

Z97-13A.2

SUNRISE CANYON

PLANNED AREA DEVELOPMENT

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ZONING APPROVAL

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Pocket #1 - Full Size Preliminary Development Plan

LEGAL DESCRIPTION

PARCEL NO. 1:

SUNRISE NO. 1, 2, 3, 4, 5, 6 and 8, and PICK ME UP LODE MINING CLAIMS, in Agua Fria Mining District, being shown on Mineral Survey No. 4038 on file in the Bureau of Land Management, as granted by Patent recorded in Book 228 of Deeds, page 124, records of Maricopa County, Arizona.

PARCEL NO. 2:

VENUS, RELIEF AND RELIEF NO. 2 LODE MINING CLAIMS, in Agua Fria Mining District, being shown on Mineral Survey No. 1614, on file in the Bureau of Land Management, as granted by Patent recorded in Book 65 of Deeds, page 487, records of Maricopa County, Arizona.

OWNERSHIP

The property is an assemblage of 10 mining claims platted as Sunrise No. 1, 2, 3, 4, 5, 6, 7, 8; Venus, Relief No. 2, and Venus in Mineral Survey No. 1614 and recorded in Book 65 of Deeds, Page 487, Maricopa County, Arizona. Title is vested in JA Happy L.L.C. an Arizona limited liability company.

OVERVIEW

Purpose

The purpose of this document is to establish development standards for the 208.93 - acre development that will be known as Sunrise Canyon. The property was mined a number of years ago and shows significant scarring as a result of the various explorations and other mining activities carried on at the site. The major areas of mining activity are included within the proposed area of development for Sunrise Canyon. Native Vegetation in the larger washes will be preserved. In addition, a major segment of the upper slope area will be reserved as a mountain preserve area.

Project Location

The project is located at the northeast corner of Happy Valley Road and 91st Avenue in the City of Peoria. Rural residential properties are developed along the westerly boundary of the property. Property abutting the other boundaries of the site is undeveloped.

Zoning History

The existing zoning is AG. The proposed P.A.D. consists of single family residential lots and the density of the development is in conformance with the City of Peoria's Comprehensive Land Use Master Plan.

SITE CONDITIONS

Surrounding Land Uses

The 208.93-acre site is within the northern Peoria planning area. Rural residential homesites are located along the west boundary of the property. The property adjoining the other boundaries is undeveloped. Approximately one - quarter mile south of the project site, there are two residential developments that are accessed via 83rd Avenue. LaCaille is a 12-lot residential development on twenty acres located west of 83rd Avenue. Calle Lejos Estates is 56-lot residential development on 40 acres also fronting on of 83rd Avenue. Both of these developments are located south of the proposed alignment for the easterly extension of Happy Valley Road.

Existing and Proposed Area Circulation

Primary access to the site is via 91st Avenue and Happy Valley Road. Access across a narrow strip of State land will be required to connect the site at the intersection of the two roads. A transportation study is being conducted by Maricopa County to extend Happy Valley Road to the east as part of a major east-west circulation intertie.

Community Services

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

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

Drainage

The developable portion of the site is located on hillside terrain that wraps around the southerly and westerly slopes. In general the slope of the area to be developed ranges from 10-30%. The primary wash on the south side of Sunrise Mountain is located near the midpoint of the southerly exposure of the site. Runoff collected in this wash is dispersed across an alluvial fan in shallow desert washes south of the project site. Several secondary washes exist along the westerly slope of the developable area that discharge into meandering desert washes.

Mine Closure

The applicant is negotiating with three different firms to assist in aspects of closing the mining operations that are in evidence on the site. The work effort will be focused in three areas:

1. Analyze and remove any materials resulting from the mining operations that are considered hazardous under current guidelines.
2. Close and secure mine shafts to protect the safety of the public.
3. Verify the stability of areas under homesites and roadways that are located in areas impacted by underground operations.

The proposed work will comply with requirements of the Bureau of Mines and Arizona Department of Environmental Quality.

