND PINNACLE PEAK ROAD.  
 ELEVATION=1313.028(NAVD'88 DATUM M.C.D.O.T. GDACS PT.# 47554-1).

**BASIS OF BEARING**

THE EAST LINE OF THE SOUTHEAST QUARTER SECTION 8, T4N., R1E., G.&S.R.B.&M. ACCORDING TO A RECORD OF SURVEY MINOR LAND DIVISION AND LOT TIE RECORDED IN BOOK 850 OF MAPS, PAGE 25 OF MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA.  
 THE LINE WHICH BEARS NORTH 00° 15' 48" WEST.

**PARCEL# SITE ADDRESS**

PARCEL 1 aka PARCEL "D"  
 ASSESSORS PARCEL NUMBER 201-08-047J  
 SITE ADDRESS; NOT ASSIGNED  
 PARCEL 2 aka PARCEL "E"  
 ASSESSORS PARCEL NUMBER 201-08-047H  
 SITE ADDRESS; NOT ASSIGNED

**AREA TABLE**

PARCEL "D" CONTAINS 53,709.48 SQ. FT. OR 1.233 ACRES INCLUDES EASEMENTS PER RECORDED MINOR LAND DIVISION 850-25 M.C.R.  
 PARCEL "E" CONTAINS 130,680.00 SQ. FT. OR 3.00 ACRES INCLUDES EASEMENTS PER RECORDED MINOR LAND DIVISION 850-25 M.C.R.

**FLOOD ZONE**

THIS PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAP(FIRM) ZONE X. COMMUNITY NUMBER 040050 MAP NUMBER AND SUFFIX 04013C1160H PANEL NUMBER 1160H EFFECTIVE DATE OF FIRM SEPTEMBER 30, 2005.

**NOTES:**

- THIS ALTA/ACSM LAND TITLE SURVEY WAS BASED ON A TITLE COMMITMENT BY FIRST AMERICAN TITLE COMPANY ON JUNE 30, 2011 AT 7:30 A.M. FILE NO. 221-5400540
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS, CONDITIONS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY THAT ARE NOT DISCLOSED ON THIS SURVEY, IF ANY.
- ALL MEASUREMENTS AS SHOWN HEREON ARE RECORD PER THE LEGAL DESCRIPTION, UNLESS NOTED OTHERWISE.
- LOCATION OF UTILITIES SHOWN ON THIS SURVEY ARE TAKEN FROM AVAILABLE RECORDS AND MAY BE APPROXIMATE. THEREFORE, WITHOUT CONDUCTING ADDITIONAL INQUIRY OR INVESTIGATION NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE EITHER IN SERVICE OR ABANDONED, NOR TO THEIR EXACT LOCATION AND DEPTH. PLEASE CALL BLUE STAKE AT 602-263-1100 FOR LOCATION OF ALL UNDERGROUND UTILITIES
- THIS SURVEY IS INTENDED FOR CIVIL ENGINEERING DESIGN OR LAYOUT.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF REGISTERED LAND SURVEYOR.

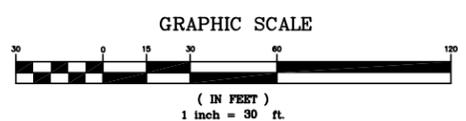
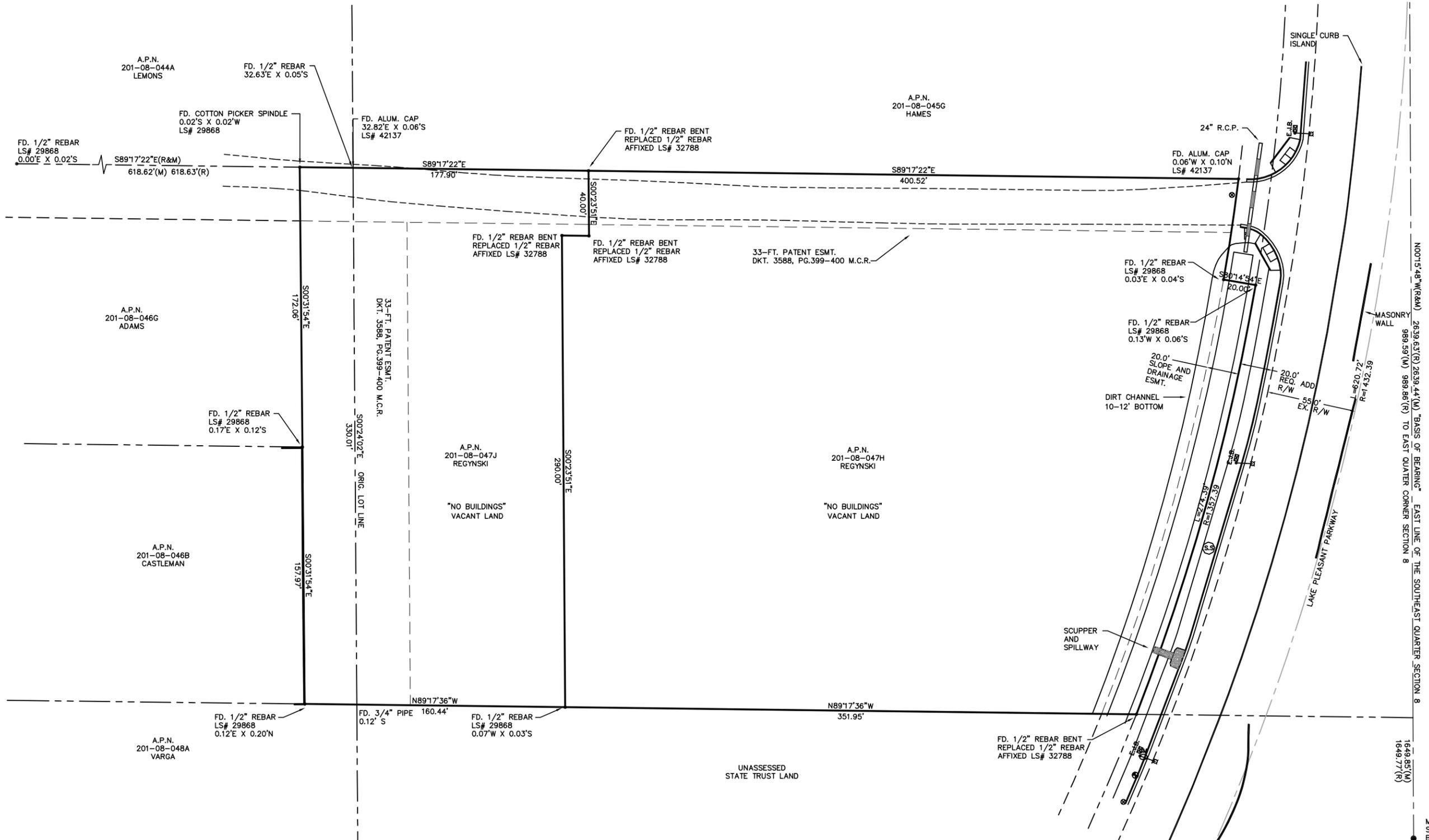
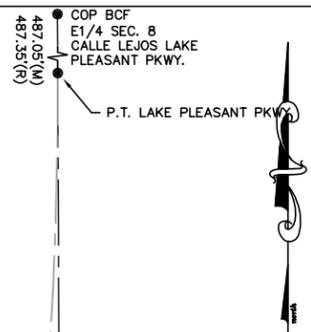
DATE	REVISION	BY

*Extreme Land Surveying, Inc.*  
 16620 North 54th Street · Scottsdale, Arizona 85254  
 Phone 602.574.6171 · Fax 602.482.0299  
 E-mail: m.jennings@ecsa.net

DSN: M.J. CKD: M.J. DATE: 7/18/11 SCALE: HORIZ: 1"=30' VERT: N.A.	<b>A.L.T.A./A.C.S.M. LAND TITLE SURVEY</b> PARCEL "D" AND PARCEL "E" IN BK 850 OF MAPS, PG. 25 M.C.R. A PORTION OF THE SE4 OF SECTION 8 T4N., R1E. G.&S.R.B.&M. MARICOPA COUNTY, ARIZONA	JOB# 3494 SHEET 1 of 2
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EXPIRES 9-30-13