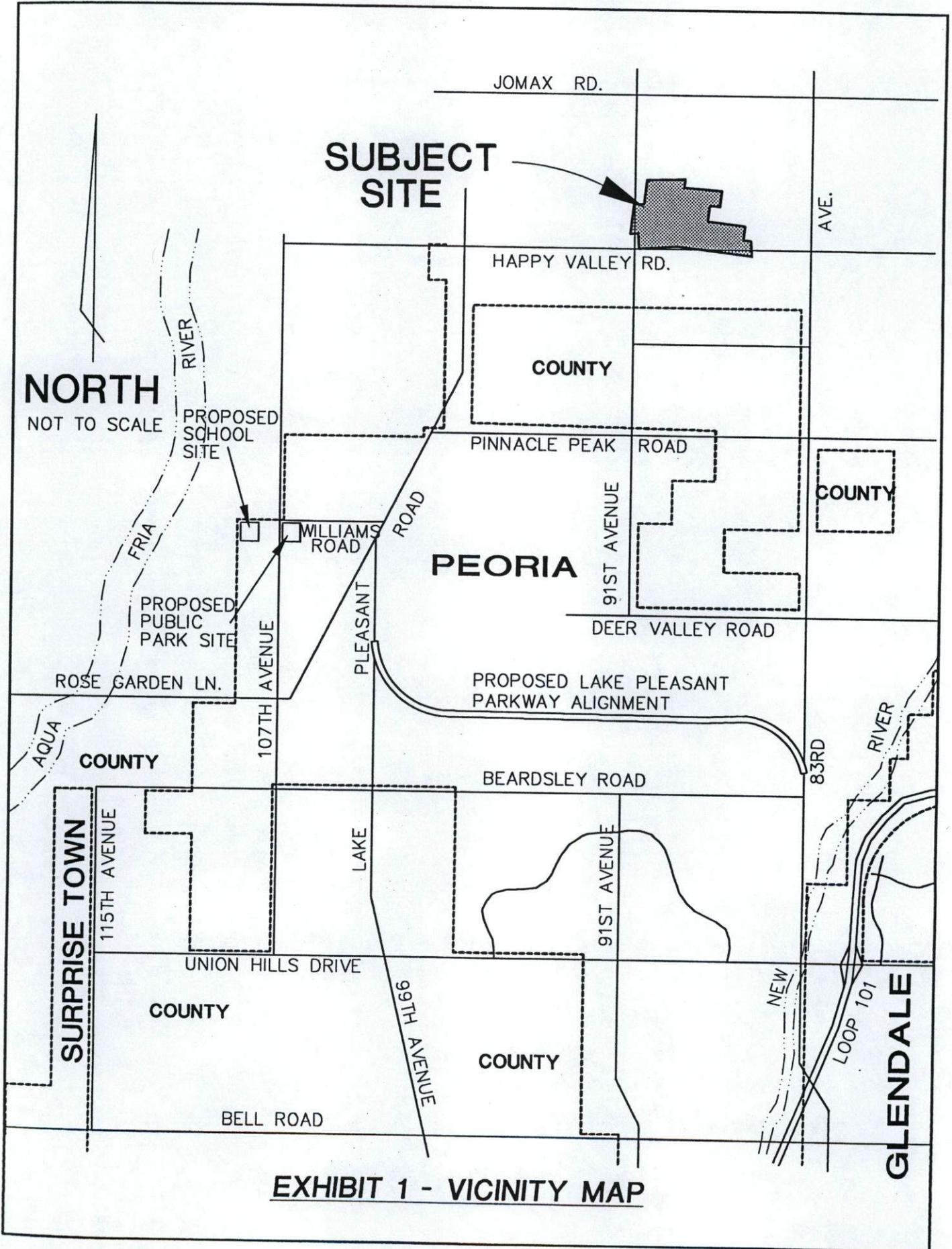


EXHIBIT 1 - VICINITY MAP

NORTH

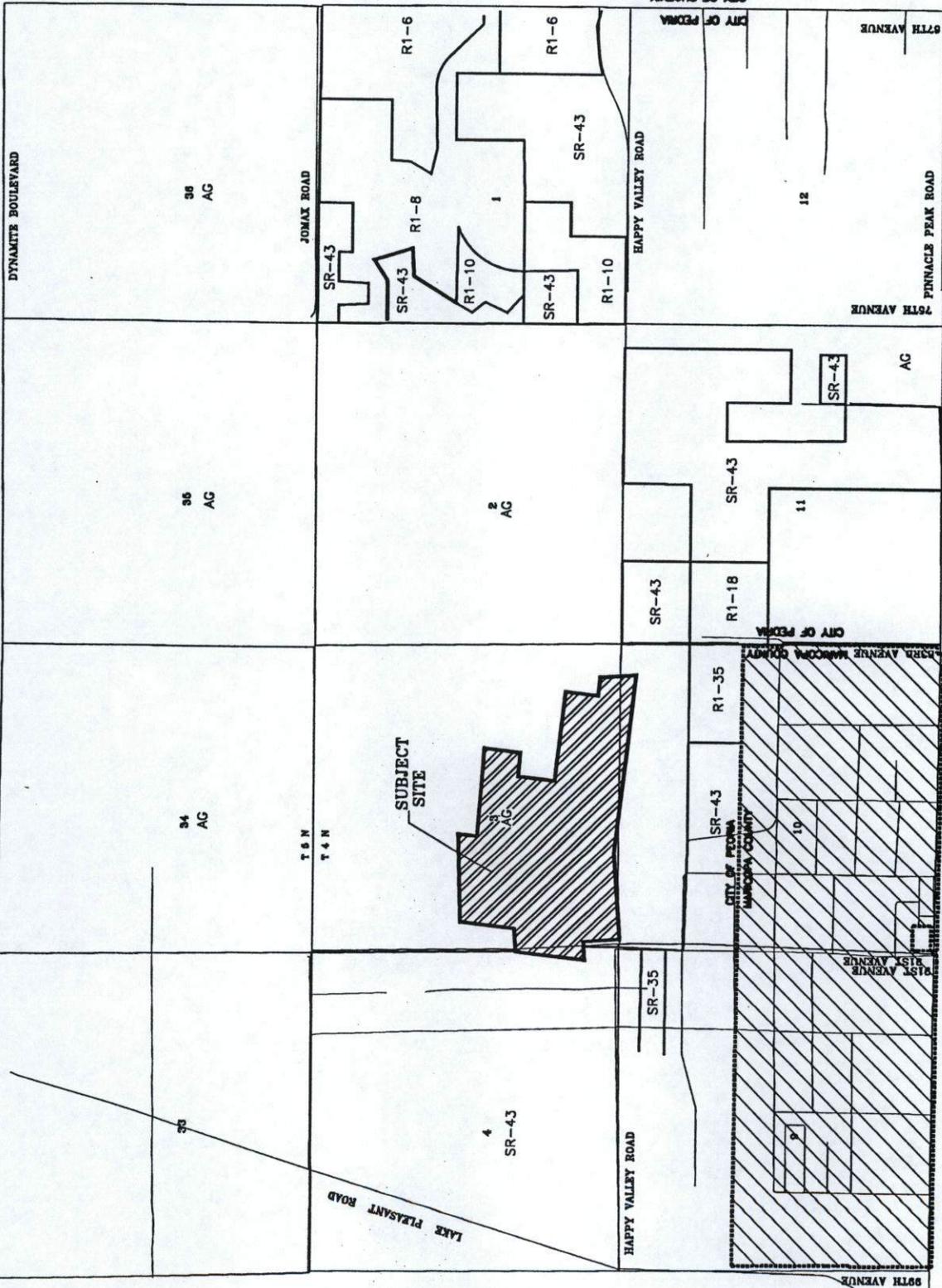


EXHIBIT 2 - ADJACENT LAND USE

UTILITIES

Sewer

Sewer service to Sunrise Canyon will be provided by extension of City of Peoria services to the project boundary. It is proposed to connect to a new 12-inch sewer line that is being constructed in 91st Avenue to Deer Valley Road. A new sewer line will be extended northerly along 91st Avenue to the intersection with Happy Valley Road. Discussions are ongoing to determine the method of payment and cost sharing for the construction of the line to be constructed in 91st Avenue. It is intended that the onsite sewer will be constructed and maintained as a private system.

Water

Water service to Sunrise Canyon will be provided by the extension of City of Peoria services. A ground water source connection will be made to the Terramar project water line and extended to the southeast corner of the site. A surface water source is being investigated that would bring treated Central Arizona Project water to the site from the Pinnacle Peak facility on Jomax Road. Discussions for the extension of services and possible cost sharing with other projects are ongoing. A pump station and elevated water storage reservoir are to be constructed within the project to provide domestic and fire flow storage reserves to the development.

Telephone

U.S. West Communications will be supplying the telephone service to the area. The central switching office is located on 83rd Avenue just north of Deer Valley Road.

Electric Power

Electric power will be supplied by Arizona Public Service. All overhead lines less than 69kv shall be installed underground.

Exhibit 3, found on page 6, depicts the existing and the proposed utilities needed to service the site.

LAND USE PLAN

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

Sunrise Canyon is a P.A.D. having a total gross area of 208.93 208.51 acres. The Preliminary Development Plan and Illustrative Master Plan can be found as Exhibit 4 a & b on page 10. A full size version of the Preliminary Development Plan is attached in Pocket #1 at the back of this report. The project will be a single-family residential development with large area dedicated to open space amenities. Table 4 Table 1-A below, is a Land Use Summary by parcel. The table reflects the use, the acreage, and the total number of residential units for each parcel. The residential land use noted to describe each parcel is that used which most closely corresponds with a City of Peoria zoning designation. Some standards within this P.A.D. may vary from the City of Peoria zoning designation as noted. In those instances, the standards within this P.A.D. shall govern. Additional development standards are discussed in later sections of this report.

**TABLE 4
LAND USE SUMMARY**

PARCEL	USE	ACRES	UNITS	DU/AC	PERCENT
1	R1-35	48.87	43	0.69	9.0
2	R1-35	25.53	25	0.98	12.2
3	Villa Lots	43.00	72	5.54	6.2
4	R1-18	56.38	73	1.29	27.0
5	Public Road	90.41	-	-	1.8
6A&B	Mountain Preserve	3.79	-	-	43.3
7	Public Park	0.95	-	-	0.5%
TOTAL PROJECT		208.93	183	0.88	100.0%

**TABLE 1-A
LAND USE SUMMARY**

<u>USE</u>	<u>ACRES</u>	<u>UNITS</u>	<u>DU/AC</u>	<u>PERCENT</u>
<u>Residential</u>	<u>111.71</u>	<u>102</u>	<u>0.91</u>	<u>53.6</u>
<u>Tracts A & B (Preserve)</u>	<u>90.50</u>	=	=	<u>43.4</u>
<u>Tracts C thru B-B (Open Space)</u>	<u>6.30</u>	=	=	<u>3.0</u>
Total	208.51	102	0.49	100.0%

The amenities of the project include desert washes with mature vegetation that meander southerly through the site with will be left in a natural state. Over 54% 63% of the side will be dedicated to open space, including 90.4 90.5 acres that covers the ridges and steeper sloped areas which will be reserved for public access as a mountain preserve. Public access will be provided near the southwest corner of the site with picnic sites and a parking area at the trail head to the hiking trails in the mountain preserve. The project amenity package is shown on the as Exhibit 6 on page 12.

Single family parcels of varying lot sizes are proposed throughout Sunrise Canyon, enabling the is community to provide a variety of homes, with varying price ranges for the homeowner.

SINGLE FAMILY RESIDENTIAL DEVELOPMENT**Development Standards**

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

TABLE 2
SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	R1-35	R1-18	Villa Lots	5,6A, 6B, 7	TOTAL
Parcel No.	1 & 2	4	3	4	
Total Acre (acres)	44.40	56.38	13.00	95.14	208.93
Percent of Total Site	21.2	27.0	6.2	45.6	100.0%
Min. Lot Size (SF)	35,000	18,000	4,000	-	
Min. Lot Depth (1)	180'	125'	80'	-	
Front Setback	20'	20'	15'	-	
Side Setback (Min.)	40'	5'	5'	-	
Side Setback (Total)	20'	15'	10'	-	
Rear Setback	20'	15'	15'	-	
From P.A.D. Boundary	20'	20'	20'	-	
Max. Lot Coverage	35%	35%	80%	-	
Max. Bldg. Height	25'	25'	25'	-	
Number of Lots (2)	38	73	72	-	183
Du/Acre	0.86	1.29	5.54	-	0.88

(1) — May be decreased by 10' at cul de sac and knuckle lots.