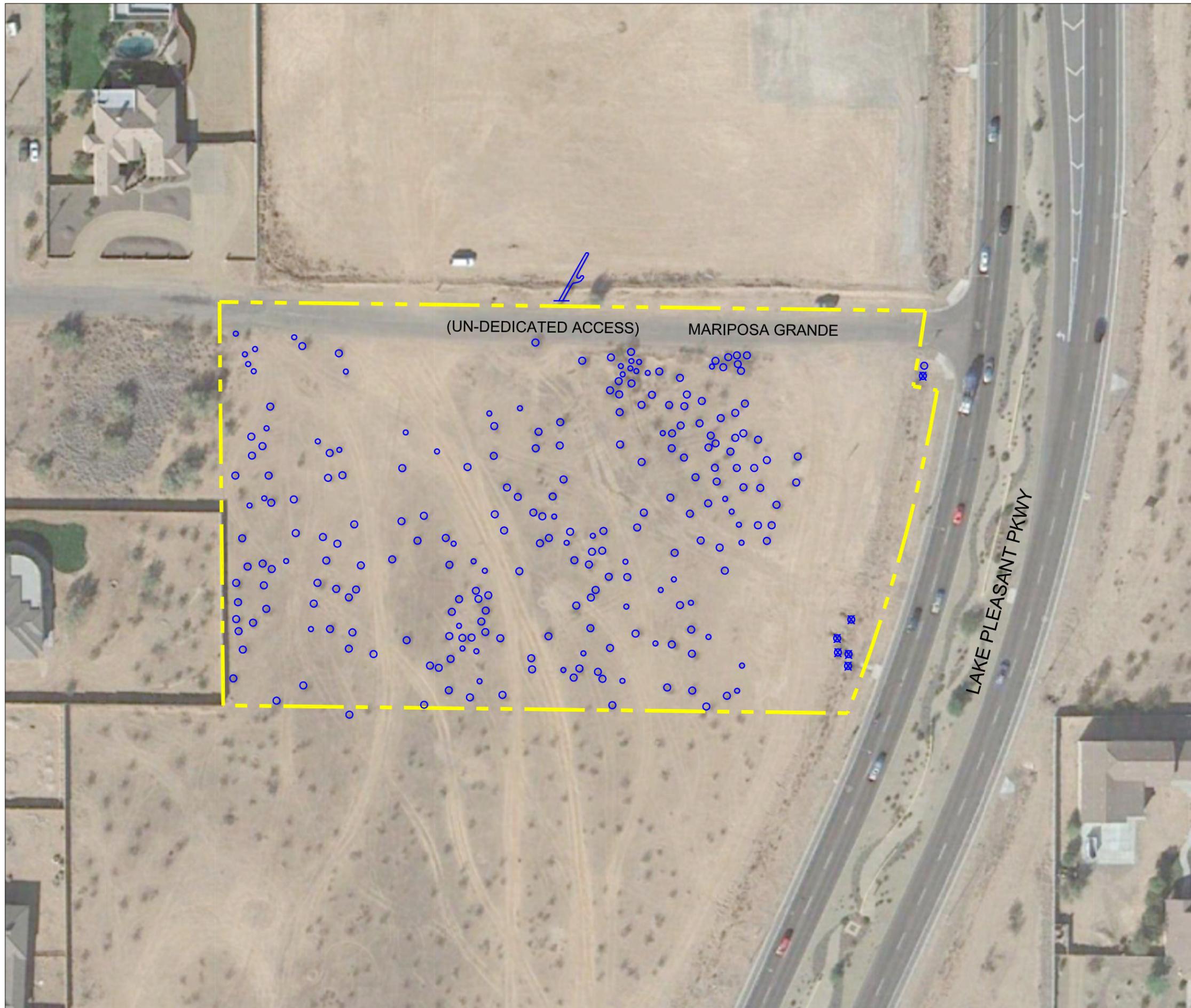
**A.L.T.A./A.C.S.M. LAND TITLE SURVEY**  
 PARCEL "D" AND PARCEL "E"  
 AS RECORDED IN BOOK 850 OF MAPS, PAGE 25 M.C.R.  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8 T4N.,  
 R1E. G.&S.R.B.&M. MARICOPA COUNTY, ARIZONA



<b>Extreme Land Surveying, Inc.</b> 16620 North 54th Street · Scottsdale, Arizona 85254 Phone 602.574.6171 Fax 602.432.0299 E-mail: m.hjennings@ecsa.net		
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EXPIRES 9-30-13		

## Appendix C – Site Context and Master Conservation Plan

Being located north of the Pinnacle Peak Road alignment, the subject property falls within the Desert Lands Conservation Overlay zoning district. According to Article 14-22B of the City of Peoria Zoning Ordinance, the intent of this overlay district is “to identify and protect unique and environmentally sensitive Sonoran Desert land in the City and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands”. Upon the review of Section 14-22B-2, Applicability, and the nineteen conservation features intended to be protected by the overlay zoning district, development consultant team finds the site to be devoid of such environmental features. In support of this finding, this PAD provides a **Site Context and Master Conservation Plan** contained herein. This exhibit documents the existing site conditions that are reflective of surrounding urbanization and the lack of any connectivity to the natural open space systems existent in the northwest Peoria region.



## APPENDIX C

### SITE CONTEXT AND MASTER CONSERVATION PLAN

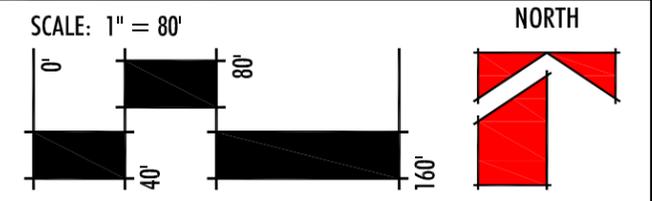
**LEGEND**

- - - SUBJECT SITE
- CREOSOTE
- └─┘ SAGUARO CACTUS
- ⊠ BRITTLE BUSH

**CONSERVATION FEATURES**

	PRESENT	NOT PRESENT		PRESENT	NOT PRESENT
CULTURAL RESOURCE		X	SIGNIFICANT VEGETATION SPECIMEN		X
ISOLATED PEAK		X	SKYLINE RIDGE		X
MOUNTAINOUS AREA		X	SPRING		X
PLATEAU		X	UNSTABLE SLOPE		X
PRIMARY PEAK		X	WASH, MAJOR		X
RIPERIAN VEGETATION		X	WASH, PRIMARY		X
RIVERINE AREA		X	WASH, SECONDARY		X
ROCK/BOULDER FORMATION		X	WILDLIFE CORRIDOR (2)		X
SIGNIFICANT VEGETATION AREA		X	WILDLIFE HABITAT (2)		X

(1) See Appendix E, Archeology Report  
 (2) See Appendix F, Arizona Game and Fish Correspondence



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Date: 07/28/11      Project No. 1110