(2) — The total number of lots within each subparcel may vary, provided the total number of units for the overall project does not vary more than one percent from the projected total.

TABLE 2-A
SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

	<u>Residential Development Standards</u>	<u>Tract A & B (Preserve)</u>	<u>Tracts C thru B-B (Open Space)</u>	<u>TOTAL</u>
<u>Total Acre (acres)</u>	<u>111.71</u>	<u>90.50</u>	<u>6.3</u>	<u>208.51</u>
<u>Percent of Total Site</u>	<u>53.6</u>	<u>43.4</u>	<u>3.0</u>	<u>100.0%</u>
<u>Min. Lot Size (SF)</u>	<u>18,000 / 32,000</u>	=	=	
	(a)			
<u>Min. Lot Depth (1)</u>	<u>125'</u>	=	=	
<u>Front Setback</u>	<u>20'</u>	=	=	
<u>Side Setback (Min.)</u>	<u>5'</u>	=	=	
<u>Side Setback (Total)</u>	<u>15'</u>	=	=	
<u>Rear Setback</u>	<u>15'</u>	=	=	
<u>Corner Setback</u>	<u>10'</u>	=	=	
<u>From P.A.D. Boundary</u>	<u>20'</u>	=	=	
<u>Max. Lot Coverage</u>	<u>35%</u>	=	=	
<u>Max. Bldg. Height</u>	<u>25'</u>	=	=	
<u>Number of Lots (2)</u>	<u>102</u>	=	=	<u>102</u>
<u>Du/Acre</u>	<u>0.91</u>	=	=	<u>0.49</u>

(a) Per approved Ordinance 98-36 (stipulation w). The PAD shall contain including the following development standards: West facing lots to be at least 32,000 sq. ft. and South facing lots to be at least 18,000 sq. ft.

- (1) May be decreased by 10' at cul-de-sac and knuckle lots.
 (2) The total number of lots may vary, provided the total number of units for the overall project does not vary more than one percent from the projected total.

Architectural Character

Although no homebuilder has yet been selected for the project, it is envisioned that the homes will be constructed using stucco extensions in various shades of tan to compliment the colors found in the surrounding desertscape. Building roofs will be tiled and no visible roof mounted equipment will be permitted. The homes will be one and two-story structures with a number of them built utilizing split level floor plans to take advantage of the panoramic views that will be possible from many of the lots.

Since many of the homesites will be located on lots that are steeper than 10%, the maximum heights of the buildings will conform with the guidelines for maximum building heights as set forth in Figure 3 of the Hillside Development Overlay District.

Phasing

The project is likely to be developed in three phases based on market demand. It is envisioned that the Villa lots will be developed in Phase 1, the half-acre lots in Phase 2, and the ¾-acre and acre lots as Phase 3. Proposed phasing will be reflected on future preliminary plats.

Open Space Ownership and Management

The Natural Area Open space and the Enhanced Landscape Area identified as "a" and "b" on the Illustrative Master Plan, Exhibit 4b, will be owned and maintained by the Sunrise Canyon Homeowners Association. It is intended that these areas be reserved for the enjoyment of the residents of Sunrise Canyon.

The Mountain Reserve (6A and 6B) and the Neighborhood Park and trailhead (7) as shown on the Preliminary Development Plan, Exhibit 4a, is also being set aside as open space. It is the developer's desire that these areas be transferred to the City of Peoria for public use in exchange for concessions in the cost of extension of water and sewer to the site boundary, waiver of impact fees, etc.

SITE DATA						
PARCEL		USE	AREA (AC)	MAX NO. OF UNITS	DENSITY DU/AC	% OF TOTAL SITE
1		3/4 TO 1+ ACRE LOTS	46.80	38	0.81	22.4%
2		1/2 TO 3/4 ACRE LOTS	49.93	79	1.58	23.9%
3		3/4 TO 1+ ACRE LOTS	17.24	21	1.21	8.3%
4		PUBLIC ROAD	4.90	-	-	2.3%
RESIDENTIAL DEVELOPMENT - (Includes 8.5% open space)						56.9%
5A,5B&5C		MOUNTAIN PRESERVE	90.06	-	-	43.1%
TOTAL			208.93	138	0.66	100.0%

NORTH
N.T.S.

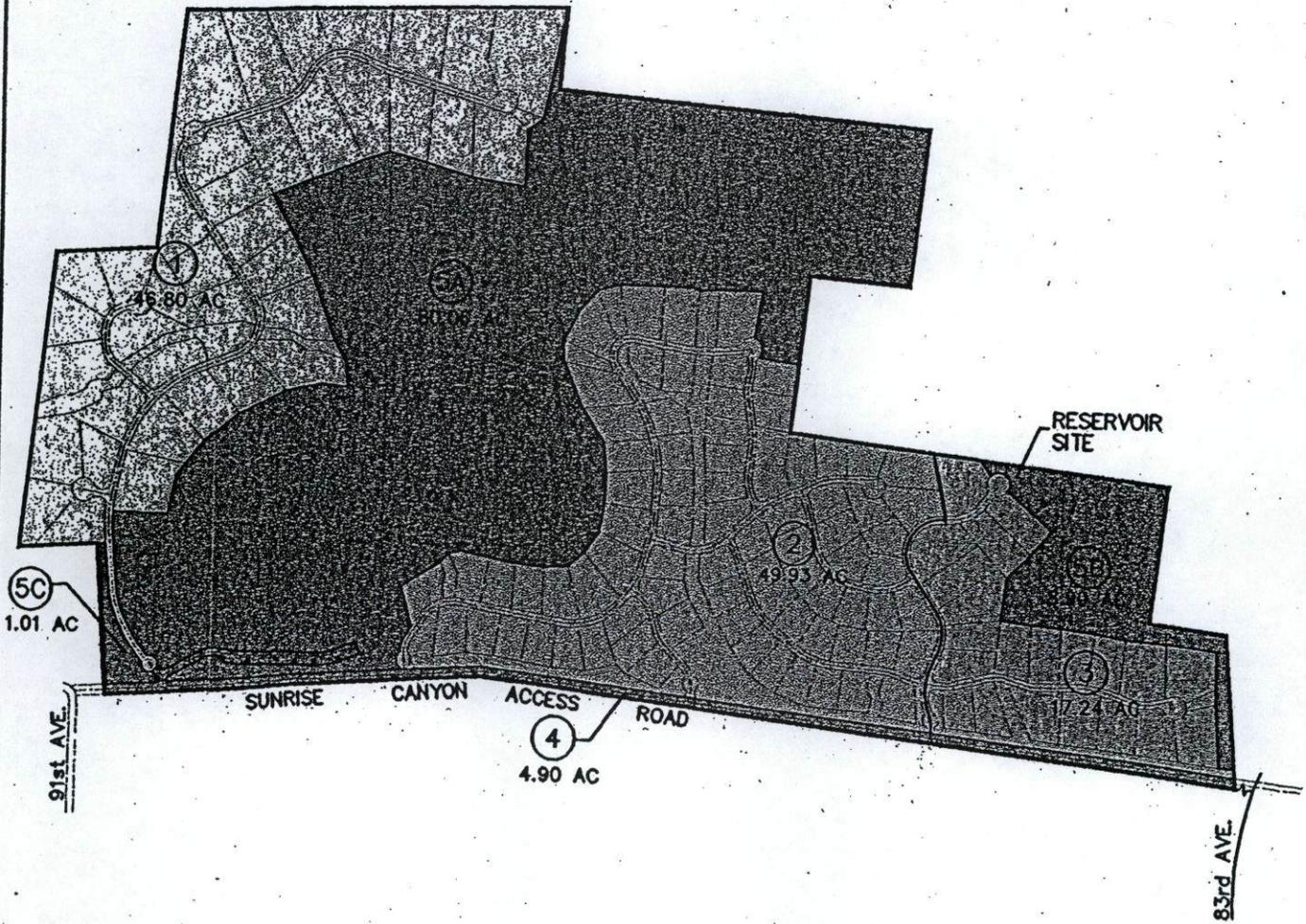


EXHIBIT 4a - PRELIMINARY DEVELOPMENT PLAN

LANDSCAPING

Design Specifications

Sunrise Canyon will be developed under the design criteria contained in this document, and which will also be included in Covenants, Conditions, and Restrictions (CC&R's). The CC&R's will be utilized to control the type and quality of development, to require proper maintenance, to eliminate activities that may be objectionable to neighbors, to protect values and enhance community appeal. One master homeowner's association (Sunrise Canyon Homeowner's Association) will be established to administer the CC & R's and provide further maintenance and quality control throughout the development. All landscaping shall conform with Article 14-35 (Landscaping Requirements) of the Peoria City Code. A Maintenance Improvement District (MID) will also be formed to maintain the project landscaping in the event that the homeowner's association fails.

General / Overall Character

The streetscape and landscape image for Sunrise Canyon will include a desert theme for the project that will be sensitive to the natural environment of the Sonoran Desert. Landscape will be used to soften architectural elements, enhance open spaces, provide continuity and a distinct image for Sunrise Canyon, and to create interest and detail at a pedestrian scale as well as vehicular (see Exhibit 7A-D - Conceptual Landscape/Streetscape/Wall Plan on page 13). The flavor of the development characteristics of the streetscape and landscape translate into the following design criteria as key ingredients:

1. Location of desert-type trees at major and secondary entrances, and at the open space areas.
2. Recognition of detail in entry and decorative walls to tie to materials utilized in both major and secondary entry features. Continuity in use of materials throughout the project to reinforce a distinctive and unique image for Sunrise Canyon from the standpoint of entry monumentation, signage and plant materials.
3. Pathway connections and access are provided to the primary natural wash and to the mountain preserve access points.

Theme Elements

Theme elements, including desert trees, and entry monuments, will be developed with common materials and forms to reinforce and project the Sonoran Desert image. All developments within Sunrise Canyon P.A.D. shall conform with the provisions of the Peoria City Code concerning walls/fences and screening requirements.

Signage

Project signage will reflect the overall project theme and will occur as entry monuments and directional signage monuments. See Exhibit 7 for locations. All signage will include materials complimentary to the theme elements such as perimeter walls, and architecture and shall conform with the provisions of the Peoria City Code.

Fences and Walls

Decorative walls or fences shall be constructed at the entry points to the project and at the public access point to the mountain preserve. No walls or fences are proposed for the boundaries of the individual half acre and one acre lots in order to minimize the disturbance of the desert surrounding the individual homesites.

Since the Villa Lots will be mass graded to create individual building pads, retaining walls and view fences will be used in the area to protect views and soften the impact of earthen embankment slopes.

Landscape Philosophy

The overall landscape concept for Sunrise Canyon advocates the use of a native desert planting scheme. The natural wash which meanders through the site already consists of mature natural desert landscape. The washes native habitat is home to wildlife such as quail, jackrabbits, and numerous varieties of birds. It is the intent of the project to expand on the natural desert already present by augmenting common areas and streetscapes with similar desert plantings of native trees, shrubs and ground covers (See Table 3, on page 16).

All proposed plants, are taken from the Arizona Department of Water Resources approved plant list. For immediate visual impact, a minimum of fifty percent (50%) of all trees will be 24" box size or larger, and all shrubs will be minimum five (5) gallon size where adjacent to collector streets.

Protection During Construction

A conservation plan will be prepared to salvage and protect cacti and other sensitive species during the construction of the project. Salvaged plant material will be used as landscaping in revegetated areas of the project.

Maintenance

A Homeowner's Association will be formed within the P.A.D. when there are a sufficient number of residents. Prior to the formation of the association and the land being deeded to the association, the master developer will be responsible for the maintenance of the common areas. These maintenance areas include the general landscaping greenbelts, drainage channels and landscaping adjacent to special entry features (i.e. signage and walls), and other common areas. Upon sufficient population within the development, the master developer will deed the land and the maintenance responsibility to the Homeowner's Association.

OPEN SPACE

A significant amount of open space will be provided by Sunrise Canyon. The focal point of the open space area will be the 90 acre mountain preserve that will provide opportunities for hiking the ridges of West Wing Mountain. In addition, open space areas will be created within each of the residential development areas to protect natural washes and enhance the feeling of appropriateness with the development.

A summary of the open space provided within Sunrise Canyon is shown in Exhibit 9 following.